

(Translation)

Minutes of the 7th Meeting of
Development and Planning Committee (6/24-25)

Date: 17 February 2025

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

In Attendance:

For discussion of Item 4

Ms NG Kam-yim	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning) 32, Leisure and Cultural Services Department
Mr LO Sai-cheong	Senior Engineer/Mainland South 2, Drainage Services Department
Mr WONG Chak-man	Engineer/Tsuen Kwai 1, Drainage Services Department
Mr WONG Hei-long, Ken	District Engineer/Tsuen Wan, Highways Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 7th meeting of the Development and Planning Committee.

2. The Chairman stated that no Member had applied for absence from this 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 6th Meeting held on 16.12.2024

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 28.1.2025)

(TWDC DPC Paper No. 11/24-25)

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 28 January 2025.

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

- (1) a Member was concerned about the traffic impact of the development of a residential care home for the elderly under Planning Application No. A/TW/538. As this planning application would shortly be vetted by the TPB, the Member enquired whether the applicant had put forth traffic improvement measures to dispel residents' concerns over potential impacts of the development on local traffic; and
- (2) regarding Planning Application No. A/TW/538, a Member proposed using the road in the east of the application site which led to the car park as an exit/entrance.

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

- (1) as the applicant was required to submit further information on traffic issues, the TPB had postponed the vetting of Planning Application No. A/TW/538 accordingly. Based on the comments of the Transport Department (TD), the traffic improvement measures preliminarily met the requirements of the TD. The meeting for vetting this planning application would be held at the end of February 2025; and
- (2) the applicant of Planning Application No. A/TW/538 had proposed using the road in the east of the application site which led to the car park as an exit/entrance. This road also joined Lo Wai Road. However, it was a relatively long road with quite a number of bends. Hence, the current proposal recommended using the road in the northeast of the application site as an exit/entrance instead.

(Post-meeting note: Planning Application No. A/TW/538 was approved with conditions by the TPB on 28 March 2025.)

V Item 4: Modification of the Drainage Channels near Chiu Tam Path to Provide More Community Facilities

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

10. The Chairman stated that Mr CHAN Chun-chung, Ms CHAN Shun-shun, Ms WAH Mei-ling and Mr WONG Kai-chun submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr KO Ping-yin, Koby, Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing) (ES/TW1(DLO)), Lands

- Department (LandsD);
- (2) Mr LO Sai-cheong, Senior Engineer/Mainland South 2 (SE/MS2), Drainage Services Department (DSD);
 - (3) Mr WONG Chak-man, Engineer/Tsuen Kwai 1, DSD;
 - (4) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), Leisure and Cultural Services Department (LCSD);
 - (5) Ms LAW Lai-chun, Gladys, Senior Executive Officer (Planning) 32, LCSD; and
 - (6) Mr WONG Hei-long, Ken, District Engineer/Tsuen Wan (DE/TW), Highways Department (HyD).

Besides, the written replies of the HyD and Water Supplies Department were tabled at the meeting.

11. Mr CHAN Chun-chung, Ms CHAN Shun-shun, Ms WAH Mei-ling and Mr WONG Kai-chun introduced the paper.

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

- (1) a Member opined that apart from its proximity to the residential premises and public facilities, Chiu Tam Path offered a serene environment. After the commissioning of the Tsuen Wan Drainage Tunnel, the storm-water drains at Chiu Tam Path currently played an insignificant role in carrying away storm water. Moreover, a railway station of the Central Rail Link under planning might be set up in Tsuen King Circuit. Also, the continuous population growth of Tsuen Wan would contribute to a greater demand for community facilities from residents. The Member thus proposed the addition of community facilities at Chiu Tam Path by drawing reference from the conversion of a nullah into a culvert in Sha Tin and the enhancement works of Hangang Park in Korea. The Member offered suggestions, including the expansion of the basketball court and addition of motorcycle parking spaces, which aimed at enhancing residents' quality of life; and
- (2) a Member proposed transforming the drainage channels at Chiu Tam Path to provide water-friendly facilities and activity space. The Member held that this could be achieved by working in tandem with the "Blue-Green Drainage Infrastructure" concept and drawing reference from the enhancement works of Hangang Park in Korea.

13. ES/TW1(DLO) of the LandsD responded that the lot concerned was currently a drainage reserve. The LandsD should consult the relevant works departments about the feasibility of the aforesaid proposal. The LandsD would, where technically practicable, carry out its work on land administration in tandem as far as possible.

14. SE/MS2 of the DSD responded as follows:
- (1) the Members' proposal aligned with the DSD's "Blue-Green Drainage Infrastructure" concept. The DSD had successfully transformed or beautified a number of nullahs in the past, e.g. Kai Tak River, Jordan Valley Channel and Tsui Ping River. It had also provided more sitting-out and water-friendly facilities for the use of the public under these works projects; and
 - (2) for the time being, the storm-water drains at Chiu Tam Path mainly served to collect overflow from the inlet of the Tsuen Wan Drainage Tunnel and storm water from catchment areas nearby. If the works project was incepted, the DSD would refine the works design by re-examining the usage of the storm-water drains, drawing reference from success stories in the past and soliciting views from various parties.
15. DLM(TW) of the LCSD indicated that the LCSD had set up Chiu Tam Path Garden at the location concerned. Basic facilities were readily available in the garden, including arbours, park benches and three sets of fitness equipment for the elderly. She welcomed Members' views on these facilities.
16. DE/TW of the HyD stated that the Central Rail Link was still at the early planning stage. The HyD had nothing to add to the Members' proposed improvements to Chiu Tam Path.
17. The Chairman asked the departments to note Members' views.

VI Adjournment of Meeting

18. The Chairman reminded Members that the next meeting was scheduled for 24 April 2025 (Thursday) and the deadline for submission of papers was 7 April 2025 (Monday).

Tsuen Wan District Council Secretariat
7 April 2025