

(Translation)

Minutes of the 15th Meeting of
Community Building, Planning and Development Committee (1/18-19)

Date: 15 May 2018 (Tuesday)

Time: 11:00 a.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Members

Mr LAM Faat-kang, MH (Chairman)

Mr CHAN Sung-ip, MH

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

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

Mr KOO Yeung-pong, MH

Mr MAN Yu-ming, MH

Government Representatives

Mr NG Kar-shu

Senior Town Planner/Tsuen Wan, Planning
Department

Mr TSE Hing-chit

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

Mr LI Pui-sang

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

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(A)

| | |
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| Miss LEE Kit-ye, Kitty | Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department |
| Mr CHEUNG Kim-hung, Michael | Engineer/Tsuen Wan 2, Transport Department |
| Mr KUAN Man-hou | Chief Health Inspector 2, Food and Environmental Hygiene Department |
| Ms LUI Ka-wing | Assistant District Social Welfare Officer (Tsuen Wan and Kwai Tsing) 3, Social Welfare Department |

For discussion of item 2(B)

| | |
|-----------------------------|---|
| Mr CHEUNG Kim-hung, Michael | Engineer/Tsuen Wan 2, Transport Department |
| Mr TAM Tze-hoi, Tom | Senior Environmental Protection Officer (Strategic Assessment) 2, Environmental Protection Department |

Absent:

Member

Mr CHAN Chun-chung, Jones (Vice Chairman)

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 15th meeting of the Community Building, Planning and Development Committee (CBPDC).

2. The Chairman said that Mr CHAN Chun-chung, Jones was absent with apologies.
3. 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 that according to section 28 of the Standing Orders, 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 13.3.2018

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

(Note: Mr CHOW Ping-tim joined the meeting at 11:16 a.m.)

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

(A) Paragraphs 4 to 19 of the Minutes of the Meeting held on 13 March 2018: “Request for the Government to Study the Feasibility on the Development of the Site of the Former Tsuen Wan Magistrates’ Courts”

5. The Chairman welcomed the representatives from government departments who specially joined the meeting, including:

- (1) Miss LEE Kit-yee, Kitty, Senior Manager (New Territories South) Promotion (SM(NTS)P) of the Leisure and Cultural Services Department (LCSD);
- (2) Mr CHEUNG Kim-hung, Michael, Engineer/Tsuen Wan 2 (E/TW2) of the Transport Department (TD);
- (3) Mr KUAN Man-hou, Chief Health Inspector 2 (CHI2) of the Food and Environmental Hygiene Department (FEHD);
- (4) Ms LUI Ka-wing, Assistant District Social Welfare Officer (Tsuen Wan and Kwai Tsing) 3 (ADSWO(TW/KwT)3) of the Social Welfare Department (SWD); and
- (5) Miss TAI Tsz-yan, Angie, Executive Officer (Development) (EO(D)) of the Tsuen Wan District Office (TWDO).

Moreover, Mr NG Kar-shu, Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PD) and Mr TSE Hing-chit, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)) of the District Lands Office (DLO) would give response to Members’ enquiries on behalf of the PD and DLO respectively. Besides, the written reply of the Department of Health was received prior to the meeting and distributed to Members on 9 May 2018. The written replies of the LCSD, Government Property Agency, PD and Lands Department were tabled at the meeting for Members’ perusal.

6. STP/TW of the PD said the PD learnt at the previous CBPDC meetings that the TD agreed to include a public car park in the future development of the site of the former Tsuen Wan Magistrates’ Courts. The PD was currently discussing with the departments concerned the uses in detail and area required in the new building. Having confirmed the relevant information, the PD would strike a balance among the environmental factors such as urban design and ventilation, with a view to reviewing the appropriate height for the new building.

7. AA/Lands (DLO) of the DLO said that the DLO had nothing to add.

8. SM(NTS)P of the LCSD said that the LCSD was aware of Members’ request for the facilities in the Tsuen Wan Town Hall. To meet the needs of clients, the Tsuen Wan Town Hall would communicate with the stakeholders through various channels from time to time, so as to collect views and make improvement. The year 2020 marked the 40th anniversary of the Tsuen Wan Town Hall and the LCSD planned to enhance the facilities therein. The existing rehearsal facilities such as the Conference Room and Lecture

Room were smaller in area despite the fact that the utilisation rate of such facilities had not reached the saturation point yet. Hence, the LCSD planned to provide a larger activity room with enhanced facilities in the Tsuen Wan Town Hall to meet the needs of stakeholders. The LCSD was currently in close liaison with the departments concerned including the Architectural Services Department to study the details such as the budget and works schedule. It was expected that the project would be completed in two to three years in celebration of the 40th anniversary of the Tsuen Wan Town Hall. The LCSD believed that after enhancement, the Tsuen Wan Town Hall with the more advanced equipment would better meet the needs of venue hirers.

