

(Translation)

Minutes of the 12th Meeting of
Community Building, Planning and Development Committee (4/17-18)

Date: 14 November 2017 (Tuesday)

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Members

Mr LAM Faat-kang, MH (Chairman)

Mr CHAN Chun-chung, Jones (Vice Chairman)

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr CHAN Sung-ip, MH

Mr WONG Ka-wa

Mr WONG Wai-kit

Mr KOT Siu-yuen

Mr CHOW Ping-tim

Mr CHENG Chit-pun

Mr LO Siu-kit, MH

Mr TAM Hoi-pong

Government Representatives

Miss FUNG Chi-wai, Katy

Senior Town Planner/Tsuen Wan, Planning
Department

Mr TSE Hing-chit

Administrative Assistant/Lands (District Lands
Office, Tsuen Wan and Kwai Tsing)

Mr LI Pui-sang

Contract Project Coordinator/2 (New Territories
West), Civil Engineering and Development
Department

Mr CHOW Chun-hun, Gary

Assistant District Officer (Tsuen Wan), Tsuen
Wan District Office

Miss TAI Tsz-yan, Angie

Executive Officer (Development), Tsuen Wan
District Office

Tsuen Wan District Council Secretariat Representatives

Miss LAM Siu-yung, Daisy

Senior Executive Officer (District Council),
Tsuen Wan District Office

Miss CHAN Hiu-yuen (Secretary)

Executive Assistant (District Council) 4, Tsuen
Wan District Office

Attendance by Invitation:

For discussion of item 2

Mr WONG Kee-kiu

Station Commander Tsuen Wan Fire Station,
Fire Services Department

Ms LUI Ka-wing	Assistant District Social Welfare Officer (Tsuen Wan and Kwai Tsing) 3, Social Welfare Department
Mr CHAN Kam-shing, Eddie	Senior Executive Officer (Planning) 7, Leisure and Cultural Services Department
Mr LEI Pak-kuan	Deputy District Leisure Manager (Tsuen Wan) District Support, Leisure and Cultural Services Department
Mr CHAN Kwok-hung	Chief Health Inspector 1, Food and Environmental Hygiene Department

Absent:

Members

Mr KOO Yeung-pong, MH
Mr MAN Yu-ming, MH

Co-opted Member

Mr HOU An-che

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 12th meeting of the Community Building, Planning and Development Committee (CBPDC) and introduced:

- (1) Miss FUNG Chi-wai, Katy, who replaced Mr KWONG Wang-ngai, Walter, to assume the post of Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan) of the Planning Department (PD);
- (2) Mr CHOW Chun-hun, Gary, who replaced Mr CHONG Kong-sang, Patrick, to assume the post of Assistant District Officer (Tsuen Wan) (ADO(TW)) of the Tsuen Wan District Office (TWDO); and
- (3) Miss TAI Tsz-yan, Angie, who replaced Mr LEE Shing-fai, Henry, to assume the post of Executive Officer (Development) of the TWDO.

2. The Chairman reminded Members that according to section 15(3) of the Tsuen Wan District Council Standing Orders (the “Standing Orders”), “in the course of a meeting of the Council, all persons attending or sitting in on the meeting at the place of the meeting shall switch off all devices which might emit sound and shall not use any telecommunications devices for conversation” in order to ensure the smooth progress of the meeting. He further reminded Members of section 28 of the Standing Orders that unless otherwise agreed by the Chairman, a Member might speak and make supplementary remarks once for each agenda item at the meeting. Each Member could speak up to three minutes each time.

II Item 1: Confirmation of Minutes of the Meeting held on 12.9.2017

3. The minutes of the previous meeting were unanimously confirmed by Members without amendment.

(Note: Mr TAM Hoi-pong joined the meeting at 2:37 p.m.)

