

(Translation)

Minutes of the 8th Meeting of
Development and Planning Committee (1/25-26)

Date: 24 April 2025

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
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 AU Ka-shing, Billy, JP	District Officer (Tsuen Wan), Tsuen Wan District Office
Mr KWAN Chun-kit, Eric	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr HO Kwok-yan, Philip	Senior Liaison Officer (2), Tsuen Wan District Office
Ms LAM Hang-ling, Sara	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr HAO Zhipeng, Robin	Engineer/37 (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 (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 3

Ms Carol HUI	General Manager (Business Strategy), Urban Renewal Authority
Mr Julian WONG	Senior Manager (Business Strategy), Urban Renewal Authority
Ms Lily CHAN	Senior Manager (Business Strategy), Urban Renewal Authority
Mr Stanley LAW	Senior Manager (Community Development), Urban Renewal Authority
Mr David FOK	Director, KTA Planning Limited

For discussion of Item 5

Mr CHEN Wai-kuen	Chief Land Executive (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
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I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 8th meeting of the Development and Planning Committee (DPC).

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.

II Item 1: Confirmation of Minutes of the 7th Meeting held on 17.2.2025

4. 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

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

IV Item 3: Report on the Progress of the Tsuen Wan District Study of the Urban Renewal Authority

(TWDC DPC Paper No. 1/25-26)

6. The Chairman stated that the Urban Renewal Authority (URA) submitted the paper. The representatives from the URA and consultancy attending the meeting were:

- (1) Ms Carol HUI, General Manager (Business Strategy) (GM(BS)), URA;
- (2) Ms Lily CHAN, Senior Manager (Business Strategy), URA;
- (3) Mr Julian WONG, Senior Manager (Business Strategy), URA;
- (4) Mr Stanley LAW, Senior Manager (Community Development), URA;
and
- (5) Mr David FOK, Director, KTA Planning Limited (the “Consultant”).

7. The representatives from the URA and Consultant reported on the progress of the Tsuen Wan District Study (the “Study”).

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

- (1) a Member suggested that besides taking forth the redevelopment programme, the Government should proactively invite private developers to participate in the programme. This approach could expand the redevelopment area and prevent the programme from turning into patchy improvement works. The Member held that the proposal for increasing the plot ratios of redevelopment areas (especially the core zone) could act as a key incentive for developers to take part in the programme. The Member enquired about the proposal in specific detail, and enquired whether the Tsuen Wan District Council could serve as a facilitator in this regard;
- (2) a Member pointed out that the proposal for increasing plot ratios could increase the attractiveness of redevelopment projects to private developers. It could also expand public spaces to provide more community ancillary facilities such as students’ study rooms and social centres for the elderly;
- (3) a Member agreed that transport infrastructure was a crucial factor restricting plot ratios. The Member emphasised that it was vital to adopt the “large-scale land disposal” approach in order to enhance

transport infrastructure and thereby increase plot ratios. The Member suggested drawing reference from the experience of constructing GO PARK Sai Sha. Developers might be allowed to transform commercial spaces on the ground floor into public areas in exchange for additional building heights and plot ratios. This approach could also achieve planning goals such as connecting footbridges with domestic shops on streets and meet the “single site, multiple use” target;

- (4) a Member emphasised that the redevelopment programme should attach importance to the conservation of special domestic shops on streets. Besides, the Member was concerned about the level of rents upon redevelopment. The Member also suggested that the Government should establish a mechanism for setting rents at a reasonable level, ensuring the sustainability and competitiveness of the existing business ecosystems;
- (5) as the time-frame for completing the redevelopment programme was relatively long, a Member enquired whether the Study would cover the impact assessments of long-term major transport infrastructure (e.g. the proposed Central Rail Link);
- (6) a Member enquired about the expected completion date of the Master Renewal Concept Plan (the “Plan”), and enquired whether the Plan would include a complete schedule for works implementation;
- (7) a Member pointed out that the property market was sluggish at the moment. Hence, the Member proposed adopting measures such as offering a concessionary premium and simplifying the procedures for acquiring old buildings in order to attract developers to join the redevelopment programme;
- (8) a Member enquired whether new technologies would be taken into account in the Study. For example, data centres should be set up to meet the demand for computing power facilities from the artificial intelligence industry; and
- (9) a Member pointed out the absence of a transformation proposal for Tsuen Wan Market in the report. The Member was concerned whether the views expressed during the early-stage consultation had not been fully considered.

