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**AMENDMENTS TO TSUEN WAN WEST OZP NO. S/TWW/19**

16/02/2023 20:56

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

2 attachments



HK Populations Stats 2021.pdf GIC - Land for HK 2018.pdf

AMENDMENTS TO TSUEN WAN WEST OZP NO. S/TWW/19

Dear TPB Members,

Item A1 – (about 0.10 ha) Rezoning of a site to the west of Rhine Garden in Sham Tseng from “G/IC” to “Res (Group A) 5” with stipulation of BHR of 80mPD.
Y/TWW/5 Approved 12 March 2021

Item A2 – (about 0.05ha) Rezoning of a strip of land abutting Castle Peak Road – Sham Tseng from “G/IC” to an area shown as ‘Road’.

STRONGEST OBJECTIONS

The decision made by the board to approve the rezoning was absolutely shocking. Most of the members completely ignored the actual situation within the community and the fact that many of the HKPSG requirements for the enclave are 100% in deficit. This is a small community in a relatively isolated location with no MTR so there is urgent need for the provision of easily accessible facilities.

The Applicant's statement that “*the proposed development would bring about social benefits by providing the SWFs, while making efficient use of land resources to increase the housing supply and provide more retail facilities to the locals*” must be questioned in light of current circumstances.

There is absolutely no need for additional private housing. Hong Kong is facing a glut of private units and this is underlined by the fact that two land sales have been withdrawn. Developers are holding back the release of a number of developments and apart from a few popular locations a number of launches have not achieved even 50% sales.

Then we have the absurd situation of the government forcing developers to provide GIC facilities within their developments when appropriately zoned sites like this are being rezoned. The recently published Hong Kong Population Statistics 2021 define the steady decline in the number of young people, ie the prospective buyers of new homes, and the progressive increase of those already elderly and others who will

steadily cross the into the 65+ age group.

There is now far more urgent need of RCHE than private units. As for retail, there are already adequate facilities in the node.

In addition the statement of DPO "*as the Site was relatively small, it might not be suitable to accommodate stand-alone GIC facilities*" is blatantly misleading. As one of the many examples to prove this, members should check out

A/SK-TMT/74 Approved 10 Dec 2021

Lots 385 S.B RP, 385 S.B ss.1, 385 S.B ss.2, 385 S.C RP, 385 S.C ss.1, 385 S.D, 385 S.E, 385 S.F, and 385 RP in D.D. 257 and Adjoining Government Land, Tsam Chuk Wan, Sai Kung

Site area : About **748.2sq.m** Includes Government Land of about 249sq.m

Zoning : "VTD"

Applied development : 110 Bed RCHE / 6 Floors / 3 Vehicle Parking

Another alarming statement that members did not voice disagreement with is "*There was generally no shortfall in major community facilities in the Tsuen Wan West area except for child care centres, community care services facilities and RCHE which were **long-term targets** to be achieved in the planning and development process*"

https://www.pland.gov.hk/pland_en/tech_doc/hkpsg/full/pdf/ch3.pdf

Community Facilities 1. Introduction 1.1 Satisfactory housing and adequate employment opportunities are basic to the maintenance of an appropriate standard of living. **A wide range of community facilities is also necessary** and one of the functions of the Hong Kong Planning Standards and Guidelines (HKPSG) is to make an assessment of the land requirements for community uses.

There is in fact a greater lack of land for community facilities than that for housing, see the attached 2018 Land for HK summation.

Time and again the board has neglected its duty with regard to the need for community services. Approval of the amendment would not guarantee even the insignificant provision of GIC laid out in the Sect 12 application:

*Noting that the proposed development submitted under the application was only a notional scheme and the land ownership might change over time, a Member asked whether the future land owner was required to implement the scheme upon the completion of the OZP amendment. In response, **the Chairman said that the future land owner could decide whether or not to proceed with the development scheme submitted under the current application***

There are many applications to develop RCHE. If the amendment is not approved the site owner could in due course recognize the attraction of developing such a

facility.