III Item 2: Matters Arising from the Minutes of the Previous Meeting

(A) Paragraphs 4 to 10 of the Minutes of the Meeting held on 12 September 2017: “Request for the Departments Concerned to Seriously Follow up the Matters concerning the Operation of a Vehicle Repair Centre at the Basement of Kong Nam Industrial Building, Nos. 603-609, Castle Peak Road, Tsuen Wan”

4. The Chairman welcomed Mr WONG Kee-kiu, Station Commander Tsuen Wan Fire Station of the Fire Services Department (FSD) who specially joined the meeting. Besides, Miss FUNG Chi-wai, Katy, Sr Town Plnr/Tsuen Wan of the PD and Mr TSE Hing-chit, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (Adm Asst/Lands (DLO, TW and KwT)) of the District Lands Office (DLO) would give response to Members’ enquiries on behalf of the PD and DLO respectively. Moreover, the Transport Department (TD), PD and Hong Kong Police Force (HKPF) had submitted the written replies on the captioned matter prior to the meeting and the written reply of the Buildings Department (BD) was tabled at the meeting for Members’ perusal.

(Note: Mr CHOW Ping-tim left the meeting at 2:40 p.m.)

5. Sr Town Plnr/Tsuen Wan of of the PD said that as stated in the last meeting of the CBPDC, planning permission of the Town Planning Board (TPB) was required for operation of a vehicle repair centre at the lot concerned. According to the PD’s record, the operator of the relevant use had not obtained the aforesaid planning permission yet. The BD, Lands Department (Lands D) and other relevant licensing departments were mainly responsible for taking enforcement action against breaches of the land use zoning requirements in urban areas and new towns.

6. Adm Asst/Lands (DLO, TW and KwT) of the DLO said that the Lands D had issued a warning letter to the lot owner of the premises concerned pursuant to the land lease terms, requiring such owner to rectify the irregularities of breaching lease conditions within a specified period.

7. Station Commander Tsuen Wan Fire Station of the FSD said that officers of the FSD had inspected the site and found that the parking of vehicles at the location concerned would not cause obstruction to the access of emergency vehicles.

8. Mr WONG Wai-kit enquired how the DLO would handle the breaches of lease conditions.

9. Adm Asst/Lands (DLO, TW and KwT) of the DLO said that according to the existing policy of the Government, the DLO would not take any lease enforcement actions related to property title against the breach of lease conditions, that is, operation of a vehicle repair centre in the aforesaid premises. As the above case involved in using the land for office and customer service centre, the DLO would issue a warning letter to the lot owner concerned, requiring such owner to rectify the lease breaches by the deadline. If the lot owner did not make rectification by the deadline, the DLO might register the warning letter at the Land Registry, commonly known as “imposing an encumbrance”.

10. Mr WONG Wai-kit requested the DLO to provide information on the follow-up and suggested that the item should not be discussed further under the matter arising from the minutes of the previous meeting. He thanked the HKPF for its assistance in this matter and hoped that the HKPF would continue to monitor the traffic situation at the site concerned.

11. The Chairman said that a progress was obviously made for this item. He suggested that the DLO should follow up the specific matters with the district councillor of the constituency concerned directly and that the CBPDC should not have further discussion on the item. He also thanked the HKPF for handling the case proactively, so that the situation was improved.

(Post-meeting note: The Secretariat had distributed the information submitted by the Lands D to Members on 19 December 2017.)

(B) Paragraphs 11 to 34 of the Minutes of the Meeting held on 12 September 2017: “Request for the Government to Study the Feasibility on the Development of the Site of the Former Tsuen Wan Magistrates’ Courts”

12. The Chairman welcomed the representatives of government departments who specially joined the meeting, including:

- (1) Ms LUI Ka-wing, Assistant District Social Welfare Officer (Tsuen Wan and Kwai Tsing) 3 (Asst Dist Social Welfare Offr(TW/KwT)3) of the Social Welfare Department (SWD);
- (2) Mr CHAN Kam-shing, Eddie, Senior Executive Officer (Planning)7 (SEO(Planning)7) of the Leisure and Cultural Services Department (LCSD);
- (3) Mr LEI Pak-kuan, Deputy District Leisure Manager (Tsuen Wan) District Support (DDLm(TW)DS) of the LCSD;
- (4) Mr CHAN Kwok-hung, Chief Health Inspector 1 (Ch Health Insp 1) of the Food and Environmental Hygiene Department (FEHD); and
- (5) Mr CHOW Chun-hun, Gary, ADO(TW) of the TWDO.

Moreover, Sr Town Plnr/Tsuen Wan of the PD and Adm Asst/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) of the DLO would give response to Members’ enquiries on behalf of the PD and DLO respectively. Besides, he said that the written replies of the TD and Government Property Agency were received prior to the meeting and were distributed to Members on 8 November 2017. The written reply of the PD was tabled at the meeting for Members’ perusal.

