

(Translation)

Minutes of the 6<sup>th</sup> Meeting of  
Development and Planning Committee (5/24-25)

Date: 16 December 2024

Time: 4:30 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  
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 KO Ping-yin, Koby	Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department

Tsuen Wan District Council Secretariat Representatives:

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

I        Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 6<sup>th</sup> meeting of the Development and Planning Committee.

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 5<sup>th</sup> Meeting held on 7.11.2024

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

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

IV       Item 3: Planning Applications (as at 29.11.2024)

(TWDC DPC Paper No. 9/24-25)

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 29 November 2024.

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

- (1) a Member relayed some residents' concern over Planning Application No. A/TWW/131. They were especially concerned about the impacts brought about by the addition of one storey on the surroundings and the structural safety of the slope; and

- (2) a Member said that the captioned paper stated the proposal for setting up five parking spaces under Planning Application No. A/TWW/131. The site concerned was a sloped lot without any link road. The Member thus enquired about the specific arrangements for constructing the parking spaces and a link road.

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

- (1) regarding Planning Application No. A/TWW/131, the applicant preliminarily planned to redevelop the existing two-storey building and access (a staircase) within the site under application into a three-storey building with a car park and a connecting vehicular access with a car elevator; and
- (2) under the aforesaid application, the applicant proposed increasing the maximum plot ratio from 0.4 to no more than 0.75. According to the requirements of the approved Tsuen Wan West Outline Zoning Plan (OZP), the applicant was required to prove that noise generated at Castle Peak Road would have no impact on the proposed development. The proposed height of the building (which had three storeys including a car park) complied with restriction of the lot concerned set out in the approved OZP.

V Item 4: Proposal for Reviewing the Land Resources Available for Development in Tsuen Wan District and Using the Idle Land near the Swimming Pool on Shing Mun Road for Community Service Purpose  
(TWDC DPC Paper No. 10/24-25)

10. The Chairman stated that Mr CHU Tak-wing and Mr KOO Yeung-pong 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).

11. Mr CHU Tak-wing and Mr KOO Yeung-pong introduced the paper.

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

- (1) a Member said that the demand for community services rose alongside the growing population of Tsuen Wan district. Hence, the Member recommended reviewing land available for development or idle land in the district, e.g. the idle government site near the swimming pool on Shing Mun Road;
- (2) a Member requested the LandsD to provide a list on idle land in the district (including vacant government sites open for application by

non-governmental organisations (NGOs) and those undisclosed) for Members' reference and discussion; and

- (3) a Member pointed out that Tsuen Wan Raw Water Pumping Station Staff Quarters (the "Staff Quarters") had remained vacant for years. The Member suggested that the Staff Quarters should be redeveloped into transitional housing in order to meet the housing needs of the grassroots.

13. STP/TW of the PlanD said that the site mentioned by the Member was zoned as an "Open Space" in the approved Tsuen Wan Outline Zoning Plan. The PlanD would conduct planning work in tandem with the future planned use of the site. If the use under application was a temporary use (i.e. expected to last less than five years), it was not required to conform to the zoned use of the site.

14. ES/TW1(DLO) of the LandsD responded as follows:

- (1) the LandsD had previously received an application from the Taxi Drivers & Operators Association (TDOA) for using the site concerned for storage purposes. The LandsD had not received any objection during the district consultation, and was processing the application; and
- (2) after the meeting, he and his colleagues would study the feasibility of furnishing Members with the information on idle land in the district.

(Post-meeting note: The information on vacant government sites currently available for community, institutional or non-profit making purposes had been uploaded to the GeoInfo Map webpage of the Government (if applicable). Members could refer to the said information as references.)

15. Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office (TWDO) said that regarding the Member's enquiry on the use of the currently vacant Staff Quarters, the TWDO would approach the department concerned to learn more about the matter after the meeting.

(Post-meeting note: The Staff Quarters were government property let out by the Government Property Agency (GPA) according to the Socially Caring Leasing Arrangements (the "Arrangements"), and were vacant for the time being. The GPA would give priority to leasing appropriate premises to NGOs and social enterprises with policy support pursuant to the Arrangements.)

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

- (1) a Member enquired about the eligibility of organisations for applying for renting idle government sites, and whether certain organisations were given priority to applying for renting idle government sites. If an organisation made a proposal which could further benefit the general public, the Member enquired whether the organisation could still submit

an application at present; and

- (2) regarding the application concerned which was under scrutiny by the LandsD, a Member enquired about the applicant's plan to handle the buildings on the lot, and whether the applicant would carry out land or slope formation works.

17. ES/TW1(DLO) of the LandsD responded as follows:

- (1) when processing applications for renting idle government sites, the LandsD would consider a combination of factors (including the use and period under application); and
- (2) the LandsD was vetting the application from the TDOA. The TDOA had also applied for using the buildings (if applicable) on the lot concerned.

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

VI Adjournment of Meeting

19. The Chairman reminded Members that the next meeting was scheduled for 17 February 2025 (Thursday) and the deadline for submission of papers was 28 January 2025 (Tuesday).

Tsuen Wan District Council Secretariat

17 January 2025