

(Translation)

Minutes of the 5<sup>th</sup> Meeting of  
Development and Planning Committee (4/24-25)

Date: 7 November 2024

Time: 1:00 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  
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 WONG Chak-man	Engineer/Tsuen Kwai 1, 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:

Miss LEUNG Wai-ching, Clementine	Executive Officer (District Council) 1, Tsuen Wan District Office
Mr LI Hongfeng, Ken	Assistant Executive Manager (District Council) 2, Tsuen

(Secretary)  
Miss CHAN Hiu-yuen, Virginia      Wan District Office  
Executive Assistant (Community Involvement) 4, Tsuen  
Wan District Office

In Attendance:

For discussion of Item 2

Mr LEUNG Yu-sun	Senior Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 2, Housing Department
Ms Molly KWAN	Senior Engineer/Cost Estimate, Water Supplies Department
Mr Anthony YEUNG	Engineer/Project Management 6, Water Supplies Department
Ms ZHANG Ying	Engineer/Project Management 7, Water Supplies Department

For discussion of Item 3

Mr SIN Ho-pong, Stanley	Engineer/Tsuen Wan 2, Transport Department
Mr CHEUNG Hang-keung, Ken	Engineer/Tsuen Wan 4, Transport Department

I      Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 5<sup>th</sup> 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 4<sup>th</sup> Meeting held on 5.9.2024

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 16 to 23 of the Minutes of the Meeting held on 5 September  
2024: 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

6.     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);
- (2) Mr LEUNG Yu-sun, Senior Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 2 (SHM/WTT2), Housing Department (HD); and
- (3) Ms Molly KWAN, Senior Engineer/Cost Estimate (SE/CE), Water Supplies Department (WSD).

7.     STP/TW of the PlanD indicated that the rezoning work of the lot concerned had been completed.

8.     SHM/WTT2 of the HD stated that the views raised by the relevant Members at the previous meeting had been conveyed to officers of the section concerned under the HD for their information. The officers had also put the views on record for future reference.

9.     SE/CE of the WSD stated that the WSD had consulted the Tsuen Wan District Council (TWDC) on the relocation works of Tsuen Wan No. 2 Fresh Water Service Reservoir for the first time in October 2020. Having submitted a circulation paper in August 2023, the WSD had once again consulted the TWDC on the relocation works and gained support from it. The detailed design work of the Relocation of Tsuen Wan No. 2 Fresh Water Service Reservoir to Caverns had been completed. The relocation works would commence in a timely manner according to the priority of works projects.

10.    A Member enquired when the relocation works were expected to commence, and enquired about the estimated lead time of the entire relocation works project.

11.    SE/CE of the WSD stated that the WSD did not have the specific commencement time of the relocation works at the moment. Generally speaking, the WSD would suitably adjust the implementation schedule having regard to the policy developments and financial situation of the Government. The relocation works were

expected to be completed within 64 months after commencement.

12. 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 23.10.2024)  
(TWDC DPC Paper No. 7/24-25)

13. 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 23 October 2024.

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

- (1) regarding the traffic impact assessment (TIA) of Planning Application No. Y/TW/19, a Member held that the report only evaluated the impacts of the project on the traffic and pedestrians based on the current situation. As traffic congestion often occurred at Tsuen Kam Interchange during morning peak hours on weekdays, the Member was worried that the project would have a negative impact on the traffic there;
- (2) being located on Fu Yung Shan, Planning Application No. Y/TW/19 would be within walking distance of the town centre. A Member therefore enquired whether the applicant would construct a walkway leading to the town centre;
- (3) regarding Planning Application No. A/TWW/129, a Member once again conveyed the concern of some residents of Tsing Lung Tau over the location of the exit/entrance of the car park of the project and the related traffic arrangements. The Member also hoped that the area of the lot would be fully utilised in order to lower the height of the proposed building;
- (4) a Member enquired about the TPB's procedures for vetting planning applications and the areas on which Members should give views to the PlanD at different stages; and
- (5) a Member enquired how the three-week public consultation would be conducted and whether public consultations would be carried out near the lots of the planning applications.

15. Engineer/Tsuen Wan 2 and Engineer/Tsuen Wan 4 of the Transport Department (TD) responded as follows:

- (1) the applicant of Planning Application No. Y/TW/19 proposed widening a walkway on Fu Yung Shan. The TD was unable to give advice

because the staircase next to the project fell beyond the management area of the TD. The TD recommended the Member to convey views to the applicant via the DPC or PlanD;

- (2) the TD had requested the applicant of Planning Application No. Y/TW/19 to justify in the TIA report that the project would have no negative impact on the traffic at Tsuen Kam Interchange. The applicant would also consider providing a shuttle bus service with a view to relieving the pressure from the project on the traffic at the location concerned. The TD noted the Member's views and would take into account these views when vetting the TIA report; and
- (3) regarding the TIA report of Planning Application No. A/TWW/129, the TD was still waiting for the applicant to submit further information. Meanwhile, Members could convey views, if any, on the traffic arrangements of the project to the applicant via the PlanD. The TD would only approve the TIA report concerned after taking into account all views.