13. Sr Town Plnr/Tsuen Wan of the PD said that planning for the land use of the site concerned was currently at an early stage. It would take time for the PD to discuss about the development purposes of the site with various departments. After determining the land use, it would examine the building height of developments on the site. When considering the appropriate height of the new building, the PD would strike a balance among various factors including the surrounding environment, ventilation and urban design, etc.

14. Adm Asst/Lands (DLO, TW and KwT) of the DLO said that the DLO had nothing to add.

15. Asst Dist Social Welfare Offr(TW/KwT)3 of the SWD said that the SWD had nothing to add.

(Note: Ms LAM, Lam Nixie joined the meeting at 2:50 p.m.)

16. SEO(Planning)7 of the LCSD responded as follows:

- (1) as the extension works of Hong Kong Museum of Art under the LCSD was underway, the second floor of the former Tsuen Wan Law Courts Building was used as a temporary storage of the museum's supplies. It was anticipated that Hong Kong Museum of Art would be reopened in 2019 and the said supplies would be vacated by the end of 2018;
- (2) regarding the current utilisation of Tsuen Wan Town Hall (the "Town Hall"), the Town Hall was well equipped with integrated facilities, including an Auditorium, a Cultural Activities Hall, an Exhibition Gallery, a Lecture Room and a Conference Room, for organing a wide range of activities by the LCSD from time to time. The utilisation rate of the Exhibition Gallery was more than 70% at present. Apart from staging exhibitions, the venue partners of the Town Hall would also organise workshops, performances like drama and seminars in the Exhibition Gallery which were well received by the public. The planning for enhancement of the Exhibition Gallery by the LCSD was in progress, including addition of large picture rails and improvements to lighting facilities. It was believed that the utilisation rate of the exhibition would be further increased after the enhancement; and
- (3) regarding the rehearsal facilities, the Town Hall had a Lecture Room and a Conference Room which were equipped with ancillary facilities suitable for small-scale rehearsals and training classes. As the utilisation rate had not reached the saturation point yet, the LCSD did not plan to provide facilities for performing arts in the new building at this moment. The LCSD would closely monitor the utilisation of the Town Hall and the overall development of art and cultural facilities in Tsuen Wan.

17. DDLM(TW)DS of the LCSD added that Sha Tsui Road Playground was equipped with two soccer pitches, a few tennis courts and several recreational facilities. The playground was a very important facility in the district. It would be more suitable to maintain the playground as an outdoor venue because various sports activities, carnivals, stalls, basin meal gatherings, cultural activities of Yu Lan Festival and Lunar New Year Fair were held at this venue every year.

18. Ch Health Insp 1 of the FEHD said that the FEHD had nothing to add.

19. ADO(TW) of the TWDO said that the TWDO had nothing to add.

20. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he opined that as discussed earlier, it would be a waste of land if there would be only a few storeys built in the new building. As indicated by the PD, the height of the new building would be determined having regard to the need of the district. He was glad to learn this and considered it a breakthrough in planning (Mr LO Siu-kit);

