

(Translation)

Minutes of the 9th Meeting of
Development and Planning Committee (2/25-26)

Date: 26 June 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 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 WONG Chak-man	Engineer/Tsuen Kwai 1, 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	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 4

Mr LAU Chi-yuen, Spencer Senior Estate Surveyor/Tsuen Wan (District Lands Office,
Tsuen Wan and Kwai Tsing), Lands Department
Ms NGAI Wai-ling Senior Land Executive/Land Enforcement 3 (District
Lands Office, Tsuen Wan and Kwai Tsing), Lands
Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 9th 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 8th Meeting held on 24.4.2025

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 11.6.2025)
(TWDC DPC Paper No. 4/25-26)

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 11 June 2025.

8. A Member was concerned about the traffic issue of Planning Application No. Y/TW/18, and enquired about the vetting progress of the planning application.

9. STP/TW of the PlanD responded that the Hong Kong Housing Society (HKHS) would also construct residential units under a Starter Homes for Hong Kong Residents project at Po Fung Road and undertake the widening of part of Po Fung Road. The Transport Department was coordinating the accessibility of the construction site with the HKHS and the applicant of Planning Application No. Y/TW/18.

V Item 4: Exploring the Effective Use of the Idle Government Land on Castle Peak Road – Tsuen Wan (beside Fou Wah Centre) to Bring Vibrancy and Cohesion to the Community
(TWDC DPC Paper No. 5/25-26)

10. The Chairman stated that Mr KOO Yeung-pong, Mr CHOW Sum-ming, Mr TSANG Tai, Mr CHAN Chun-chung, Mr WONG Kai-chun, Mr NG Chun-yu and Mr CHAN Hiu-chun submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD;
- (2) Mr LAU Chi-yuen, Spencer, Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department (LandsD);
- (3) Mr KO Ping-yin, Koby, Estate Surveyor/Tsuen Wan 1 (District Lands Office, Tsuen Wan and Kwai Tsing), LandsD; and
- (4) Ms NGAI Wai-ling, Senior Land Executive/Land Enforcement 3 (District Lands Office, Tsuen Wan and Kwai Tsing) (SLE/LE3(DLO)), LandsD.

11. Mr KOO Yeung-pong introduced the paper.

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

- (1) a Member was concerned about the current status of the government land and the department responsible for managing the land. To follow up on the captioned matter, the Member also enquired of the departments on the past uses, planning restrictions, as well as the details of the short- and long-term development plans of the land;

- (2) a Member proposed conducting long-term planning for the government land. For example, it might be used to hold regular weekend bazaars or commercial activities. The Member also hoped that the LandsD would allocate the land for temporary uses with a view to benefitting the public and boosting the economy; and
- (3) a Member suggested that before conducting long-term planning for the government land, a temporary car park should be set up on the land in the short and medium term. The Member was also concerned whether any commercial organisation was interested in the land.

13. STP/TW of the PlanD stated that the land concerned was zoned as a “Commercial” site in the outline zoning plan. The maximum plot ratio was 9.5 and the building height restriction was 110 metres above Principal Datum. Temporary uses not exceeding a period of five years were always permitted. The PlanD had received no enquiries on using the land from organisations so far.

14. SLE/LE3(DLO) of the LandsD stated that the land concerned was under the management of the LandsD. The part enclosed by wire mesh covered an area of around 250 square metres. Where necessary, the land could act as a temporary car park during events.

15. Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office (TWDO) said the TWDO understood that Members looked forward to making good use of the idle government land concerned to unleash the development potential of the community, promote activities which benefited the public, and boost the local economy. The location concerned was overgrown with weeds and enclosed by wire mesh for the time being. Hence, the TWDO would coordinate with the departments concerned to conduct a study on the feasibility of carrying out simple works to convert the land into a venue for temporary events.

16. The further views and enquiries of Members were summarised as follows:
- (1) a Member proposed expanding the uses of the government land to develop it into a multi-purpose space. For example, organisations might use the land to organise bazaars and events, or the land might serve as a car park and storage space. This proposal could prevent the land from continuing to remain idle upon the completion of levelling works. The Member emphasised that the authorities should plan the land use first and then allocate resources, thereby enhancing the efficiency; and
 - (2) a Member pointed out that a road section near a lift and bus stops at Sai Lau Kok Garden had a heavy pedestrian flow. Many passengers and tourists with baggage would travel past the said location. Hence, the Member suggested that in the short term, this road section should be

widened and the existing planters should be relocated backward to ease the traffic flow.

17. SLE/LE3(DLO) of the LandsD indicated that the planters concerned were under the management of the Leisure and Cultural Services Department.

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 28 August 2025 (Thursday) and the deadline for submission of papers was 13 August 2025 (Wednesday).

Tsuen Wan District Council Secretariat

28 July 2025