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

- (1) upon receiving a planning application, the PlanD would post a notice about the availability of the application for public inspection and consult the public for three weeks. Within two months, the TPB would vet the planning application at a meeting of its related committee. If the applicant should submit further information in response to enquiries raised by government departments or the public, the PlanD would consult the public on the further information again having regard to the contents of such information. Hence, the TPB would postpone the meeting for the vetting of the planning application accordingly;
- (2) Members' views would be reflected in the papers to be submitted to the TPB. Members could give views to the TPB on various issues related to the planning applications, e.g. traffic, drainage and environmental protection; and
- (3) the PlanD would post notices in a prominent position on or near the application sites. It would also inform owners' corporations of the buildings within 100 feet from the application sites in writing. Also, the PlanD would collect views from the public via the Area Committees.

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

V Item 4: Discussion on the Feasibility of Redeveloping Former Tsuen Wan Magistrates' Courts, Tsuen Wan Town Hall and the Adjoining Sites, and Exploring the Introduction of Mixed-use Developments for District Administration, Leisure and Cultural Purposes under the "Single Site, Multiple Use" Model to Optimise the Development Potential of the Prime

Sites in Tsuen Wan District

(TWDC DPC Paper No. 8/24-25)

18. The Chairman stated that Mr KOO Yeung-pong, Mr NG Chun-yu, Mr WONG Kai-chun, Mr TSANG Tai, Mr CHAN Chun-chung and Mr CHOW Sum-ming 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).

Besides, the written reply of the Leisure and Cultural Services Department was tabled at the meeting.

19. Mr KOO Yeung-pong, Mr NG Chun-yu, Mr WONG Kai-chun, Mr TSANG Tai, Mr CHAN Chun-chung and Mr CHOW Sum-ming introduced the paper.

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

- (1) a Member pointed out that Tsuen Wan Law Courts Building, Tsuen Wan Town Hall and the adjoining Plaza were located on prime sites in Tsuen Wan town centre. The three pieces of government land covered an area of nearly 2 hectares in total. The Member suggested that under the “single site, multiple use” development model, priority should be given to conducting fresh planning for the sites to set up a district administrative service centre as well as a leisure and cultural centre, thereby taking full advantage of their locations in Tsuen Wan town centre;
- (2) a Member anticipated that the redevelopment work of Tsuen Wan would take a relatively long period of time. While the utilisation rate of Tsuen Wan Town Hall often reached 100%, Tsuen Wan Law Courts Building had remained idle for long and the utilisation rate of the Plaza of Tsuen Wan Town Hall was comparatively low. As the three pieces of government land fell within the area of the Tsuen Wan District Study (the “Study”), the Member suggested that priority should be accorded to redeveloping the lot concerned with a view to promptly providing more community facilities;
- (3) a Member said that Tsuen Wan residents were concerned about the shortage of parking spaces in the district, and proposed adding an underground car park to the redevelopment project at the lot concerned;
- (4) a Member proposed developing an underground shopping mall at the lot concerned and connecting it to nearby shopping malls, thereby facilitating the public to do shopping in the district;
- (5) a Member enquired whether the report of the Study would recommend the Urban Renewal Authority (URA) to give priority consideration to

redeveloping the three pieces of land concerned;

- (6) a Member proposed prioritising all projects under the redevelopment programme of Tsuen Wan so as to implement them in an orderly manner; and
- (7) the utilisation rates of the Auditorium and Cultural Activities Hall of Tsuen Wan Town Hall constantly reached 100%. In this connection, a Member suggested that apart from expanding the capacities of the said facilities during redevelopment, the authorities should also consider constructing one more Auditorium or Cultural Activities Hall.

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

- (1) the URA was conducting the Study. The lot on which Tsuen Wan Law Courts Building, Tsuen Wan Town Hall and the adjoining Plaza were located also fell within the core area of the Study. The PlanD would review the results of the Study in parallel with the views from Members. The DPC could write to the URA to give views on redeveloping the lot concerned; and
- (2) the sites of Tsuen Wan Law Courts Building and Tsuen Wan Town Hall were “Government, Institution or Community” sites, whereas the Plaza was located on an “Open Space” site. The planning could be conducted in line with Members’ suggestions. Also, the PlanD could adjust the height limit to cater for the development needs.

22. ES/TW1(DLO) of the LandsD responded that the URA was conducting the Study. The LandsD would, where appropriate, carry out its work on land administration in tandem with the redevelopment as far as possible.

23. The Chairman asked the Secretariat to convey Members’ views to the URA for its consideration.

#### VI Adjournment of Meeting

24. The Chairman reminded Members that the next meeting was scheduled for 16 December 2024 (Monday) and the deadline for submission of papers was 29 November 2024 (Friday).

Tsuen Wan District Council Secretariat  
29 November 2024