

(Translation)

Minutes of the 11th Meeting of
Development and Planning Committee (4/25-26)

Date: 30 October 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 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 KO Ping-yin, Koby

Estate Surveyor/Tsuen Wan 1 (District Lands Office,
Tsuen Wan and Kwai Tsing), Lands Department

Mr WONG Chak-man

Engineer/Tsuen Kwai 1, 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 Hong-feng, 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:

Mr MA Chun-ho, Marco	Electrical and Mechanical Engineer (Electric Vehicle)11, Environmental Protection Department
Mr NGAI Tin-pau, Henry	Electrical and Mechanical Engineer (Mobile Source)71, Environmental Protection Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 11th 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 10th Meeting held on 28.8.2025

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 14.10.2025)

(TWDC DPC Paper No. 8/25-26)

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 14 October 2025.

8. A Member expressed concern as to whether the stakeholders in the vicinity of the site of Planning Application No. A/TWW/134 had taken note of the application.

9. STP/TW of the PlanD responded that in addition to publishing notices of planning applications in the newspapers and on the website, the PlanD would also put up notices at the application sites and notify the owners' corporations of the buildings within a 100-foot radius of the application sites in writing.

V Item 4: Discussion on the Future Development and Planning of Ancillary Facilities for Electric Vehicles in Tsuen Wan District

(TWDC DPC Paper No. 9/25-26)

10. The Chairman stated that Mr KOO Yeung-pong, Mr CHENG Chit-pun, Ms LAM Yuen-pun, Ms WAH Mei-ling, Mr NG Chun-yu, Mr WONG Kai-chun, Mr TSANG Tai, Mr CHAN Chun-chung and Mr CHOW Sum-ming submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Ir MA Chun-ho, Marco, Electrical and Mechanical Engineer (Electric Vehicle)11 (EME(EV)11), Environmental Protection Department (EPD);
- (2) Mr NGAI Tin-pau, Henry, Electrical and Mechanical Engineer (Mobile Source)71, EPD; and
- (3) Mr KO Ping-yin, Koby, Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing) (ES/TW1(DLO)), Lands Department (LandsD).

11. Mr NG Chun-yu introduced the paper.

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

- (1) a Member enquired about the current number of public and private parking spaces with chargers in Tsuen Wan district, the locations of those public parking spaces and the percentage share of various charging facilities;
- (2) a Member pointed out that the progress of installation of EV charging facilities at

older buildings was slow, some installation works had still not been completed five years after an application was submitted by housing estates. In this regard, the Member suggested giving active consideration to install fast charging facilities at metered parking spaces to cope with the demand;

- (3) a Member expressed concern about the subject matter and suggested studying the feasibility of installing fast charging facilities at roadside parking spaces. The Member pointed out that it would typically only take about an hour to fully charge EVs with fast charging facilities, which would not be contradictory to the time for parking at existing parking facilities. It was suggested that a trial run of the said proposal be conducted at Ting Kau Car Park in Tsuen Wan which had ample space and low utilisation rate;
- (4) a Member enquired whether there was a need to upgrade the capacity of the power grids to accommodate the proposed increase in the number of charging facilities;
- (5) a Member enquired whether applications for the EV-charging at Home Subsidy Scheme (EHSS) were still being accepted, and whether the Government would consider introducing the second phase of the EHSS to cover the car parks owned by majority owners;
- (6) a Member was concerned about the progress of converting disused petrol filling stations (PFSs) into charging stations as well as the safety hazards involved; and
- (7) a Member enquired whether the EHSS would be extended to cover village car parks situated on short-term tenancy sites.

