

(Translation)

Minutes of the 12th Meeting of
Development and Planning Committee (5/25-26)

Date: 18 December 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 CHEUNG Chak-ho, Alex

Assistant District Officer (Tsuen Wan),
Tsuen Wan District Office

Mr CHEUNG Kin-kee, Michael

Senior Town Planner/Tsuen Wan, Planning Department

Mr CHENG Chun-ting, Ray

Senior Estate Surveyor/Tsuen Wan (District Lands
Office, Tsuen Wan and Kwai Tsing) (Acting)

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

Ms NG Kam-yim	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Miss LEUNG Wai-nga, Viola	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 12th 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 11th Meeting held on 30.10.2025

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. unanimously endorsed the minutes.

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

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

IV Item 3: Planning Applications (as at 5.12.2025)

(TWDC DPC Paper No. 10/25-26)

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 5 December 2025.

8. The enquiries of Members were summarised as follows:

- (1) a Member enquired about the approval status of a planning application for a site on Po Fung Road, which had been discussed at an earlier meeting and;
- (2) a Member enquired the responsibility for maintaining the noise barriers on a car park off City Point, as stipulated in the land lease, should rest with the private developer or the Government following the sale of the said car park.

9. STP/TW of the PlanD responded that the rezoning application at Po Fung Road had been approved by the TPB. Amendment would consequently be made to the respective Outline Zoning Plan in accordance with established procedures to reflect the rezoning application and a public consultation would also be carried out.

10. Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing) (Acting) (SES/TW(DLO) (Atg.)) of Lands Department (LandsD) stated that as the subject matter of the enquiry was not included in the agenda, the LandsD could not immediately provide the details of the land lease concerned and would provide supplementary information after the meeting.

(Post-meeting note: The LandsD added that the requirements regarding noise impact assessment and noise barriers had been incorporated into the land lease for Tsuen Wan Town Lot No. 441 and the landowner was required to construct and maintain the facilities concerned.)

V Item 4: “Old Streets, New Look”: Proposal for Transforming Tsuen Wan into a Model Community that Harmonises Tradition and Modernity

(TWDC DPC Paper No. 11/25-26)

11. The Chairman stated that Mr CHAN Chun-chung, Ms WAH Mei-ling, Ms CHAN

Shun-shun, Dr LEUNG Cheong ming, Mr CHOW Sum-ming, Mr TSANG Tai and Ms LAM Yuen-pun submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), Leisure and Cultural Services Department (LCSD);
- (2) Miss LEUNG Wai-nga, Viola, Senior Manager (NTS) Promotion (SM(NTS)P), LCSD;
- (3) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD; and
- (4) Mr CHENG Chun-ting, Ray, SES/TW(DLO) (Atg.), LandsD.

12. Mr CHAN Chun-chung introduced the paper.

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

- (1) a Member proposed introducing facilities, such as greening facilities, smart lampposts and environmental monitoring systems, at traditional commercial areas like Chung On Street and Sha Tsui Road and formulating an overall timetable of planning to create a community that harmonised both traditional and modern characteristics;
- (2) a Member proposed preserving old-style signboards, neon lights and unique buildings with historical and cultural value, while gradually taking forward neon tube beautification projects along streets, such as Chung On Street and Chuen Lung Street, to develop tourist hot spots with distinctive features and give impetus to the local economy;
- (3) having pointed out that beautification works had been carried out at many public facilities in the district (such as distribution boxes of CLP Power Hong Kong Limited, letterboxes and external walls of Nan Shan Mansion), a Member suggested extending such beautification works to more locations in the district, and stepping up publicity efforts to create photo-taking landmarks in Tsuen Wan;
- (4) citing the external walls of Jockey Club Tak Wah Park and the entrance to Tai Pei Square as examples, a Member suggested painting distinctive murals on the walls of the park or incorporating design elements on paving blocks on the ground to enhance urban vibrancy and cultural ambience;
- (5) a Member remarked that certain streets in the district were of historical value and opined that the Authority should avoid removing them during planning in the future, so as to preserve these streets and lanes that embodied the collective memories of the community; and
- (6) a Member proposed liaising with property management companies participating in the “Pilot Scheme on Joint Property Management” to encourage private buildings without an owners’ corporation to undertake façade beautification works. The Member also enquired whether the Tsuen Wan District Office (TWDO) could provide support in this matter.

14. DLM(TW) of the LCSD responded that the LCSD noted and welcomed Member’s

proposal regarding beautification works at external walls of facilities such as Jockey Club Tak Wah Park.

15. SM(NTS)P of the LCSD added that the LCSD was currently implementing the “18dART - Community Arts Scheme”. Upon the completion of the beautification works, the LCSD would consider organising performing arts activities at the relevant locations, if suitable space and facilities were available, to promote community involvement.

16. STP/TW of the PlanD said that street beautification works generally comply with the statutory requirements for planning, but coordination among concerned departments was required for implementation.

17. SES/TW(DLO) (Atg.) of the LandsD said that as most of the suggestions raised by Members would involve public roads and government properties, the LandsD would make complementary efforts to support the related works.

18. Assistant District Officer (Tsuen Wan) of the TWDO responded that owing to the fragmented ownership in “three-nil buildings”, it would be challenging to carry out beautification works in a coordinated manner. However, the TWDO would continue to facilitate communication among all parties and explore opportunities for collaboration at an appropriate juncture.

VI Adjournment of Meeting

19. The Chairman reminded Members that the next meeting was scheduled for 26 February 2026 (Thursday) and the deadline for submission of papers was 6 February 2026 (Friday).

Tsuen Wan District Council Secretariat

26 January 2026