Item B1 – (about 0.65 ha) Rezoning of a site abutting the roundabout of Castle Peak Road – New Ting Kau from “CDA(1)”, “Green Belt” and area shown as ‘Road’ to “Res (Group B) 2 with stipulation of BHR of 77mPD. Y/TWW/7 Approved 2 June 2022

Item B2 – (about 0.01 ha) Rezoning of an area abutting the roundabout of Castle Peak Road – New Ting Kau from “CDA(1)” to “GB”

STRONG OBJECTIONS

Applicant: “wholesale conversion of the existing hotel into a private residential development with 661 residential units and a 60-place Day Care Centre for the Elderly (DE). It was a **quick and viable option in providing private housing units and it was in line with the Chief Executive-elect’s policy direction in accelerating and increasing land and housing supply**”

As the song goes ‘What a difference a day makes’. For the local housing market you could add reports on a significant decline in demand, the impact of declines in populations both here and on the mainland on future demand, rising interest rates, a change in the perception of holding property as investment, the increasing numbers of vacant units.

*“the Chairman said that **hotel provision was market-driven** and the subject application should be considered on its own planning circumstances ”*

As the Chairman was the Director of Planning, this is another statement that is alarming. It is the duty of the Planning Dept to ensure that plans cater for a wide variety of end uses. The provision of hotels in an economy that relies on an influx of both commercial visitors and tourists is an essential. This is why there is “CDA” and “Commercial” zoning included in the OZP process.

There is mention of the development of new hotels but many of these are still notional. Those under construction will not make up for the large number of hotel rooms that have been rezoned to residential in recent times. So where are we to accommodate the visitors that the administration is spending hundreds of millions on attracting?.

Objections made to the Sect 12 for both development remain relevant.

Mary Mulvihill [REDACTED]

Sent: Friday, July 2, 2021 3:17:08 AM

Subject: Y/TWW/7 DD 399 SHK Royal View Hotel, Ting Kau

Y/TWW/7

SHK Royal View Hotel, Tsun Wan Inland Lot 5 and Lot No. 429 in D.D. 399, Ting Kau, Tsuen Wan

Site area : About 6,431sq.m

Zoning: "Comprehensive Development Area (1)", "Green Belt" and area shown as 'Road'

Proposed Amendment : Rezone the application site from "CD Area (1)", "Green Belt" and 'Road' to "Res (Group B)2" 661 Units / 60 places Day-care for Elderly / BH 76.45Mpd / OS 1,785sq.m / 72 Vehicle Parking

Dear TPB Members,

Strong objections to yet another hotel site to be redeveloped to cash in on current market trends.

This 688 suite/room hotel has a unique scenic location next to the Tin Kau Bridge and close to a number of beaches. We are now in the Covid era. Nobody knows how long the current restrictions on travel will last. Some Hong Kong people will be reluctant to travel even if they are lifted. There is an urgent need to review the supply of local amenities and attractions in order to ensure that there is an adequate supply of recreational options to serve the community.

SHK throws in a pitiful 60 place Elderly Day Care to gain brownie points. However the hotel is located some distance from residential areas and cut off from pedestrian access by the access roads. One can surmise that in due course the facility would be quietly folded on the excuse of poor patronage.

The developer cites the number of hotel rooms in the district. However none of them can provide the same scenic experience that this site provides, and one of the justifications for its development in the first place.

An holistic approach is required to the provision of services in the city. These cannot be subject to the short term interest of developers. A certain number of hotel rooms located in various areas to cater for diverse community and visitor needs is an essential component of a well planned city.

Mary Mulvihill

Date: Tuesday, 19 January 2021 2:36 AM CST
Subject: Re: Y/TWW/5 DD 390 Sham Tseng GIC

Dear TPB Members,

The allocation of a single floor for community use when the entire site could be used for a multi-purpose community amenity is not acceptable.

Members must consider that it is their duty to uphold the interests of the general community not that of vested interests.

Previous objections upheld. The impact of Covid must bring about a change in priorities. Rezoning of GIC can no longer be tolerated.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, November 15, 2020 3:42:06 AM
Subject: Re: Y/TWW/5 DD 390 Sham Tseng GIC

Dear TPB Members,

The appalling conditions of elderly care homes is now a matter of public shame. The administration by arbitrarily removing elderly care facilities from HKPSG between 2008 - 2018, with no public consultation or discussion at Legco, can take some of the blame for the misery in which many of our elderly citizens live out their last years.