13. EME(EV)11 of the EPD responded as follows:

- (1) as at September 2025, there were a total of 15 500 public chargers throughout the territory. Among them, about 490 public chargers were installed in Tsuen Wan district, in which 125 were fast chargers, distributed mainly in Tsuen Wan Multi-storey Carpark Building, Global Plaza, Panda Place, Cheung Shan Estate and Plaza 88. The EPD did not maintain information on private parking spaces equipped with chargers;
- (2) the Government had introduced the EHSS and earmarked a total funding of \$3.5 billion for the installation of EV-charging enabling infrastructure (“EVCEI”) in car parks of private buildings. It was expected that the EVCEI for 140 000 parking spaces would be completed by the end of 2027. Applications had been received from 36 housing estates in Tsuen Wan district, involving a total of 13 300 parking spaces;
- (3) the Government had allocated \$120 million in 2019 to install medium chargers at government car parks, including multi-storey car parks of the Government under the Transport Department and the venues under the management of the Leisure and Cultural Services Department. The scheme had been completed in 2022 and more

- than 1 600 medium chargers had been installed at government properties;
- (4) the Government encouraged developers to install charging facilities in the parking spaces of newly built private buildings through implementing the measure of gross floor area concessions. The Joint Circular on Green Government Buildings stipulated that all parking spaces for private cars, motorcycles and light goods vehicles in new government buildings must be fully equipped with medium chargers for EVs, while at least two fast chargers must be installed at car parks providing more than 100 parking spaces;
 - (5) the Government had maintained constant communication with electricity companies all along to enable them to plan for electricity networks as early as possible in order to provide sufficient electricity supply;
 - (6) roadside parking spaces were provided mainly to meet short-term parking needs, therefore installation of charging facilities might conflict with their original purpose. The Environment and Ecology Bureau was conducting a preliminary study on the feasibility of the proposal concerned, no specific information could be provided so far;
 - (7) the Government had announced in the Chief Executive's 2024 Policy Address that \$300 million would be earmarked for the Fast Charger Incentive Scheme to encourage private organisations to install a total of 3 000 fast chargers by the end of 2028. As at mid-October 2025, 50 valid applications had been received involving more than 1 000 fast chargers. Among them, Acknowledgement Notices had been issued to 25 applications (involving a total of 287 fast chargers);
 - (8) applications for the EHSS had been closed on 31 December 2023 and the EPD had completed the vetting of all applications in the first quarter of 2024. The progress of installation works was subject to factors including tender invitation and engagement of project consultants and contractors by applicants, as well as the time taken to reach a consensus with the owners of parking spaces. The peak period for the completion of installation works was anticipated to fall between 2025 to 2026. The EHSS aimed to resolve technical and financial difficulties encountered by existing car parks of private buildings with multiple ownership, while the car parks owned by majority owners were not eligible for application. The EHSS had successfully facilitated the installation of EVCEI in car parks of many private residential buildings and housing estates, while creating market demand for charging facilities for private EVs. In the future, the provision of charging facilities at car parks in private residential buildings and housing estates would be undertaken by the market to further enhance the charging network for private EVs. The Government had no plan to introduce a new phase of the EHSS at this stage;
 - (9) in 2023, the Government had invited PFS operators to submit expression-of-interest for retrofitting fast charging facilities at existing PFSs. Preliminary proposals for

99 PFS sites had been received in total, and detailed design proposals covering 85 of the PFS sites concerned were subsequently received. It was expected that 180 fast chargers would be provided in approximately 60 existing PFSs in 2026. The two vacant sites for PFSs (located at Kowloon Bay and Fo Tan respectively) would be converted into fast charging stations which would put into service by the end of 2025 at the earliest; and

- (10) the retrofitting of charging facilities on short-term tenancy sites (such as village car parks) involved a series of factors including the cost of installing chargers, payback period for investment, time for construction, application for electricity supply and the lease terms of land leases. The Government had to further study the feasibility of extending the coverage of the EHSS to short-term tenancy sites.

14. ES/TW1(DLO) of the LandsD said that regarding the retrofitting of EV charging facilities, the LandsD would make complementary efforts in land administration as far as possible provided that the relevant policy bureau/technical departments deemed the proposal feasible after considering all factors and conducting research.

VI Adjournment of Meeting

15. The Chairman reminded Members that the next meeting was scheduled for 18 December 2025 (Thursday) and the deadline for submission of papers was 3 December 2025 (Wednesday).

Tsuen Wan District Council Secretariat

19 November 2025