

(Translation)

Minutes of the 10th Meeting of
Development and Planning Committee (3/25-26)

Date: 28 August 2025

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr YAU Kam-ping, BBS, MH (Chairman)
Mr FUNG Cheuk-sum (Vice Chairman)
Mr KOO Yeung-pong, MH
Mr NG Chun-yu
Mr CHU Tak-wing, MH
Ms LAM Yuen-pun
Mr CHOW Sum-ming
Dr LEUNG Cheong-ming, Raymond, MH, JP
Mr CHAN Chun-chung
Ms CHAN Shun-shun
Mr CHAN Sung-ip, BBS, MH
Mr CHAN Hiu-chun, MH, JP
Mr TSANG Tai
Ms WAH Mei-ling
Mr WONG Wai-kit, MH
Mr WONG Kai-chun
Mr KOT Siu-yuen, MH
Mr CHENG Chit-pun

Government Representatives:

Mr AU Ka-shing, Billy, JP	District Officer (Tsuen Wan), Tsuen Wan District Office
Mr CHEUNG Chak-ho, Alex	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr YUNG Ho-wai, Anthony	Senior Liaison Officer (3), Tsuen Wan District Office
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
Mr LAU Chi-yuen, Spencer	Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr HAO Zhipeng, Robin	Engineer/37 (West), Civil Engineering and Development Department

Tsuen Wan District Council Secretariat Representatives:

Mr LIM Kuen	Senior Executive Officer (District Council), Tsuen Wan District Office
Mr LI Hongfeng, Ken (Secretary)	Assistant Executive Manager (District Council) 2, Tsuen Wan District Office
Miss CHAN Hiu-yuen, Virginia	Executive Assistant (Community Involvement) 4, Tsuen Wan District Office

In Attendance:

For discussion of Item 4

Ms TSE Sai-lin, Jasmine	Deputy District Leisure Manager (Tsuen Wan) District Support, Leisure and Cultural Services Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning) 32, Leisure and Cultural Services Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 10th meeting of the Development and Planning Committee.

2. The Chairman stated that no Member had applied for absence from this meeting.

3. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Council (DC) Member found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters related to the Council, the DC Member should declare the interests. The Secretariat had not received any declaration of interests prior to the meeting. The Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

4. The Chairman stated that at the meeting, Members could speak and make supplementary remarks on each agenda item once respectively. Members could speak up to two minutes in the first round of speeches and up to one minute in the second round of speeches.

II Item 1: Confirmation of Minutes of the 9th Meeting held on 26.6.2025

5. The Chairman stated that the Secretariat had not received any proposed amendment prior to the meeting. He enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

III Item 2: Matters Arising from the Minutes of the Previous Meetings

6. The Chairman stated that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Planning Applications (as at 13.8.2025)

(TWDC DPC Paper No. 6/25-26)

7. Mr CHEUNG Kin-kee, Michael, Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PlanD) briefed Members on the planning applications vetted by the Town Planning Board (TPB) and those pending vetting by the TPB as at 13 August 2025.

8. The views and enquiries of Members were summarised as follows:

- (1) a Member was concerned about the listing of submission dates of planning applications. The Member also suggested that future papers should set out the dates of receipt of both applications and latest supplementary information, facilitating Members to monitor the processing duration of planning applications; and
- (2) a Member was concerned about the progress of Planning Application No. Y/TW/18, especially the follow-up on the traffic impact assessment.

9. STP/TW of the PlanD accepted the Member's recommendation for listing submission dates of planning applications. Furthermore, it was anticipated that Planning Application No. Y/TW/18 would be submitted to the TPB for vetting in mid-September 2025. The applicant, Transport Department and Hong Kong Housing Society had also conducted several meetings to discuss traffic issues and coordinate traffic arrangements during the works period. The traffic issues had already been resolved.