9. GM(BS) of the URA responded as follows:

- (1) the URA was conducting the District Studies of Tsuen Wan and Sham Shui Po, and had previously completed the District Study for Yau Ma Tei and Mong Kok. These studies adopted the “planning-led” approach and took into account a range of urban renewal recommendations and strategies (e.g. redevelopment and rehabilitation) to formulate Master Renewal Concept Plans for the areas under study. The studies aimed at facilitating various stakeholders, including the

Government, URA, private developers and owners, to take part in the urban renewal work;

- (2) the Plan would recommend the adoption of a multi-pronged approach to consolidate construction sites, thereby creating a bigger redevelopment area to offer more open spaces and provide community ancillary facilities. On the other hand, private developers often encountered greater difficulties in consolidating ownership within a large area. The Study would therefore propose making amendments to the existing Outline Zoning Plan to properly increase plot ratios and ease planning restrictions, facilitating private developers to carry out redevelopment works at individual works sites;
- (3) the Review on Development Capacity and Infrastructure was a themed research study covering a range of infrastructure categories (including roads, railway, sewage, drainage services and water supply) which had a significant impact on the development capacity of Tsuen Wan district. The research study had been conducted for three planning periods (i.e. short-, medium- and long-term periods at ten-year intervals). As the Study had a relatively long planning span, it would cover the Government's projects under study and planning (e.g. the Central Rail Link and the development of Northern Metropolis). The Study found that roads were the key infrastructure affecting the development capacity of Tsuen Wan in the long run;
- (4) as plot ratios could only increase to a limited extent, the Study recommended prioritising the allocation of development capacity to old areas in need of redevelopment and sites with development potential in a targeted manner. Apart from facilitating the adoption of the "large-scale land disposal" approach, this recommendation could also offer an incentive to the private market to participate in the redevelopment programme. Moreover, a specific proposal for increasing plot ratios could only be finalised upon the completion of technical assessments;
- (5) the research team had noticed the gradual emergence of data centres in Tsuen Wan East Industrial Area and Chai Wan Kok Industrial Area, which showed that the two industrial areas were under transformation. The Study recommended the relaxation of the planning restrictions on the land uses of both industrial areas. For example, the building height restrictions might be eased to align with the development of the industry. Besides, the sites of industrial buildings along Wang Wo Tsai Street had been zoned as Comprehensive Development Areas, on which quite a number of restrictions had been imposed. The suitable relaxation of such restrictions and increases in the plot ratios were recommended with a view to speeding up the transformation of those industrial buildings;

- (6) regarding the arrangements for the three markets in Tsuen Wan district, the URA had been maintaining communication with the Food and Environmental Hygiene Department (FEHD). According to the district-based surveys, Yeung Uk Road Market was the most popular market in the district. It played an important role in driving local economic activities. The in-situ redevelopment of Yeung Uk Road Market was therefore recommended. The URA would continue to co-ordinate the short-, medium- and long-term arrangements with the FEHD. The URA had discussed the arrangements for the remaining two markets with the FEHD, having regard to the utilisation of existing facilities and the future development needs. It proposed that both markets should properly be consolidated or fresh planning should be conducted in the future;
 - (7) regarding the Member's views on market transformation, a number of similar recommendations (including the introduction of new elements into markets and adoption of a new operating mode in the future) had previously been made at the workshops. For instance, special services such as cooking services should be provided. These recommendations might be incorporated into the nodes for development. The proposals concerned would be included in the Plan;
 - (8) the URA had been conducting technical assessments for various planning proposals. Upon completion, it would submit the Plan to the Government within 2025. The Government would then determine whether the recommendations set out in the Plan should wholly or partially be adopted. A definite schedule for works implementation was unavailable for the time being; and
 - (9) the URA noted the Member's concern on the level of rents of domestic shops on streets upon redevelopment. The specific implementation arrangements should be discussed upon the completion of the Study and the submission of the Study to the Government. If the URA would lead the redevelopment project concerned in the future, it would make arrangements and provide assistance for the affected merchants according to the prevailing mechanism.
10. The further views and enquiries of Members were summarised as follows:
- (1) considering that domestic shops on streets were mainly located in grassroots communities, a Member strongly recommended that the redevelopment project concerned should be led by the URA. This could ensure that the existing merchants could move back to their original communities upon redevelopment and maintain the business ecosystems there;
 - (2) a Member enquired about the project of extending the footbridge at Shing Mun Valley Park proposed under the Study and the specific