The community can no longer tolerate the transfer of sites intended for community use to the development of units that are often used for investment purposes.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, June 2, 2020 2:53:37 AM
Subject: Re: Y/TWW/5 DD 390 Sham Tseng GIC

Dear TPB Members,

Tweaking of the plans or pastel landscape plans are irrelevant.

THE SITE IS GIC. THE COMMUNITY WILL NOT ACCEPT ANY FURTHER TRANSFER OF LAND INTENDED TO SERVE THE COMMUNITY TO LINE THE POCKETS OF A FEW GREEDY INDIVIDUALS. THIS IS 2020, POST COVID. A NEW WORLD ORDER WITH NEW PRIORITIES.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, February 14, 2020 7:41:55 AM
Subject: Y/TWW/5 DD 390 Sham Tseng GIC

Y/TWW/5

Lots 99, 100, 101R.P., 110R.P., 171C and 183 in D.D. 390 and Adjoining Government Land, Sham Tseng

Site area : About 1,068sq.m Includes Government Land of about 58sq.m

Zoning : "GIC"

Proposed Amendment : Rezone to "Res (Group A) 5" / 56 Units / 19 floors / 2 floors Commercial / 729.9sq.m Elderly Centre & Youth Centre / OS Private 630sq.m / Public 58sq.m / 31 Vehicle Parking

Dear TPB Members,

Strong objections to this application. The current health crisis has revealed the impact that the lack of community services and accommodation have on society. This is the only GIC site in Sham Tseng with spare capacity as the other sites house facilities like fire station, pumping station, sub-station and schools.

There is a marked lack of community services in the district. Elderly care has only the small the Yuen Yuen Institute Neighbourhood Elderly Centre that provides drop in day care. There is no residential elderly care. The only other facility is the Sham Tseng Light Housing project, which involves a previously vacant factory staff quarters building belonging to the Government, is the first collaboration between the Government and the social enterprise Light Be. With the support of donations from the business sector, Light Be renovated the building to provide more than 40 units of rental housing with affordable rent below the market level to families in need for a maximum of three years.

The application proposes to provide some facilities sandwiched between shops and the podium garden. It is clear that the podium garden is nothing more than a defacto club house and not for community use.

The site is a GIC node and in between two schools. A tall building would interfere with the low rise ambience of the node that provides relief from the many high towers in the district and also acts as a ventilation corridor.

The applicant states that government departments have no plans for GIC. This is not because there is no need, it is because those bureau that should be ensuring that each community has a wide array of essential services have been negligent in fulfilling their duties.

Apart from the provision of services as mandated under HKPSG, it is now abundantly clear that each district should have premises available to deal with unexpected emergencies. It is quite clear that this site is the only appropriately zoned in the district with this capacity.

Mary Mulvihill

表 1 主要統計概覽
Table 1 Summary of key statistics

	1991	1996	2001	2006	2011	2016	2021
人口							
Population							
年中人口 ⁽¹⁾ Mid-year population ⁽¹⁾	5 752 000	6 435 500	6 714 300	6 857 100	7 071 600	7 336 600	7 413 100
性別比率 (男性數目相對每千名女性的比率) Sex ratio (males per 1 000 females)	1 044 (1 074)	1 001 (1 048)	956 (1 021)	912 (971)	876 (948)	852 (925)	839 (910)
人口百分比							
Percentage of population							
0 - 14 歲 Aged 0 - 14	20.8 (21.1)	18.7 (19.2)	16.4 (16.9)	13.7 (14.2)	11.6 (12.1)	11.3 (11.8)	10.9 (11.4)
15 - 64 歲 Aged 15 - 64	70.4 (70.0)	71.1 (70.4)	72.4 (71.5)	73.9 (73.0)	75.0 (74.0)	72.8 (71.6)	69.5 (68.2)
65 歲及以上 Aged 65 and over	8.7 (8.9)	10.2 (10.4)	11.2 (11.6)	12.4 (12.9)	13.3 (13.9)	15.9 (16.6)	19.6 (20.5)
撫養比率⁽²⁾							
Dependency ratio⁽²⁾							
少年兒童撫養比率 ⁽²⁾ Child dependency ratio ⁽²⁾	295 (302)	263 (272)	226 (237)	185 (194)	155 (164)	155 (165)	157 (167)
老年撫養比率 ⁽²⁾ Elderly dependency ratio ⁽²⁾	125 (126)	143 (148)	155 (163)	168 (176)	177 (188)	218 (231)	282 (300)
總撫養比率 ⁽²⁾ Overall dependency ratio ⁽²⁾	420 (428)	406 (420)	381 (399)	354 (370)	333 (352)	373 (397)	438 (467)
年齡中位數 (歲) Median age (years)	31.6 (31.6)	34.2 (34.4)	36.8 (37.2)	39.6 (40.1)	41.7 (42.4)	43.4 (44.3)	46.3 (47.3)

