

(Translation)

Minutes of the 2nd Meeting of
Development and Planning Committee (2/24-25)

Date: 9 May 2024

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 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

Government Representatives:

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 KO Ping-yin, Koby	Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Mr KWAN Chun-cheong, Gordon	Engineer/11 (West), Civil Engineering and Development Department
-----------------------------	--

Mr SIN Ho-pong, Stanley	Engineer/Tsuen Wan 2, Transport Department
-------------------------	--

Mr CHEUNG Hang-keung, Ken	Engineer/Tsuen Wan 4, Transport 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 LEUNG Wai-ching, Clementine	Executive Officer (District Council) 1, Tsuen Wan District Office

Absent:

Mr LEUNG Cheong-ming, Raymond, MH, JP

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 2nd meeting of the Development and Planning Committee (DPC).

2. The Chairman said that Mr LEUNG Cheong-ming, Raymond was unable to attend this meeting due to other commitments.

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 1st Meeting held on 7.3.2024

5. The Chairman stated that the Secretariat had not received any proposed amendment prior to the meeting. The Chairman 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 23.4.2024)
(TWDC DPC Paper No. 1/24-25)

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 23 April 2024. He also said that as the applicants of all three planning applications should submit further information, the meetings for vetting these planning applications would be postponed.

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

- (1) a Member conveyed views from nearby residents on Planning Application No. A/TW/538 again, of which the proposed development site was located in Lo Wai Village. The residents were worried that the proposed building would adversely affect the existing view, and that the ancillary transport facilities in the vicinity would fail to cope with the increased demand for transport upon the completion of the development. They therefore objected to the planning application;
- (2) the proposed development of Planning Application No. Y/TW/18 and two other residential developments were all located on Po Fung Road. Po Fung Road would therefore become the only access to and from these three developments. A Member was worried that Po Fung Road could not satisfy the newly-generated traffic demand upon the completion of the three developments. Besides, the Member also hoped that the Transport Department (TD) would thoroughly consider the impacts on Castle Peak Road brought about by the developments; and
- (3) a Member hoped that when vetting the drainage impact assessment (DIA) reports, the Drainage Services Department (DSD) would give full consideration to the drainage impacts from the developments on the surrounding areas. The Member also proposed that the laying of underground ducts along carriageways should be avoided as far as possible to forestall any traffic impact caused by the implementation of works in the future.

9. STP/TW of the PlanD responded as follows:

- (1) the PlanD noted the views from nearby residents on Planning Application No. A/TW/538. The residents took the view that the proposed building was taller than average village houses, and were worried that it would have a negative impact on the traffic. The applicant was making every effort to improve the planning of the project in response to the said concerns.

10. Senior Engineer/Mainland South 2 of the DSD responded as follows:
- (1) during the implementation of land formation works, the applicants should take into account the drainage impacts of the developments on the nearby areas. When vetting the DIA reports, the DSD would not only examine the drainage capacities of the developments but would also pay attention to their drainage impacts on the vicinity. The DSD would carefully vet and give advice on the developments proposed under the planning applications. For example, it might recommend the inclusion of a nullah in the development concerned to improve the drainage capacity.
11. Engineer/Tsuen Wan 2 and Engineer/Tsuen Wan 4 of the TD responded as follows:
- (1) each applicant should submit a traffic impact assessment (TIA) report for his/her planning application. The TIA report would generally entail information of the proposed development (including exits/entrances, parking spaces, loading/unloading bays, pedestrian facilities or public transport facilities), and would set out feasible measures for the improvement of roads, traffic and transport. The applicant should also prove in the TIA report that the development would not have any insurmountable impact on the traffic;
 - (2) in the TIA report of Planning Application No. Y/TW/18, the applicant should put forward a proposal for improving the traffic of Po Fung Road and consider the traffic impacts on Po Fung Road brought about by another two residential developments which were also located on this road. The scope of the TIA report of Planning Application No. Y/TW/18 was relatively wide. The TIA report should include an evaluation on the traffic impacts of the proposed development on the vicinity of Belvedere Garden. The TD had given comments on the TIA report previously submitted by the applicant. For example, the TD had requested the applicant to enrich the TIA report with measures to cushion the potential impacts on the proposed development arising from the works of the other two residential developments under various circumstances, thereby ensuring the smooth implementation of the works of the proposed development. The TD had not yet received a TIA report which fulfilled its requirements for the time being;
 - (3) the design of Route Twisk fulfilled the existing requirements for rural development and planning. The applicant of Planning Application No. Y/TW/19 should set out the traffic impacts of the proposed development in the TIA report. Planning Application No. Y/TW/19 suggested the construction of a residential development and a residential care home for the elderly (RCHE). The TD had requested the applicant to provide sufficient parking spaces for the residential development

according to the standards for parking facilities stipulated in the Hong Kong Planning Standards and Guidelines (HKPSG). No standard for parking facilities at an RCHE had been specified in the HKPSG so far. However, in view of the relatively small number of proposed parking spaces for the RCHE under Planning Application No. Y/TW/19, the TD had not approved the planning application yet. Moreover, as the development concerned was in close proximity to MTR Tsuen Wan Station, the reduction in the number of proposed parking spaces under this planning application was permissible according to the HKPSG. As far as road and traffic improvement measures were concerned, the applicant might be required to provide a shuttle bus service for residents in the future;

- (4) as Route Twisk was undergoing drainage works, certain sections of the road were currently subject to temporary traffic control measures. The applicant had not taken into account the temporary traffic control measures in the TIA report. The TD would conduct on-site inspections and assessments. It would also request the applicant to submit traffic improvement measures according to the results of the on-site inspections and assessments; and
- (5) the applicant of Planning Application No. A/TW/538 proposed constructing an independent RCHE. In comparison with the RCHE of Planning Application No. Y/TW/19, a greater number of parking spaces would be provided under Planning Application No. A/TW/538. The TD had requested the applicant to prove that the provision of the proposed number of parking spaces could satisfy users' demand. Furthermore, the development met with problems related to road access rights and insufficient exits/entrances. The TD had also requested the applicant to consider the traffic arrangements for Ching Ming Festival and Chung Yeung Festival at the location concerned.

V Adjournment of Meeting

12. The Chairman reminded Members that the next meeting was scheduled for 11 July 2024 (Thursday) and the deadline for submission of papers was 25 June 2024 (Tuesday).

Tsuen Wan District Council Secretariat

16 June 2024