- (2) he opined that the height and usable floor area of the new building should be determined first. He also suggested that the PD should provide the information on the height of the new building so that district councillors and the departments concerned could discuss on the provision of appropriate and adequate facilities in the new building (Mr LO Siu-kit);
- (3) he opined that the site was situated at Tsuen Wan town centre and was therefore suitable for use by various departments. As mentioned in the previous meetings, three departments were interested in using the land, including the SWD, Department of Health (DH) and TD which aimed at increasing parking spaces. He enquired whether this should be the development direction of land use, and opined that the provision of appropriate social welfare facilities for elderly services or nurseries would then be considered in the light of the building height proposed by the PD (Mr LO Siu-kit);
- (4) he enquired whether the new building could be built at a maximum height of 80 metres above Principal Datum (“mPD”) since the maximum height of buildings at the waterfront were 100 mPD. He suggested that the height of the new building should be sufficient for constructing a building of more than 20 floors (Mr LO Siu-kit);
- (5) he said that the site, being situated near Sha Tsui Road and the Town Hall, was not at the waterfront where there was a building cluster. Hence, he opined that construction of a new building would not adversely affect the landscape and ventilation (Mr LO Siu-kit);
- (6) he agreed with the view of DDL(TW)DS of the LCSD about Sha Tsui Road Playground. He opined that the playground was of a high utilisation rate and was a venue for organising many activities. Closure of the venue for several years would be required if the currently proposed cut-and-cover method was used for the development of underground space at the site. Therefore, he did not recommend adoption of a development method that would negatively affect Sha Tsui Road Playground (Mr TAM Hoi-pong);
- (7) he opined that the buildings at the waterfront were blocking ventilation. He proposed that the PD should organise a design competition during the design stage and conduct an air ventilation assessment (Mr TAM Hoi-pong);
- (8) he was pleased to note that the PD had listened to and collate Members’ views. He understood that the project might not be commenced within a short time (Mr WONG Ka-wa);
- (9) he suggested that the PD should further submit a consultation paper to the Tsuen Wan District Council or its committees for discussion on the item (Mr WONG Ka-wa); and
- (10) given that the land should not be left vacant during the planning period, he suggested that it should be used for artistic purposes such as arts centres like the Jockey Club Creative Arts Centre in Shek Kip Mei or for storage (Mr WONG Ka-wa).

21. Sr Town Plnr/Tsuen Wan of the PD said that the site of the former Tsuen Wan Magistrates’ Courts was adjacent to private residential developments, the Town Hall, an open space, Sha Tsui Road Playground and schools. Except for the private residential developments to the east of the site, there was no tall building in the

surrounding area. As Tai Ho Road was a major ventilation corridor, the new building should not be too high. Understanding Members' intention of optimal use of land, the PD would closely negotiate with various departments about development of the site and, after deciding the land use, seek to strike equilibrium in the surrounding environment and determine the building height of developments thereon.

22. The Chairman shared Members' proactive consideration of the site development. As the LCSD considered that the Town Hall had not been used to its full capacity, it did not actively consider using the site at this stage. He thought that consideration should thus be focused on the three interested departments including the SWD, DH and TD as the potential users of the new building. He suggested that a two-storey car park should be provided in the new building and other user departments would be arranged to use the upper floors. He enquired which department would take the lead for arrangement in this matter and whether the PD would provide an outline for further discussion.

23. The views, enquiries and suggestions of Members were summarised as follows:

- (1) he pointed out that the recently approved maximum building height of developments within the sites at the waterfront ranged from 80 to 100 mPD. He was discontented that the building height of the site of the former Tsuen Wan Magistrates' Courts adjacent to the aforesaid zones was similar to that of a school. He considered such requirement rather lenient to the developers (Mr LO Siu-kit);
- (2) he opined that developable land in town centre in Tsuen Wan had been on the decrease. The provision of a two-storey car park could not meet the demand. He therefore proposed that the new building should be of 15 to 20 storeys, which would be shared among the three interested departments for use and allocated at their own discretion (Mr LO Siu-kit);
- (3) he opined that the justification given by the PD was unacceptable because many new private residential developments had been completed at the waterfront and the new building would not block the buildings in the vicinity (Mr LO Siu-kit);
- (4) he thought that the new building should not be too high for striking a balance because many high-rise buildings were already in existence near the site concerned. Conducting an air ventilation assessment was also necessary (Mr TAM Hoi-pong);
- (5) he suggested that departments planning to provide direct services to residents rather than for setting up an office should be accorded with priority for use. He opined that the keys to bring benefits to residents in the district were appropriate utilisation of each floor on the new building and provision of direct services to residents on each floor (Mr TAM Hoi-pong);
- (6) he opined that as a few departments had expressed interest in providing facilities in the new building since the discussion on the item, there would be a certain degree of difficulty for the overall planning (Mr WONG Wai-kit);
- (7) he agreed to the proposal of providing facilities giving direct service to residents in the new building. He also pointed out that it would be more

appropriate to allocate facilities such as clinics, venues providing social welfare services and car parks at lower floors while the upper floors could be used for office or uses other than provision of direct service. He opined that the PD should carefully study on and plan for the allocation of the floors among users (Mr WONG Wai-kit); and

- (8) he agreed that it took time from planning to constructing the new building. Such being the case, he thought that the vacated building might be used as the LCSD's temporary storage, or open for public use such as provision of venue to art groups for practising or organising activities (Mr WONG Wai-kit).