V Item 4: Proposal for Rezoning and Optimising the Use of the Idle Government Land off Fou Wah Centre on Castle Peak Road –Tsuen Wan

(TWDC DPC Paper No. 7/25-26)

10. The Chairman stated that Mr CHU Tak-wing, Mr KOO Yeung-pong, Mr TSANG Tai, Mr CHAN Chun-chung, Mr KOT Siu-yuen, Mr NG Chun-yu, Mr CHOW Sum-ming, Ms LAM Yuen-pun, Mr MOK Yuen-kwan, Mr CHAN Hiu-chun and Mr CHENG Chit-pun submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Ms LAW Lai-chun, Gladys, Senior Executive Officer (Planning) 32 (SEO(P)32), Leisure and Cultural Services Department (LCSD);
- (2) Ms TSE Sai-lin, Jasmine, Deputy District Leisure Manager (Tsuen Wan) District Support (DDL(M)(TW)DS), LCSD;
- (3) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD; and
- (4) Mr LAU Chi-yuen, Spencer, Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing) (SES/TW(DLO)),

Lands Department (LandsD).

11. Mr CHU Tak-wing introduced the paper.
12. The views and enquiries of Members were summarised as follows:
 - (1) a Member suggested making effective use of the idle land to avoid wastage. The Member held that despite the limited area and irregular shape of the land, it could still be used for temporary or short- and medium-term purposes with a view to enhancing the environmental hygiene and cityscape;
 - (2) a Member pointed out that while enjoying a prominent position next to Castle Peak Road, it was a piece of dilapidated land enclosed by wire mesh for the time being. This detrimentally affected the image of Tsuen Wan district. Hence, the Member proposed carrying out beautification works or providing public facilities (e.g. seats, rain shelters or bicycle parking spaces) on the land for the use of people waiting for public transport; and
 - (3) a Member suggested giving consideration to the development of the land and the adjacent Sai Lau Kok Garden Multi-purpose Room altogether. A covered or open area could be provided for the use of community groups in order to create synergy. The Member held that the potential to incorporate the land into the urban redevelopment programme in the long run offered flexibility in its short- and medium-term uses.
13. SEO(P)32 of the LCSD stated that according to the Hong Kong Planning Standards and Guidelines, the supply of open space in the Tsuen Wan district exceeded the recommended standard by approximately 14%. Also, facilities such as Sam Tung Uk Museum, Jockey Club Tak Wah Park and Sai Lau Kok Garden had already been set up in the vicinity. The LCSD had no plan to provide formal sitting-out facilities on the land for the time being.
14. DDLM(TW)DS of the LCSD indicated that if the Tsuen Wan District Council (TWDC) decided to implement the project concerned, the LCSD recommended that the project should be submitted to the District Facilities and Works Committee (DFWC) for discussion. It also suggested that the Works Section of the Tsuen Wan District Office (TWDO) should study the feasibility of the project and estimate the construction costs, and that a funding application should be made under the District Minor Works Programme.
15. STP/TW of the PlanD stated that the land was zoned as a “Commercial” site in the Outline Zoning Plan. The provision of sitting-out facilities or implementation of community improvement works on this land was always permitted.

16. SES/TW(DLO) of the LandsD stated that if the proposed use was ultimately implemented and a department was willing to take up the management responsibilities, the LandsD could arrange for a short- or long-term allocation of the land to the department concerned in order to realise the proposal.

17. District Officer (Tsuen Wan) of the TWDO responded that the TWDO noted Members' concerns on the project. The TWDO would carry out inter-departmental coordination work and discuss the project in detail at meetings of the Tsuen Wan District Management Committee. The TWDO would also further seek views from the TWDC and Tsuen Wan District Youth Community Building Committee, explore innovative ideas to make effective use of the land, and formulate a proposal as soon as possible.

18. The Chairman asked the departments to note Members' views. He also proposed referring the project to the DFWC for its follow-up.

VI Adjournment of Meeting

19. The Chairman reminded Members that the next meeting was scheduled for 30 October 2025 (Thursday) and the deadline for submission of papers was 14 October 2025 (Tuesday).

Tsuen Wan District Council Secretariat
29 September 2025