

(Translation)

Minutes of the 3rd Meeting of
Development and Planning Committee (2/24-25)

Date: 11 July 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

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

Government Representatives:

Mr KWAN Chun-kit, Eric	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
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Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
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Mr WONG Chak-man	Engineer/Tsuen Kwai 1, Drainage Services Department
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Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
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Mr KO Ping-yin, Koby	Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
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Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
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Tsuen Wan District Council Secretariat Representatives:

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

In Attendance:

For discussion of Item 3

Mr CHAN Yee-hing, Paul	Engineer/Tsuen Wan 1, Transport Department
Mr SIN Ho-pong, Stanley	Engineer/Tsuen Wan 2, Transport Department

Absent:

Mr YAU Kam-ping, BBS, MH (Chairman)

I Opening Remarks and Introduction

The Vice Chairman welcomed Members and representatives from government departments to the 3rd meeting of the Development and Planning Committee (DPC).

2. The Vice Chairman said that the Chairman had applied for absence from this meeting due to the passing of an immediate family member. The application for absence met the requirements set out in section 64(1) of the Tsuen Wan District Council Standing Orders (the “Standing Orders”). Members unanimously approved this application for absence.

3. The Vice Chairman stated that according to the requirements stipulated in the 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 Vice Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

4. The Vice 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 2nd Meeting held on 9.5.2024

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

IV Item 3: Planning Applications (as at 25.6.2024)
(TWDC DPC Paper No. 2/24-25)

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 25 June 2024. He also said that as the applicants of three of the 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 pointed out the existence of a private road near the works site of Planning Application No. Y/TW/19. The Member was worried that the works would have a negative impact on residents' use of this road; and
- (2) a Member pointed out that some residents had voiced objections to Planning Application No. A/TW/538. The Member had also conveyed such views to the TPB.

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

- (1) there was a private road leading to Chung Kuk Terrace within the area of Planning Application No. Y/TW/19. The applicant had put forth proposed improvements to the private road in the traffic impact assessment (TIA) report, ensuring that residents could continue to use the private road during the works period; and
- (2) the PlanD noted the views from nearby residents on Planning Application No. A/TW/538. The views would be included in the papers of the TPB.

10. Engineer/Tsuen Wan 2 of the Transport Department (TD) responded that regarding Planning Application Nos. Y/TW/19 and A/TW/538, the TD had not yet received TIA reports which fulfilled its requirements for the time being. The TD would continue to appropriately offer advice on improvement to the applicants.

V Item 4: Study on Including Lady Trench General Out-patient Clinic in Redevelopment Projects
(TWDC DPC Paper No. 3/24-25)

11. The Vice Chairman stated that Mr CHU Tak-wing submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD; and
- (2) Mr KO Ping-yin, Koby, Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing) (ES/TW1(DLO)), Lands Department (LandsD).

12. Mr CHU Tak-wing introduced the paper.

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

- (1) a Member pointed out that Lady Trench General Out-patient Clinic (the “Clinic”) had been serving residents in Tsuen Wan and offering essential healthcare services to them since 1966. Yet, due to the space constraint, it was difficult for the Clinic to cope with the growing demand for healthcare services in the district. Besides, Tsuen Wan district was also experiencing problems such as an aging population and the lack of hospital beds. The Member proposed redeveloping the Clinic as soon as possible. A major district medical centre should be built at the site of the Clinic to offer a range of specialist out-patient services, providing residents with more comprehensive medical protection;
- (2) a Member opined that new medical technologies and techniques should be introduced to the medical centre upon redevelopment, thereby meeting the ever-increasing demand for healthcare services in the district. The Member also hoped that emphasis would be placed on the healthcare needs of mothers and infants under the redevelopment project;
- (3) a Member pointed out that the Clinic only had five storeys. The Member proposed relaxing the plot ratio of the lot concerned in order to unleash its potential for functioning as a district medical centre;
- (4) a Member said that the redevelopment of the Clinic was an issue which had repeatedly been discussed at meetings of the previous terms of the Tsuen Wan District Council. The Member hoped that the departments concerned would promptly implement the redevelopment project;
- (5) a Member suggested that during the redevelopment, the out-patient services should be provided at Yan Chai Hospital as an interim arrangement; and
- (6) a Member hoped that a letter would be sent to the Health Bureau (HHB), enquiring about the latest redevelopment planning of the Clinic.