24. Sr Town Plnr/Tsuen Wan of the PD noted Members' views on the height of the new building and the expectation about provision of direct services to residents. The PD would continue to hold discussion with the departments concerned.

25. The Chairman opined that the LCSD was not the department having the most urgent need to use the site, and the supplies of the LCSD temporarily stored there would be removed before 2019. Owing to inadequate space for Princess Alexandra Community Centre to provide service, he suggested that the SWD should consider using the land on a short-term basis. He pointed out that consideration should be currently focused on the aforesaid three departments, especially the SWD which was in lack of sufficient space to provide direct services and the TD which planned to build a car park for alleviating the parking demand of the new building and in Tsuen Wan. It was understood that it would take time from planning to completion of the the new building on the site. For this reason, he thought that the PD should plan for utilising the old building when it was left vacant. He also thought that if the DH would relocate Lady Trench Polyclinic to the new building, the existing site of the clinic would be released for development.

(Note: Mr WONG Ka-wa left the meeting at 3:14 p.m.)

IV Item 3: Planning Applications (as at 1.11.2017)

(CBPDC Paper No. 14/17-18)

26. Sr Town Plnr/Tsuen Wan of of the PD briefed Members on the supplementary paper tabled at the meeting concerning planning applications as at 10 November 2017. She said that the TPB had rejected the application nos. A/DPA/TW-CLHFS/3 and Y/TW/11 and approved deferment of processing the application no. A/DPA/TW-CLHFS/5.

27. The views, suggestions and enquiries of Members were summarised as follows:
- (1) he enquired whether the application for planning approval about Chuen Lung, Tsuen Wan had been rejected (the Chairman);
 - (2) he was concerned about the traffic congestion frequently occurred on Route Twisk during peak hours, and requested the applicant to provide detailed information on the traffic impact assessment (the "TIA") for Members' reference (the Chairman);
 - (3) she said that the problem of traffic congestion occurred on Route Twisk in morning peak hours had been lasting for more than half a year and

congestion might last from 10 minutes to over an hour each time, and had become more serious (Ms LAM Yuen-pun, Phyllis);

- (4) she said that it had been two years since some planning applications were submitted because some applicants continuously applied for deferment in processing their cases or provided supplementary information for their cases. Since the information on TIA provided in some applications had become outdated during this period, she enquired what was dates of information provided for the respective planning applications (Ms LAM Yuen-pun, Phyllis);
 - (5) he said that, as indicated by the PD in previous meetings, when the PD considered the two application nos. A/DPA/TW-CLHFS/3 and A/DPA/TW-CLHFS/5, it would make reference to Chuen Lung and Ha Fa Shan Outline Zoning Plan (the “OZP”) and the related plans. Hence, he asked the PD whether this practice was still in use and whether “Chuen Lung and Ha Fa Shan Development Permission Area Plan” (the “DPA Plan”) had been approved (Mr TAM Hoi-pong); and
 - (6) he objected to the application nos. A/DPA/TW-CLHFS/3 and A/DPA/TW-CLHFS/5 because the land use of a villa under application was not in line with the use of the site zoned “Recreation” and “Green Belt” in the new plan (Mr TAM Hoi-pong).
28. Sr Town Plnr/Tsuen Wan of the PD responded as follows:
- (1) the TPB had rejected the application no. A/DPA/TW-CLHFS/3 in early November 2017. Regarding the application no. A/DPA/TW-CLHFS/5, the TPB had agreed to the applicant’s request for deferment of processing the application due to provision of further information;
 - (2) the applicant would provide the reports of various kinds of impact assessments for the application submitted. The PD would consult the departments concerned on the respective information received. For example, the PD would consult the TD on the TIA reports. Regarding the application no. A/DPA/TW-CLHFS/5, the applicant was currently preparing further information with respect to sewage disposal, drainage and ecological impact;
 - (3) the PD noted the concern of Members and the public over the traffic condition on Route Twisk. Besides, the Secretariat of the TPB had received comments raised by the public on the traffic impact of the proposed development under the application no. A/DPA/TW-CLHFS/5. When the TPB processed the planning application concerned, it would consider the comments received from the public and government departments on the planning application concerned altogether; and
 - (4) the “Chuen Lung and Ha Fa Shan DPA Plan” had been approved. When the PD considered the two application cases, it would also make reference to the draft OZP and DPA Plan concerned.