- details of the Transfer of Plot Ratio (TPR) mechanism;
- (3) a Member opined that Fuk Loi Estate in the core zone in Tsuen Wan warranted redevelopment because it was an old public rental housing (PRH) estate with ageing problems. The Member pointed out that the redevelopment programme should place emphasis on the local rehousing of residents, and proposed giving priority consideration to using sites surrounding Heung Che Street Market or Tsuen Wan Assessment Centre of the Hong Kong Examinations and Assessment Authority (HKEAA). As Moon Lok Dai Ha in the vicinity should also be redeveloped, the Member suggested drawing reference from the case of Lok Man Sun Chuen in To Kwa Wan. Through the land exchange between the Hong Kong Housing Society (HKHS) and Housing Department (HD), the site of Moon Lok Dai Ha might be recovered for the redevelopment of Fuk Loi Estate first and that of Fuk Loi Estate might be handed over to the HKHS to develop public housing. This proposal could therefore boost the supply of public housing in the district;
 - (4) a Member requested the URA to give concrete views on the sites with development potential in the mid-level community of Tsuen Wan. The Member also recommended the addition of community facilities in Tsuen King Circuit with a view to relieving the pressure on public services in the core zone;
 - (5) a Member proposed that the URA should formulate a more definite schedule for the redevelopment programme, thereby facilitating owners to arrange building repairs;
 - (6) a Member suggested that priority should be given to the implementation of redevelopment projects on sites of government facilities, including Tsuen Wan Town Hall, Tsuen Wan Law Courts Building, Sha Tsui Road Playground, Lady Trench Polyclinic and Tsuen Wan Multi-storey Carpark Building. As the question of compensation would not arise, the Member held that it would be easier to implement these redevelopment projects;
 - (7) a Member proposed that the URA should give priority consideration to the feasibility of redevelopment projects and determine the order of implementation of these projects. The URA should also focus on exploring viable options for relaxing the restrictions on Comprehensive Development Areas;
 - (8) a Member pointed out that the utilisation rates of Lady Trench Polyclinic and Yan Chai Hospital almost reached 100%. The Member proposed that the URA should fully consider the demand for healthcare facilities arising from the population growth in the planning; and
 - (9) a Member observed that while the attractiveness of traditional markets had waned in general, the unique vibrancy of Yeung Uk Road Market

remained unchanged. The in-situ redevelopment of Yeung Uk Road Market would necessitate the establishment of a temporary market, leading to a waste of resources. Hence, the Member proposed consolidating the resources of Heung Che Street Market and Tsuen Wan Market to build a new integrated market near Yeung Uk Road Market. Special services such as cooking services should also be introduced to enhance the competitiveness.

11. GM(BS) of the URA responded as follows:
- (1) the URA noted Members' suggestions on the redevelopment project involving domestic shops on streets. As the Study was still underway, the URA should revisit the suggestions during the implementation of the Plan;
 - (2) the TPR mechanism allowed the transfer of the plot ratio of a "sending site" to a suitable "receiving site". This practice could better unleash the development potential of land and enable the rezoning of the "sending site" (e.g. changing its land use to open space). Taking Tsuen Wan district as an example, the TPR mechanism could increase the supply of open spaces in the old areas, improve the quality of open spaces, and better integrate open spaces with surrounding sites;
 - (3) the Study recommended the adoption of the "single site, multiple use" approach to make good use of government sites which had a single land use for the time being (e.g. the sites of sports centres and the HKEAA's facilities). According to the findings of the Study, the government sites around Wai Tsuen Road might serve as sites with development potential and "receiving sites". The transfer of plot ratios of other works sites to these sites might help promote the renewal of the old areas. This practice could also enhance the connection between the old areas and Shing Mun Valley Park through the addition of suitable pedestrian facilities;
 - (4) the URA had all along been working and maintaining liaison with the HD and HKHS during the formulation of the Plan. Given the small plot ratios of the sites of the two PRH estates concerned, a portion of the development capacity had appropriately been set aside under the Study in the planning stage so that technical assessments could be conducted in due course. Besides, the redevelopment of both PRH estates should be conducted according to the schedules of the HKHS and HD, and the medium- and long-term planning might also be involved. In view of these factors, the Study would recommend offering flexibility in the Plan. Moreover, the URA noted the Member's proposal for drawing reference from the redevelopment arrangements of Lok Man Sun Chuen in To Kwa Wan;
 - (5) the research team had all along been having discussions with