表 1 (續)
Table 1 (Cont'd)

主要統計概覽
Summary of key statistics

	1991	1996	2001	2006	2011	2016	2021
生育 Fertility							
活產嬰兒數目 Number of live births	68 281	63 291	48 219	65 626	95 451	60 856	36 953
粗出生率 (按每千名人口計算) Crude birth rate (per 1 000 population)	12.0	9.9	7.2	9.6	13.5	8.3	5.0
總和生育率 (按每千名女性的活產嬰兒數目) Total fertility rate (number of live births per 1 000 women)	1 281	1 191	931	984	1 204	1 205	772
死亡 Mortality							
死亡人數 Number of deaths	28 429	32 176	33 378	37 457	42 346	46 905	51 354
粗死亡率 (按每千名人口計算) Crude death rate (per 1 000 population)	5.0	5.0	5.0	5.5	6.0	6.4	6.9
嬰兒死亡率 (按每千名活產嬰兒計算) Infant mortality rate (per 1 000 live births)	6.4	4.1	2.6	1.8	1.3	1.8	1.4
出生時平均預期壽命 (年) Expectation of life at birth (years)							
男 Male	75.2	76.7	78.4	79.4	80.3	81.3	83.2
女 Female	80.7	82.7	84.6	85.5	86.7	87.3	87.9

表 1 (續)
Table 1 (Cont'd)

主要統計概覽
Summary of key statistics

	1991	1996	2001	2006	2011	2016	2021
結婚與離婚 Marriages and Divorces							
登記結婚數目 Number of marriages registered	42 568	37 045	32 825	50 328	58 369	50 008	26 899
粗結婚率 (按每千名人口計算) Crude marriage rate (per 1 000 population)	6.9	5.5	4.8	7.3	8.2	6.8	3.6
男 Male	13.6	11.0	9.9	15.4	17.6	14.8	8.0
女 Female	14.1	11.0	9.5	14.0	15.5	12.6	6.7
初婚年齡中位數 (歲) Median age at first marriage (years)							
新郎 Bridegrooms	29.1	30.0	30.2	31.2	31.2	31.4	32.2
新娘 Brides	26.2	26.9	27.5	28.2	28.9	29.4	30.6
離婚令數目 Number of divorce decrees	6 295	9 473	13 425	17 424	19 597	17 196	16 692
粗離婚率 (按每千名人口計算) Crude divorce rate (per 1 000 population)	1.11	1.48	2.00	2.54	2.77	2.34	2.25

註釋：括號內的數字是指撇除外籍家庭傭工後計算的相應數字。

(1) 1991 年的數字是根據「廣義時點」方法編製，而 1996 年及以後的數字是根據「居住人口」方法編製。

(2) 少年兒童撫養比率是 15 歲以下人口數目相對每千名 15 至 64 歲人口的比率。

老年撫養比率是 65 歲及以上人口數目相對每千名 15 至 64 歲人口的比率。

總撫養比率是 15 歲以下和 65 歲及以上人口數目相對每千名 15 至 64 歲人口的比率。

Notes: Figures in brackets refer to the corresponding figures after excluding foreign domestic helpers.