29. The Chairman opined that it would be undesirable for the development of the community if the PD simply rejected the applications. He suggested that the PD should propose improvements to the traffic condition of Route Twisk to the departments concerned with a view to facilitating development in the area in future.

He thought that the PD should carry out an overall planning as well.

30. Sr Town Plnr/Tsuen Wan of the PD responded that the PD would reflect Members' views to the TD for follow-up since road improvements under the purview of the TD.

31. The views, suggestions and enquiries of Members were summarised as follows:

- (1) he proposed to invite representatives of the TD to attend the next meeting of the CBPDC to give response to Members' enquiries (Mr CHAN Sung-ip); and
- (2) she said that the draft plan of Chuen Lung and Ha Fa Shan received strong objection from villagers residing at sites concerned prior to approval. She therefore asked approval date of the plan and what considerations were required take into account (Ms LAM Yuen-pun, Phyllis).

32. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) as Chuen Lung and Ha Fa Shan were situated in rural areas of the New Territories, the PD would first prepare a DPA Plan to facilitate the Planning Authority to take enforcement and regulatory action against unauthorised development in the area. Pursuant to the "Town Planning Ordinance", the DPA Plan would be replaced by an OZP within three years;
- (2) the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 was gazetted in end 2016. The draft OZP still had statutory force even though it was yet to become an approved OZP. Under such circumstances, the PD would make reference to both plans at the same time when it considered the planning applications concerned; and
- (3) during the preparation of a statutory plan, the PD would publish a gazette notice to invite representations and comments from the public, consult the departments concerned on the public opinion collected, and submit all relevant materials to the TPB. Persons who had submitted representations or comments were entitled to attend the meetings of the TPB and heard by TPB. After soliciting the views given, the TPB would make an overall consideration including the representations and comments.

33. The Chairman said he hoped that the PD would address Members' concerns and take their views on the development of Chuen Lung and recommended a joint study by the PD and TD on improvement to the traffic condition on Route Twisk.

V Item 4: About the Issue of the Government Land served as a Backyard for the Luxury Residence through the Short-term Tenancy
(CBPDC Paper No. 15/17-18)

34. The Chairman stated that Mr TAM Hoi-pong submitted the paper. The representative from the department responsible for giving response was Adm Asst/Lands (DLO, TW and KwT) of the DLO. Besides, the written replies of the Development Bureau and DLO were tabled at the meeting for Members' perusal.

35. Mr TAM Hoi-pong introduced the paper.

36. Adm Asst/Lands (DLO, TW and KwT) of the DLO responded as follows:
- (1) the Government would generally grant government land as backyard to a private residential development on short-term tenancy (STT) in accordance with the relevant principles, including absence of development plan concerning the land by the Government within a short time; prohibition of tenant from using the land for residential purpose; and impossibility for the tenant from leasing the land to a third party separately for other purposes due to geographical location, physical landform, area and zoning, etc. of the site;
 - (2) there was no specific ceiling on the area of vacant government land to be approved by the Lands D for the STT, and the actual area approved would be different on individual cases having regard to various factors such as physical landform. The DLO would process all applications fairly and impartially; and
 - (3) any premises involving the STT was prohibited from sales and purchase unless under special circumstances. In the case of resale of such property by owners, the DLO would cancel the existing STT and resume the land concerned. If the new owner considered necessary, he was required to submit a new application for granting the land when necessary.

37. Mr TAM Hoi-pong said that during the resale of private properties, some owners would take the advantage of the renewal of the STT concerned the duration of which was three years in general. These owners would facilitate the buyers, that is, the new owners, to automatically enjoy the remaining period of the renewed STT as an offer of their transaction. He suggested that the DLO should allocate resource to eliminate the situation through various means such as shortening the duration of a STT to one or two years or setting up an alert mechanism to facilitate immediate follow-up on the STT regarding changes in ownership of properties. He also requested the DLO to make clear the progress of enhancing the transparency of showing the government land approved under the STT in Tsuen Wan as soon as possible.

38. Adm Asst/Lands (DLO, TW and KwT) of the DLO said that he would relay Members' views to the DLO and the bureaux concerned. To enhance transparency, the DLO was currently planning to upload the new STTs granted to its official website gradually according to the lease conditions.

