

(Translation)

Minutes of the 1st Meeting of
Development and Planning Committee (1/2024)

Date: 7 March 2024 (Thursday)
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
Mr 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
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

In Attendance:

Mr LEE Soeng-him, Sean	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
Mr LEUNG Kwong-chung	Senior Engineer/Mainland South 2, Drainage Services Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr LAU Chi-yuen, Spencer	Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr LAM Gung-yeow, Adrian	Engineer/11 (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

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 1st meeting of the Development and Planning Committee (DPC). He introduced the government departments which would be in attendance at meetings of the DPC, namely, the Planning Department (PlanD), the Drainage Services Department (DSD), the District Lands Office, Tsuen Wan and Kwai Tsing and the Civil Engineering and Development Department.

2. The Chairman stated that no application for absence had been received from any Member prior to the 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. No Member made a declaration of interests immediately.

II Item 1: Planning Applications (as at 21.2.2024)
(TWDC DPC Paper No. 1/2024)

4. Mr CHEUNG Kin-kee, Michael, Senior Town Planner/Tsuen Wan (STP/TW) of the PlanD briefed Members on the planning applications vetted by the Town Planning Board (TPB) and those pending vetting by the TPB as at 21 February 2024.

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

- (1) the construction of an eight-storey social welfare facility in Lo Wai Village was proposed under Planning Application No. A/TW/538. A Member pointed out that nearby residents had expressed opposition to the planning application. They were worried that this eight-storey building would be visually oppressive and the ancillary transport facilities in the vicinity would fail to cope with the increased traffic volume upon the completion of the development. In addition, the

Member said the residents hoped that a means of communication with the developer would be made available to them;

- (2) traffic congestion often occurred at the proposed location of Planning Application No. Y/TW/19 during peak hours, which was in close proximity to Route Twisk and Tsuen Kam Interchange. Yet, no traffic impact assessment (TIA) had been conducted for the planning application accordingly. A Member enquired whether a more comprehensive scheme for traffic improvement would be implemented at the location concerned;
- (3) Planning Application No. Y/TW/19 proposed the construction of a residential development and a social welfare facility, under which 608 residential units and 328 places of residential care home for the elderly (RCHE) would be provided. However, only 135 parking spaces for private vehicles would be made available. The ratio of parking spaces to vehicles (the “parking space ratio”) was lower than that of The Cairnhill. A Member questioned the sufficiency of parking spaces provided in this development project. Also, foreseeing that the RCHE would receive more visitors on weekends, the Member was worried that ancillary transport facilities in the vicinity would be insufficient to cope with the corresponding increase in traffic volume;
- (4) a Member relayed the views of residents of Chung Kuk Terrace. As the main carriageway to Chung Kuk Terrace fell within the proposed works site of Planning Application No. Y/TW/19, the residents were worried that the works would have a negative impact on their use of the carriageway;
- (5) apart from two other residential developments, the proposed development of Planning Application No. Y/TW/18 was also located on Po Fung Road. As a result, Po Fung Road would become the only access to and from these three developments. Given the one-lane two-way traffic arrangement and the relatively steep gradient of Po Fung Road, a Member was worried that this carriageway would fail to meet the traffic demand from the three developments;
- (6) a Member hoped that the PlanD would further explain the meaning of rezoning the application sites to “Residential (Group B) 9” sites under Planning Application Nos. Y/TW/18 and Y/TW/19;
- (7) tree collapse incidents due to inclement weather had caused traffic congestion on Route Twisk in the past. A Member advised that the applicant should consider transport arrangements to and from the RCHE under adverse weather conditions; and
- (8) a Member pointed out that traffic problems would usually be encountered in planning applications, and enquired of the PlanD about the long-term traffic planning mapped out for the application sites concerned.

6. STP/TW of the PlanD responded as follows:
- (1) as Members' views and enquiries on the planning applications mainly surrounded the traffic issues of the application sites, he suggested that the DPC should invite the Transport Department (TD) to send a representative to attend its meetings in the future. The TD's representative could therefore brief the DPC on the TIAs of the planning applications and answer Members' enquiries;
 - (2) each planning application should be accompanied by a TIA report. TIA reports would be vetted by the TD. Having collating comments from the TD and those on public works, the PlanD would submit the comments together with planning applications to the TPB for its scrutiny;
 - (3) regarding Planning Application No. A/TW/538, the PlanD understood that the height of the proposed building and the traffic issue were of concern to the residents. The applicant was preparing additional information in response to comments from the departments concerned. Hence, the meeting for the vetting of the planning application would be postponed;
 - (4) the applicant of Planning Application No. Y/TW/19 was revising the TIA report as requested by the TD. Hence, the meeting for the vetting of the planning application would be postponed;
 - (5) the number of parking spaces proposed by the applicant had been vetted by the TD. The parking space ratio also aligned with the requirements set out in the Hong Kong Planning Standards and Guidelines;
 - (6) regarding the two residential developments on Po Fung Road, the Kerry Properties Limited would undertake the improvement works for a section of Po Fung Road below Tuen Mun Road according to the land sale conditions. The proposal for the improvement works for a section of Po Fung Road above Tuen Mun Road would be submitted by the Hong Kong Housing Society in due course. Besides, the applicant of Planning Application No. Y/TW/18 had already submitted a TIA, studying the additional traffic volume generated by the proposed residential development and the corresponding impact on Po Fung Road;
 - (7) a "Residential (Group B) 9" site referred to a site on which a residential development with government, institution or community facilities would be constructed;
 - (8) according to the information of Planning Application No. Y/TW/19, the applicant proposed implementing a two-lane two-way traffic arrangement at the carriageway between Fu Yung Shan Road and Chung Kuk Terrace instead of the existing one-lane two-way traffic arrangement. The residents of Chung Kuk Terrace could continue to