(1) Figures of 1991 were compiled based on the "extended de facto" method and those from 1996 onwards were compiled based on the "resident population" method.

(2) Child dependency ratio is the number of persons aged under 15 per 1 000 persons aged between 15 and 64.

Elderly dependency ratio is the number of persons aged 65 and over per 1 000 persons aged between 15 and 64.

Overall dependency ratio is the number of persons aged under 15 and those aged 65 and over per 1 000 persons aged between 15 and 64.

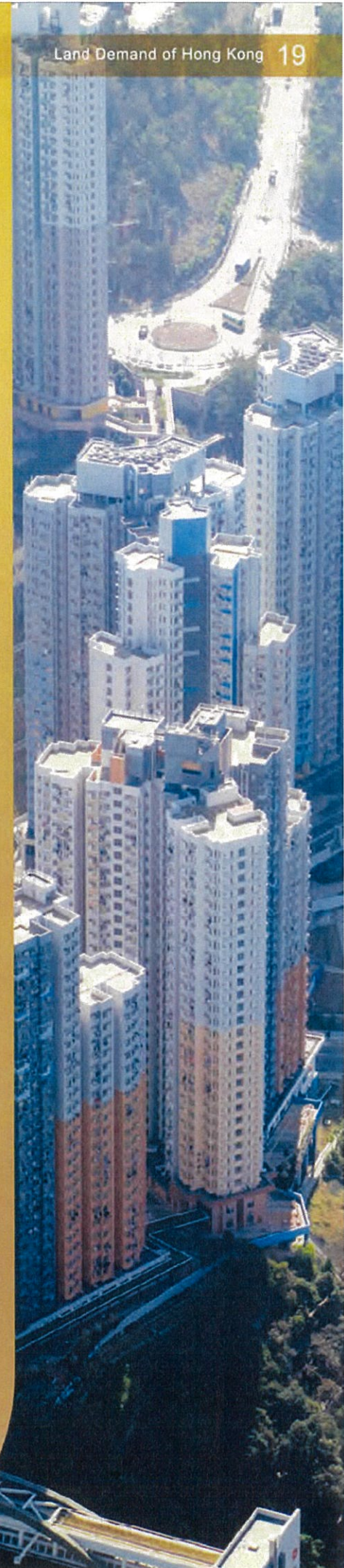
(3) Government, Institution or Community (G/IC) uses, open space and transport and infrastructure facilities

The Task Force notes that according to the estimation of Hong Kong 2030+, there will be a land shortage of 720 ha for G/IC uses, open space and transport and infrastructure facilities, on top of a shortfall of about 670,000 square metres (m²) floor space. However, this projection has yet to include: (i) land demand arising from the latest policies (e.g. new demand for elderly service facilities proposed under the Elderly Services Programme Plan; additional demand for space arising from kindergarten policies); and (ii) certain uses of which the long-term land demand is not yet ascertained by the relevant policy bureaux during the assessment stage (e.g. tertiary education and certain healthcare facilities).

In addition, the Task Force notes that Hong Kong 2030+ proposes to enhance the land and space provision for G/IC uses and open space for the future additional population, by adopting a higher ratio of 3.5 m² per person and a minimum of 2.5 m² per person for the strategic planning of demand for G/IC facilities and open space respectively. However, it should be noted that this target of higher provision of G/IC land and open space per person is only adopted for the rough calculation of future land demand for relevant facilities from the new population growth. In fact, as the current population ages, there will naturally be greater demands for healthcare and elderly service facilities, as well as open spaces. As such, there is room for upward adjustment of the above-mentioned planning standard.


In general terms, the future land demand for the relevant facilities in Hong Kong will likely exceed the current estimation. If the future land supply fails to make up for the land shortfall of some 720 ha for G/IC uses, open space and transport and infrastructure facilities as estimated in Hong Kong 2030+ in a timely manner, coupled with the uncertainties of existing land supply projects, the shortfall of such land will aggravate, thereby affecting the livelihood of the people and the provision of necessary facilities and services to cater for the needs of the society.

There may also be insufficient space to meet the needs of new facilities and services arising from the demands of an ageing population. The public aspiration and long-term vision for more open space and spaces for recreational activities will also be un-met.