VI Item 5: Request the Government to Enhance the Planning of the Government Land for the Development of its Land Use on Creche Facilities for Infants and Young Children aged 2 or below
(CBPDC Paper No. 16/17-18)

39. The Chairman stated that Ms LAM Yuen-pun, Phyllis submitted the paper. The representative from the department responsible for giving response was Sr Town Plnr/Tsuen Wan of the PD. Besides, the written reply of the PD was tabled at the meeting for Members' perusal.

40. Ms LAM Yuen-pun, Phyllis introduced the paper.

41. Sr Town Plnr/Tsuen Wan of the PD responded as follows:
- (1) regarding the provision of child care services, the PD would identify suitable sites to provide such services having regard to the requests of the departments concerned. Having received no relevant requests at present, the PD did not make further reservation of land for provision of new services in this respect;
 - (2) according to the “Hong Kong Planning Standards and Guidelines”, the population and demand of different regions should be taken into account in the provision of facilities regarding child care services; and
 - (3) to understand the situation regarding the agenda item, the PD had liaised with the SWD and understood that SWD was open-minded to the provision of the relevant facilities. The PD would continue to discuss with the SWD on the item and tie in with the views of the SWD.
42. The views, enquiries and suggestions of Members were summarised as follows:
- (1) he enquired the PD about the ratio of the facilities concerned to the population. He also enquired why the PD did not reserve land for provision of child care services despite the increasing demand of such service with the gradual completion of new buildings in the district (Mr CHENG Chit-pun);
 - (2) he suggested that the PD should, through lease conditions, reserve land for provision of community facilities such as child care services and elderly services when it planned for developing new sites (Mr CHENG Chit-pun);
 - (3) she said that the agenda item showed concern over child care facilities for infants and young children aged 2 or below. In the past, the SWD might usually confuse the agenda item with the child care facilities provided for young children aged above 2, the resource constraint of which was not so stringent relatively (Ms LAM Yuen-pun, Phyllis);
 - (4) she pointed out that although the existing population in Tsuen Wan was 300 000, the number of places of creche facilities for infants and young children aged 2 or below was less than 100. This reflected the under-provision of the facilities in question instead of the lack of demand for such services by residents (Ms LAM Yuen-pun, Phyllis); and
 - (5) she proposed the PD to consider developing the facilities concerned at the site of the former Tsuen Wan Magistrates’ Courts and Tsuen King Circuit Market which would be closed at the end of February 2018 (Ms LAM Yuen-pun, Phyllis).
43. Sr Town Plnr/Tsuen Wan of the PD responded as follows:
- (1) the provision of child care services was not stated in figures “Hong Kong Planning Standards and Guidelines”. The PD would make reference to the information provided by the departments concerned to learn about the actual demand of the districts;
 - (2) the PD did not reserve land for provision of the facilities concerned at present. When there was sale of new land, the PD or other departments concerned would consult various departments on their necessity to provide various kinds of community facilities on the new land. The departments concerned would consider the views received afterwards;

- (3) the PD understood that the agenda item demonstrated Members' concern over child care facilities for infants aged 2 or below; and
- (4) the number of places of facilities required by a community was related to the area available for provision of such facilities. Therefore, it would need some more time for the PD to have further discussion with the SWD. After obtaining information on area and use of the relevant facilities, the PD would consult the SWD whether it would consider providing additional facilities at the site of the former Tsuen Wan Magistrates' Courts or other appropriate sites.

44. The Chairman concluded that the population in Tsuen Wan district had reached 300 000 and there was a practical need for creche facilities for infants and young children aged 2 or below. In this connection, he proposed the PD to tie in with the relevant applications for service provision and requested the departments concerned to provide information on the shortfall of creche facilities for infants and young children in the district.

(Post-meeting note: The CBPDC had requested the SWD to provide the CBPDC with the information on the shortfall of creche facilities for infants and young children in the district in writing on 9 December 2017.)

VII Item 6: Review on Funds Allocation for Community Building, Planning and Development Committee

(CBPDC Paper No. 17/17-18)

45. The Secretary introduced the paper.

46. The Chairman proposed to transfer \$15,000 from the balance of other funding items of the CBPDC to the Working Group on Community Development and Planning for organising the "Opinion Survey on Planning Study in Tsuen Wan District" in December 2017. Upon transfer, the amount of funds available for use by the Working Group on Community Development and Planning was \$60,000.