14. STP/TW of the PlanD responded that the lot of the Clinic was zoned as a “Government, Institution or Community” site in the Tsuen Wan Outline Zoning Plan, and the redevelopment of the Clinic was always permitted. The building height restriction of five storeys was currently imposed on the lot of the Clinic. The PlanD could relax the building height restriction to meet the development needs.

15. ES/TW1(DLO) of the LandsD responded that the Urban Renewal Authority (URA) was conducting the Tsuen Wan District Study (the “Study”). The lot of the Clinic also fell within the area of the Study. The LandsD would, where appropriate, carry out its work on land administration in tandem with the redevelopment as far as possible.

16. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the Tsuen Wan District Office (TWDO) said that Members could convey their views to the URA at the District Workshop on the Tsuen Wan District Study to be held by the URA in August 2024.

17. The Vice Chairman said he decided to further discuss the captioned item under the Matters Arising from the Minutes of the Previous Meetings at the next meeting. Moreover, he asked the Secretariat to forward Members’ views to the URA for its consideration, and to send a letter to the HHB to enquire about the latest redevelopment planning of the Clinic.

VI Item 5: Concern about the Planning for the Provision of Stations in Tsuen Wan on the Central Rail Link
(TWDC DPC Paper No. 4/24-25)

18. The Vice Chairman stated that he, Mr WONG Kai-chun, Mr TSANG Tai and Ms LAM Yuen-pun submitted the paper. Besides, the written reply of the Highways Department (HyD) was tabled at the meeting.

19. ADO(TW) of the TWDO stated that the Central Rail Link (CRL) was undertaken by the Railway Development Office (RDO) of the HyD. According to the RDO, the CRL was still in the preliminary planning stage and the detailed works information was pending confirmation. Hence, the RDO opted to reply in writing. The Secretariat would record Members’ views and forward the views to the departments concerned.

20. Mr WONG Kai-chun, Mr TSANG Tai and Ms LAM Yuen-pun introduced the paper.

21. The views of Members were summarised as follows:

- (1) a Member said that at local events, views had often been received from residents on their concern about the locations and timetable of the planning for the provision of stations in Tsuen Wan on the CRL. The Member hoped that the RDO would report on the preliminary planning intention in a timely manner;
- (2) a Member suggested that the RDO should promptly canvass residents for their views. The Member also showed a willingness to help collect

residents' views;

- (3) a Member hoped that the RDO would consider giving priority to constructing a section of railway between Tsuen Wan Station and Tsuen King Circuit Station;
- (4) a Member recommended the installation of noise barriers along a section of railway between Tsuen Wan Station and Tsuen King Circuit Station with a view to reducing noise;
- (5) a Member was concerned about the accessibility and coverage of railway stations. The Member hoped that a walkway would be provided to connect Tsuen King Circuit Station and Route Twisk; and
- (6) a Member hoped that when considering the location for setting up a railway station near Lei Muk Shue Estate, the RDO would make every effort to facilitate residents of Shek Wai Kok Estate and Cheung Shan Estate to use the railway station.

22. The Vice Chairman asked the Secretariat to forward Members' views to the RDO for its consideration.

VII Adjournment of Meeting

23. The Vice Chairman reminded Members that the next meeting was scheduled for 5 September 2024 (Thursday) and the deadline for submission of papers was 21 August 2024 (Wednesday).

Tsuen Wan District Council Secretariat
7 August 2024