

(Translation)

Minutes of the 4th Meeting of
Development and Planning Committee (3/24-25)

Date: 5 September 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 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
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning 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 CHOY Chi-wai, Ray	Engineer/24 (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	Assistant Executive Manager (District Council) 2, Tsuen

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

For discussion of Item 4

Mr LEUNG Yu-sun Senior Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 2, Housing Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 4th meeting of the Development and Planning Committee (DPC).

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. 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 3rd Meeting held on 11.7.2024

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
Paragraphs 11 to 17 of the Minutes of the Meeting held on 11 July 2024:
Study on Including Lady Trench General Out-patient Clinic in

Redevelopment Projects

6. The Chairman stated that a reply had been received from the Health Bureau (HHB) prior to the meeting. The HHB pointed out that the Urban Renewal Authority (URA) was conducting the Tsuen Wan District Study (the “Study”). The lot of Lady Trench General Out-patient Clinic (the “Clinic”) also fell within the area of the Study. The HHB would holistically consider the proposal concerned after the Study was completed and recommendations were made by the URA.

7. The Chairman stated that the representatives from the departments responsible for giving responses were:

- (1) Mr CHEUNG Kin-kee, Michael, Senior Town Planner/Tsuen Wan (STP/TW), Planning Department (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).

8. STP/TW of the PlanD responded that the URA was conducting the Study and the lot of the Clinic also fell within the area of the Study. The URA would put forth redevelopment proposals accordingly.

9. ES/TW1(DLO) of the LandsD responded that the URA was conducting the Study and the lot of the Clinic also fell within the area of the Study. Where appropriate, the LandsD would endeavour to carry out its work on land administration in tandem.

10. The Chairman stated that the DPC would continue to pay attention to the captioned matter. If further progress was made, he would consider adding the captioned matter to the agenda of a meeting of the DPC again. The DPC would not discuss the captioned matter under the Matters Arising from the Minutes of the Previous Meetings at the next meeting.

IV Item 3: Planning Applications (as at 21.8.2024) (TWDC DPC Paper No. 5/24-25)

11. Mr CHEUNG Kin-kee, Michael, 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 August 2024. He also said that as the applicants of two of the planning applications should submit further information, the meetings for vetting these planning applications would be postponed.

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

- (1) a Member pointed out the non-domestic gross floor area (GFA) of Planning Application No. A/TWW/129 was 11,950 square metres, whereas the domestic GFA was only 6,992 square metres. The

Member therefore enquired about the uses of the non-domestic GFA in detail;

- (2) a Member pointed out that the meetings for vetting certain planning applications had been postponed again and again. The Member enquired whether Members should repeat their views and the PlanD had noted the views from the DPC;
- (3) a Member opined that the height of the proposed building of Planning Application No. A/TWW/129 might have an impact on the view currently enjoyed by existing buildings. The Member suggested fully utilising the area of the lot so as to lower the height of the proposed building;
- (4) a Member enquired about the location of the exit/entrance of the car park of Planning Application No. A/TWW/129 and the related traffic arrangements. The Member also conveyed that nearby residents were worried that the project would adversely affect the traffic; and
- (5) a Member enquired whether the PlanD would furnish its papers submitted to the DPC with supplementary information provided by the applicants.

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

- (1) Planning Application No. A/TWW/129 mainly included the construction of flats and a Residential Care Home for the Elderly (RCHE). The RCHE would cover most of the non-domestic GFA;
- (2) regarding Planning Application No. A/TWW/129, the domestic plot ratio and non-domestic plot ratio under application were 2.12 and 3.61 respectively. The total plot ratio under application was 5.73. The Tsuen Wan West Outline Zoning Plan (the “OZP”) stipulated that the maximum plot ratio of the site concerned was 2.1. Besides, the height of the proposed building did not exceed the maximum building height limit currently set out in the OZP (i.e. 60 metres above Principal Datum). The applicant had already submitted a visual impact assessment and traffic impact assessment (TIA) to the departments concerned for scrutiny;
- (3) in general, applicants would submit further information upon receiving views from government departments or the public. Public consultations should be held with respect to certain pieces of further information. Hence, the meetings for vetting such planning applications should be postponed accordingly. The Tsuen Wan District Council Secretariat would forward views from the DPC to the PlanD. These views would also be properly set out in the TPB’s documents; and
- (4) the detailed documents and further information submitted by the applicants were readily available online for access by Members and the

public.