47. Members endorsed the above proposal.

VIII Item 7: Application for District Council Funds as regards Activities Co-organised by the Working Group on Community Development and Planning

(CBPDC Paper No. 18/17-18)

48. The Secretary introduced the paper and said that Mr CHENG Chit-pun, Mr CHAN Chun-chung, Jones, Mr MAN Yu-ming, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Mr WONG Wai-kit, Mr KOT Siu-yuen, Mr LO Siu-kit, Mr TAM Hoi-pong and Mr HOU An-che were the Members of the Working Group on Community Development and Planning, so as to indicate that they had made declaration of their membership.

49. The Chairman asked if any Members needed to make declaration of other interest immediately. Mr WONG Wai-kit made declaration of his Chairmanship of the Tsuen Wan Youth Association. The Chairman approved that the Members who were concurrently the Members of the Working Group on Community Development

and Planning could speak and vote on the matter according to section 48(12) of the Standing Orders and that the Member who had declared other interest could remain in the meeting as an observer but they could not speak and vote on the matter.

50. Mr TAM Hoi-pong said that Members might comment on the questionnaire of the activity.

51. The CBPDC endorsed the funding application as follows:

<u>Activity</u>	<u>Applicant Organiser/ Co-organiser</u>	<u>Approved Amount (\$)</u>
(1) Opinion Survey on Planning Study in Tsuen Wan District	Tsuen Wan Youth Association	59,860.00

IX Item 8: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

52. The Vice Chairman reported that the Working Group had jointly organised the activity “Rejoice with Happy Family” with Spore Care from October to December 2017. The first two sessions of Parent-child Fun Day were successfully held on 1 and 4 October 2017, and the remaining two sessions would be held on 16 and 17 December 2017 in Wang Wo Tsai Street Garden and at the podium on 4/F in Cheung Shan Estate respectively. Besides, the Parent-child Tour would be held on 10 December 2017 and the destinations included Crooked Island and Lai Chi Wo. Members were invited to give their enthusiastic support in this matter.

(B) Working Group on Community Development and Planning

53. Mr CHENG Chit-pun reported that the Working Group endorsed to jointly organise the “Opinion Survey on Planning Study in Tsuen Wan District” with Tsuen Wan Youth Association at its fourth meeting held on 24 October 2017. The activity would be carried out through on-site surveys conducted by interviewers of the engaged service contractor from December 2017 to January 2018, aiming to understand the views of residents in Tsuen Wan on construction of cover over the rail track beside Tsuen Wan MTR Station as well as on development in areas around Sha Tsui Road Playground and the site of the former Tsuen Wan Magistrates’ Courts. Consequently, the views collected and proposals of planning study would be submitted to the departments concerned.

(C) Working Group on Industrial and Commercial Development

54. The Chairman reported that the “Industry and Commerce Seminar” was successfully held on 14 October 2017. Two speakers were invited to share their view on the stock and property markets in Hong Kong in 2018, and the seminar was well received by the public. He thanked Members for their support in this matter.

(D) Tsuen Wan Festival Lightings Organizing Committee (“Lightings Committee”)
(Sponsored Organisation)

55. Mr LO Siu-kit reported that regarding the preparation work, the Lightings Committee had engaged a contractor for the production of vertical flying posters and

publicity posters for posting at footbridges. It was anticipated that the installation would be completed in early December 2017. Regarding the lighting works, the lighting decoration celebrating the National Day this year was displayed from 15 September to 15 October 2017, and the demolition was completed in late October 2017. The festive lightings would be displayed starting from early December 2017 and the installation works was in progress.

X Item 9: Any Other Business

56. Members noted the contents of the following information paper:

- (1) Financial Statement of Community Building, Planning and Development Committee as at 30 October 2017
(CBPDC Paper No. 19/17-18).

XI End of the Meeting

57. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 9 January 2018 (Tuesday) and the deadline for submission of paper was 20 December 2017.

58. There being no other business, the meeting was adjourned at 4:00 p.m.

Tsuen Wan District Council Secretariat
18 December 2017