

## **Summary of the Minutes of the 4<sup>th</sup> Meeting of the Tsuen Wan District Council**

The 4<sup>th</sup> Meeting of the Tsuen Wan District Council (TWDC) was held on 29 May 2012. The major issues discussed were summarised as follows:

### **Visit of Director of Fire Services to Tsuen Wan District Council**

2. The Director of Fire Services briefed Members on the work of the Fire Services Department (FSD) and its efforts in service and effectiveness enhancement. Members put forth various enquiries and recommendations concerning release of fire information, high angle rescue, fire facilities at squatter area in Sham Tseng, noise nuisance by alarm broadcast of Tsuen Wan Fire Station, implementation details of the Fire Safety (Buildings) Ordinance and the FSD's support to owners of old buildings in complying with regulations under the Ordinance, cooperation mechanism between the FSD and Hong Kong Police Force in handling ad-hoc incidents, provision of ambulance for Ma Wan Fire Station, adequacy of the FSD's equipment in fighting fire in skyscrapers, publicity by Fire Safety Education Bus and Building Fire Safety Envoys, feasibility of integration of fire and ambulance services, review of monitoring of large outdoor LCD panel, etc. The Director of Fire Services responded to Members' concerns in detail. Members praised the FSD's efforts in safeguarding and protecting life and property of local citizens and promotion of fire safety messages in the district.

### **Proposed Designation of the Country Park Enclave of Yuen Tun as Part of Tai Lam Country Park**

3. The Environmental Protection Department and Agriculture, Fisheries and Conservation Department (AFCD) sought Members' views on the captioned proposal. Members raised concerns over impact of the proposal, how the Civil Aid Services to publicize and open the site for public access, whether to list the zone as conservation site and consultation with indigenous villagers of Yuen Tun Village and Tsing Lung Tau Village. A Member expressed discontent with government departments' failure in consulting affected villagers, Tsuen Wan Rural Committee (TWRC) and Heung Yee Kuk about the proposal. The Vice Chairman promised to report the issue to the TWRC and welcomed relevant departments to explain the land use and merits of the proposal to villagers as and when necessary. The AFCD duly responded to Members concerns. The TWDC in principle supported the proposed designation of the country park enclave of Yuen Tun as part of Tai Lam Country Park and expected relevant departments to take heed of Members' views on strengthening district consultation.

### **The Planning Department Should Relax the Building Height Restrictions Amended in Item**

## **F6 of the Tsuen Wan Outline Zoning Plan No. S/TW/29 to Allow Land Owners of the Land Lease to Reserve Their Due Right of Development**

4. The Planning Department (PD) stated that it had an open mind on reconstruction proposal of religious organization and recommended the Chuen Yuen Church to submit representation on its reconstruction proposal to the Town Planning Board in accordance with the Town Planning Ordinance. Members in general supported the proposal of reconstructing Chuen Yuen Church. The PD and Lands Department further elaborated progress of the issue and relevant procedures. The motion “The Tsuen Wan District Council supports the Church of Christ in China Chuen Yuen Church to apply to the Town Planning Board for relaxation of height restriction for the church portion under Item F6 of the Tsuen Wan Outline Zoning Plan No. S/TW/29 in accordance with prescribed procedures” was unanimously endorsed.

## **Work Plan of the Independent Commission Against Corruption (ICAC) Regional Office (New Territories South West) 2012/13**

5. The ICAC introduced its work plan and major programmes including the anti-corruption activity coorganised with the Tsuen Wan District Office and TWDC in the district this year.

## **Request the Buildings Department to Temporarily Suspend the Implementation of the Demolition Order Against the Safety Fence of the Hong Kong Garden and Promptly Put Forth Practical Proposal to Protect Safety of Residents**

6. A Member reported that a practical proposal was made between landlords of the Hong Kong Garden and relevant government departments in resolving the captioned issue. Members expressed appreciation to the Buildings Department (BD) for offering professional advice and simplifying application procedures for constructing additional safety fence for flower beds of the Hong Kong Garden. Members further enquired details of the demolition and reconstruction arrangements and latest progress of the issue and urged relevant departments to provide clear guidelines, listen to residents’ views, assist them to resolve the problems as soon as practicable and suspend implementation of the demolition order. The BD elaborated the latest progress and arrangements and duly responded to Members’ concerns. The BD would not execute the demolition order during the appeal period as many landlords had lodged appeal with the Building Appeal Tribunal in accordance with the Buildings Ordinance.

## **Issue about Implementation of the Fire Safety (Buildings) Ordinance (Chapter 572)**

7. A Member enquired whether electricity wires and meter boxes of residential buildings should be enclosed as in commercial buildings and doubted its effectiveness. The FSD elaborated effectiveness of smoke door and fire hose reel system in case of fire and stated that it would adopt a

flexible and pragmatic approach in executing the Ordinance and each case would be considered individually. The BD explained the rationale behind the requirement of enclosing electricity wires and boxes and stated that enhancement of fire safety facilities would help strengthen protection against fire and smoke of main escape routes. Members further enquired compensation and maintenance responsibility for any damage of electricity meter boxes incurred during meter reading process and the effectiveness of installing fire hose reel in smoke lobby. The BD responded that electricity wires and meter boxes at escape staircase of new buildings should be enclosed in accordance with the Buildings Ordinance and the BD would exercise discretion and discuss resolution proposals with owners of old buildings. Members commented that the FSD might not understand actual situation of old buildings and difficulties in complying with the Ordinance and expected the FSD to suspend prosecution. The Chairman requested the FSD and BD to conduct a site inspection at old buildings in the district and assigned the Task Force on Environmental Pollution and Improvement under Environmental and Health Affairs Committee to follow up the issue. The FSD reiterated that it would consider whether owners had made any practical progress and had reasonable excuse in complying with the Ordinance before taking prosecution action.

Tsuen Wan District Council Secretariat

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