14. Engineer/Tsuen Wan 2 of the Transport Department (TD) responded that several days before this meeting, the TD had received a TIA report of Planning Application No. A/TWW/129 and was reviewing the report. The TD had gained a preliminary understanding that the exit/entrance of a new car park of the project concerned would be set up on Castle Peak Road. A footbridge next to the project site would also undergo certain alteration works. The TD would continue to review the TIA report and offer advice to the applicant via the PlanD.

15. The Chairman asked the departments to note Members' views.

V Item 4: Concern about the Progress of the Rezoning of Tsuen Wan No. 2 Fresh Water Service Reservoir and Its Surrounding Sites for Public Housing Development and Proposal for Designating the Development Project Concerned for the Redevelopment of Lei Muk Shue Estate
(TWDC DPC Paper No. 6/24-25)

16. The Chairman stated that Mr FUNG Cheuk-sum and Mr CHAN Chun-chung 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 LEUNG Yu-sun, Senior Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 2 (SHM/WTT2), Housing Department (HD).

Besides, the written reply of the HD was tabled at the meeting.

17. Mr FUNG Cheuk-sum and Mr CHAN Chun-chung introduced the paper.

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

- (1) a Member was concerned about the latest progress of constructing public housing on the site of Tsuen Wan No. 2 Fresh Water Service Reservoir and nearby slopes, which had been announced by the TPB in the Tsuen Wan Outline Zoning Plan in 2020. The Member hoped that the Hong Kong Housing Authority (HKHA) would speed up the land acquisition and the construction of public housing; and
- (2) a Member pointed out that Lei Muk Shue (2) Estate and Cheung Shan Estate had a history of over 40 years. Residents hoped that the Government would draw up a redevelopment timetable as soon as possible. The Member suggested that the public housing constructed on the site of the reservoir should serve as a reception estate when Lei Muk Shue (2) Estate was under redevelopment. The redevelopment project of Lei Muk Shue (2) Estate could therefore be activated and the plot ratio could be relaxed, gradually increasing the supply of public housing in Tsuen Wan district in the long run.

19. SHM/WTT2 of the HD responded as follows:
- (1) the HKHA had all along been prudently considering whether individual public rental housing (PRH) estates should be redeveloped according to the actual circumstances as well as the HKHA's related policies and four basic principles. These principles included the structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment. The HKHA had no plan to redevelop Lei Muk Shue (2) Estate and Cheung Shan Estate for the time being; and
 - (2) currently, the HKHA was still waiting for the completion of the relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir. The site would then be vacated to undergo land formation and infrastructure works before being handed over to the HKHA to construct public housing. The HKHA would implement the public housing construction project in a timely manner. Generally speaking, the HKHA would also collect views from DC Members and related stakeholders at the planning and design stages in order to refine the public housing construction project.
20. STP/TW of the PlanD responded as follows:
- (1) the lot concerned had been rezoned as a "Residential (Group A) 20" site in 2022. The relevant rezoning work had also been completed; and
 - (2) the HKHA could only commence the construction of public housing after the completion of the relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir. The relocation work of the reservoir was undertaken by the Water Supplies Department (WSD). He suggested that the DPC could approach the WSD to enquire about the matters concerned.
21. The further views and enquiries of Members were summarised as follows:
- (1) a Member proposed inviting representatives from the WSD to attend a meeting of the DPC, thereby answering Members' enquiries; and
 - (2) a Member suggested that the HKHA should commence the work on public housing design before taking over the construction site. The HKHA should also consider the feasibility of complementing the redevelopment of existing PRH estates (e.g. Lei Muk Shue (2) Estate) during its study on the development project concerned. If the study found that the redevelopment proposal was not feasible, the Member asked the HKHA to explain the reasons for that to the DPC then. The Member would study the reasons and subsequently put forth other redevelopment proposals.

22. SHM/WTT2 of the HD responded that the HD noted Members' views and would forward the views to the section concerned for its follow-up.

23. The Chairman decided to further discuss the captioned item under the Matters Arising from the Minutes of the Previous Meetings at the next meeting. Besides, he suggested inviting representatives from the WSD to attend the next meeting and report to Members on the progress of the relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir.

VI Item 5: Any Other Business

24. As Typhoon Yagi was moving towards Hong Kong, Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office (TWDO) reminded Members to duly take precautionary measures against the typhoon and prepare themselves for post-typhoon recovery work. He called on Members to pay close attention to the prevailing situation, as well as to make timely reports to the TWDO on the situation of the district during the passage of the typhoon and maintain close liaison with the TWDO.

VII Adjournment of Meeting

25. The Chairman reminded Members that the next meeting was scheduled for 7 November 2024 (Thursday) and the deadline for submission of papers was 23 October 2024 (Wednesday).

Tsuen Wan District Council Secretariat
11 October 2024