- government departments. In order to meet the needs of the community, the research team had also recommended the provision of community facilities corresponding to the projected population growth in the district. These recommendations included the provision of more community facilities in the mid-level community in Tsuen King Circuit;
- (6) regarding the proposal for according priority to the redevelopment of sites of government facilities (especially those around the town centre), the research team would take into account this proposal under the “single site, multiple use” principle. It would also include the proposal in the Plan which would be submitted to the Government for its consideration;
 - (7) the URA noted that Members looked forward to the URA’s formulation of a definite schedule. As mentioned above, upon completing the technical assessments, the URA would submit the Plan to the Government for its consideration;
 - (8) the URA emphasised that the promotion of large-scale urban renewal work could not only rely on the Government or URA. Instead, it required the concerted efforts of various stakeholders, especially the power of the private market. Besides increasing plot ratios, it was equally important to relax development restrictions and provide more planning flexibility. The URA would continue to discuss and study the redevelopment programme with the government departments concerned, creating more favourable conditions to attract private developers to take part in the redevelopment programme; and
 - (9) the URA would give due consideration to the market needs in the future and make recommendations for the transformation or consolidation of markets. Regarding the proposal for redeveloping Yeung Uk Road Market in situ, the research team would refer to Members’ views and discuss the proposal with the government departments concerned having regard to a combination of short-, medium- and long-term factors.

V Item 4: Planning Applications (as at 7.4.2025)

(TWDC DPC Paper No. 2/25-26)

12. 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 7 April 2025.

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

- (1) a Member said that the applicant of Planning Application No. A/I-MWI/48 proposed the establishment of a water sports centre. The Member pointed out that during the landfall of typhoons, more than one hundred fishing vessels of fishermen of Ma Wan Village would be

berthed at a typhoon shelter within the area under application. The Member was worried that the said proposal would affect fishermen of Ma Wan Village using the typhoon shelter;

- (2) a Member conveyed nearby residents' concerns over Planning Application No. A/TWW/131. The residents were concerned about the safety of the proposed car elevator. Besides, as the lot lay on a raised terrain, they were worried that the planning application might have a negative impact on the drainage system in the vicinity; and
- (3) a Member said that Planning Application No. A/TW/545 was not included in the captioned paper, and enquired whether the PlanD would consult the DPC on this planning application.

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

- (1) while the typhoon shelter was located within the lot under application, Planning Application No. A/I-MWI/48 would only involve the change of use of certain village houses in Ma Wan Village. Hence, it would have no impact on fishermen using the typhoon shelter;
- (2) regarding Planning Application No. A/TWW/131, the location under application was on a hillside and occupants could only access it using a staircase at the moment. As the occupants were elders and it was difficult for them to use the stairs, they applied for installing a car elevator. The Transport Department had vetted the planning application and had not raised any traffic safety issue. Also, the applicant had submitted information on drainage matters. The Drainage Services Department had not raised any drainage issue so far; and
- (3) Planning Application No. A/TW/545 was not included in the captioned paper because the applicant had submitted it after 7 April 2025. As the consultation of this planning application was still underway, residents could express their views via the TPB's website.

(Post-meeting note: Planning Application No. A/TW/545 was withdrawn by the applicant.)

VI Item 5: Matters Relating to the Planning of Village Environs in Ma Wan
(TWDC DPC Paper No. 3/25-26)

15. The Chairman stated that Mr CHAN Sung-ip submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Ms LAM Hang-ling, Sara, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department (LandsD);
- (2) Mr CHEN Wai-kuen, Chief Land Executive (District Lands Office, Tsuen Wan and Kwai Tsing) (CLE(DLO)), LandsD; and

(3) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD.

16. Mr CHAN Sung-ip introduced the paper.

17. A Member said that a vacant site in the north of Ma Wan Village had served as a school and a temporary office of a developer in the past. As the site had remained idle for long, the Member enquired about its planning use at the moment.

18. STP/TW of the PlanD responded that according to the Ma Wan Outline Zoning Plan, the lot concerned was mainly zoned as a Village Type Development zone and part of it fell within a Green Belt. If the proposed New Territories exempted houses/small houses fell entirely within the Village Type Development zone, it was not necessary to apply for planning permission. On the other hand, it would be rather difficult to gain approval for applications for constructing small houses within the Green Belt.

19. CLE(DLO) of the LandsD responded that if Ma Wan indigenous villagers applied for constructing small houses within the Village Type Development zone and the applications aligned with the planning intention, the LandsD would work in tandem and process the applications according to the existing applicable guidelines.

VII Adjournment of Meeting

20. The Chairman reminded Members that the next meeting was scheduled for 26 June 2025 (Thursday) and the deadline for submission of papers was 11 June 2025 (Wednesday).

Tsuen Wan District Council Secretariat

2 June 2025