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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會(下稱「委員會」)提出, 填妥的表格及支持有關申述的文件(倘有), 必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.
填寫此表格之前, 請先細閱有關「根據城市規劃條例提交及公佈申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835 及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取, 亦可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>)。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格, 填寫的資料宜中英文兼備。倘若未能提供所需資料, 則委員會可把有關申述視為不曾提出論。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士 (下稱「申述人」)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Leverson Limited	
	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	
2. Authorised Agent (if applicable) 獲授權代理人(如適用)	
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organisation* 先生/女士/公司/機構*) Llewelyn-Davies Hong Kong Limited	
(Note: for submission by person, full name shown on Hong Kong Identity Card/Passport must be provided) (注意: 若個人提交, 須填上與香港身份證/護照所載的全名)	
3. Details of the Representation 申述詳情	
Draft plan to which the representation relates (please specify the name and number of the draft plan) 與申述相關的草圖 (請註明草圖名稱及編號)	Draft Tsuen Wan West OZP No. S/TWW/20

* Delete as appropriate 請刪去不適用者
Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (Continued) (use separate sheet if necessary) [#] 申述詳情(續)(如有需要,請另頁說明) [#]		
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
Item B1	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Amendment Item B1 reflects the TPB's previous decision on 2 June 2022 to approve the S.12A application (No. Y/TWW/7) to rezone the subject site for residential use. The proposed development restrictions of the subject "R(B)2" zone are also in line with the aforesaid S.12A approval. The proposed rezoning to "R(B)2" would have the merit of expediting housing supply and meet the acute demand for private housing.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the draft plan? If yes, please specify the details. 對草圖是否有任何擬議修訂? 如有的話,請註明詳情。		

[#] If supporting documents (e.g. colour and/or large size plans, planning studies and technical assessments) is included in the representations, 90 copies (or 40 hard copies and 50 soft copies) of such information shall be provided.
若申述附有支持其論點的補充資料(例如彩色及/或大尺寸的圖則、規劃研究及技術評估),則須提供 90 份複本(或 40 份印文本和 50 份電子複本)。

[@] Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項,如申述與圖則的修訂有關,請註明在修訂項目附表內的修訂項目編號。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

at the appropriate box 請在適當的方格內加上 號

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

6 February 2023

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand

Dear Sir

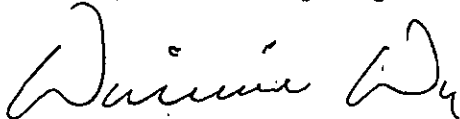
**Representation in Respect of Draft Plan made under Section 6(1) of the Town Planning Ordinance (CAP. 131) –
Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20**

Reference is made to the captioned draft plan, which was gazetted by the Town Planning Board (the Board) on 16 December 2022.

We act on behalf of Leversion Limited (the Representer) to submit herewith the duly completed Form No. S6 to the Board for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Arnold Koon at [REDACTED] / Mr Jackin Yip at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Limited



Winnie Wu
Planning Director

Encl

WW/AK/jy

S:\13459 Ting Kau Hotel (S12A for Flats)_TWW OZP Amendments (2022)\Representations Submission\Cover Letter - TWW OZP.doc

Leverson Limited

c/o Project Management Department
Sun Hung Kai Real Estate Agency Limited
42/F, Sun Hung Kai Centre
30 Harbour Road
Hong Kong
Tel : 2827-8111

Our Ref: PP-TWTK-9

2nd February, 2023

Llewelyn-Davies Hong Kong Ltd.

Attn : Mr. Dickson Hui

Dear Sir,

Re : Representation in respect of Draft Plan made under Section 6(1) of the
Town Planning Ordinance (CAP.131)
Draft Tsuen Wan West Outline Zoning Plan No. S/TWW/20

We write to confirm the appointment of Llewelyn-Davies Hong Kong Ltd. as our authorized agent to submit the captioned representation and to attend the representation hearing on our behalf.

Yours faithfully,
for and on behalf of
LEVERSON LIMITED

For and on behalf of
LEVERSON LIMITED


.....
(Authorized Signature(s))
David Lau
Project Director

DL/ph