use the carriageway concerned; and

- (9) the TD was responsible for formulating and spearheading long-term traffic planning, whereas the PlanD played a supporting role. Regarding works projects on road improvement, the TD would prioritise such projects according to the development status and the resources available. He learnt that there was no plan for carrying out major road improvement works at Route Twisk for the time being.

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

- (1) during the onslaught of the once-in-a-century torrential rain and super typhoon Mangkhut in Hong Kong, flash floods had occurred in the vicinity of Fu Yung Shan. As RCHes were usually situated on the lower floors of buildings, a Member suggested that the applicant concerned should consider relevant safety issues;
- (2) a Member enquired whether the Lands Department (LandsD) could require developers to reserve a certain number of hourly parking spaces in their planning for the construction of RCHes;
- (3) a Member requested examples of the schemes for traffic improvement from the TIA reports of the planning applications concerned; and
- (4) a Member enquired whether Members' views could be forwarded to the TPB and how Members could convey their views to the TPB.

8. Senior Engineer/Mainland South 2 of the DSD responded as follows:

- (1) similar to applications for constructing infrastructure, applicants/developers of general planning applications were also required to submit drainage impact assessment (DIA) reports. When carrying out the development works, the applicants/developers should also cater for the drainage needs and ease the drainage impacts brought about by the proposed developments on the surroundings. In general, and subject to the actual circumstances, rain fallen on undeveloped areas would usually be diverted away on natural terrain. If the applicants/developers properly planned the laying of drainage pipes to correctly divert rain, the drainage efficiency would be improved in comparison to the pre-development condition. According to the information on pipes which the DSD had at hand, a number of main stormwater drains existed near the proposed development of Planning Application No. Y/TW/19. Therefore, a drainage system should be properly designed for the development. The DSD would vet the planning application according to the details of the DIA report.

9. Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing) of the LandsD responded as follows:

- (1) upon receiving an application for changing the use of land from an

applicant, the LandsD would consult the Social Welfare Department and the TD on the details of the application. The LandsD would take into account the comments from these two departments, and would then make appropriate amendments to the land lease conditions when granting approval for the change of land use.

10. STP/TW of the PlanD further responded as follows:

- (1) applicants would submit TIA reports assessing the additional traffic volume generated by their proposed development projects. They would also propose suitable measures for traffic improvement where necessary, e.g. widening roads, improving junctions and implementing temporary traffic arrangements; and
- (2) the three planning applications mentioned in the paper were under processing. During the first three weeks of the public inspection period, the TPB would weekly publish a notice in newspapers and on its own website. Notices of planning applications available for public inspection would also be posted at the Secretariat of the TPB, the Planning Enquiry Counters of the PlanD, the relevant District Planning Offices, the community centres in respective districts, the District Offices and where appropriate, at the offices of the Rural Committees. Members could convey their views to the TPB in writing within the statutory time limit for submitting views (i.e. during the first three weeks of the public inspection period).

11. The Chairman opined that a range of traffic problems would usually be encountered in planning applications of the TPB. Hence, he proposed requesting the TD to send a representative to attend all DPC meetings at which planning applications would be discussed. The TD's representative could then brief the DPC on the TIAs of the planning applications concerned and answer Members' enquiries accordingly.

12. Members unanimously agreed to the proposal.

III Item 2: Any Other Business

13. Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office (TWDO) reported that the Task Force on the Tsuen Wan District Study under the Urban Renewal Authority (URA) had invited Members of the Tsuen Wan District Council and the local communities to attend a consultation in late February 2024, collecting their views on the future development of the district. The TWDO would continue to maintain close liaison with the URA and convey Members' views to the URA in a timely manner.

IV Adjournment of Meeting

14. The Chairman reminded Members that the next meeting was scheduled for

9 May 2024 (Thursday) and the deadline for submission of papers was 30 April 2024 (Tuesday).

Tsuen Wan District Council Secretariat

21 March 2024