9. E/TW2 of the TD said that the TD had nothing to add.

10. CHI2 of the FEHD said that after considering and drawing reference from the aspirations of the stakeholders including the stall operators in Yeung Uk Road Market, the FEHD temporarily did not consider relocating some stalls from Yeung Uk Road Market to the site of the former Tsuen Wan Magistrates' Courts. Besides, the FEHD would consider enhancing other facilities in Yeung Uk Road Market in the course of air-conditioning retrofitting works to improve the crowded environment in the market at present.

11. ADSWO(TW/KwT)3 of the SWD said that the SWD had nothing to add.

12. EO(D) of the TWDO said that the TWDO did not have any plan in the use of the site concerned for the time being. The TWDO would continue to liaise with various departments and would carry out the follow-up and co-ordination work when necessary.

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

- (1) he expressed disappointment for the LCSD and FEHD in their failure to consider utilising the site of the former Tsuen Wan Magistrates' Courts for enhancement of facilities and make planning for future to bring convenience to the public (Mr CHOW Ping-tim);
- (2) he noted that the development concerned was currently in the stage of collecting data from government departments and views from the community and enquired the PD about the preliminary timetable of the development (Mr KOO Yeung-pong);
- (3) he noted that the LCSD and FEHD had planned to provide the services concerned (Mr LO Siu-kit);
- (4) he enquired whether the PD would consider the height of the new building according to the aspirations of the three departments interested in using the site concerned. He suggested that the height of the new building should be about 10 storeys and the development should be implemented as soon as possible in order to make good use of land resources (Mr LO Siu-kit);
- (5) he understood that various departments needed to study and consider different factors in depth when planning to use the site concerned. He looked forward to the enhancement of the Tsuen Wan Town Hall and opined that better cultural

and recreational facilities would be provided for the residents (Mr KOT Siu-yuen); and

- (6) he worried that the CBPDC would need to continue the discussion of the captioned matter. He indicated that a Working Group under the CBPDC had already conducted a public opinion survey on the captioned matter and the findings were readily available. Some departments had also indicated interest in using the site concerned. Hence, he enquired about the commencement date of the development and suggested that the PD should discuss the specific arrangements with the departments concerned as soon as possible (Mr KOT Siu-yuen).

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

- (1) the PD proposed to relax the height restriction of the new building to at least 10 storeys and would adopt it as a benchmark. The PD would also consider increasing the number of storeys when necessary; and
- (2) he noted that Members were concerned about the timetable of the development. As it would take time for the PD to co-ordinate and discuss with the departments concerned the use of the new building in detail and area required, he hoped to report the latest progress to Members as soon as possible.

15. Mr CHOW Ping-tim stated that a minimum of 10 storeys would be used as the benchmark of the height of the new building and only three departments were interested in using the site concerned. Hence, he suggested that an above-ground multi-storey public car park should be built in response to the demand for car park facilities in the district arising from the demolition of the Tsuen Wan Transport Complex.

16. The Chairman said he understood Members' concern over the timetable and planning details of the development project. Besides, Members indicated that the active participation of the TD in the development was conducive to meeting the needs of the local district because the existing car parks would fail to meet the demand arising from the in-take of the residential developments along the waterfront one after the other. He also expressed appreciation to the PD for giving response proactively and suggested that the PD should carry out the planning and confirm various details about the development of the site with the departments concerned as soon as possible.

(Note: Mr CHENG Chit-pun and Ms LAM Yuen-pun, Phyllis joined the meeting at 11:30 a.m.)

(B) Paragraphs 30 to 41 of the Minutes of the Meeting held on 13 March 2018: The Change of Land Use of Hilltop Country Club, Tsuen Wan

17. The Chairman said that as this agenda item was raised by him, the CBPDC agreed that Mr WONG Wai-kit took over the chair temporarily according to section 48(12) of the Standing Orders.

18. The Acting Chairman welcomed the representatives from government departments who specially joined the meeting, including:

- (1) Mr CHEUNG Kim-hung, Michael, E/TW2 of the TD; and
- (2) Mr TAM Tze-hoi, Tom, Senior Environmental Protection Officer (Strategic Assessment) 2 (SEPO(SA)2) of the Environmental Protection Department (EPD).

Moreover, Mr NG Kar-shu, STP/TW of the PD would give response to Members' enquiries on behalf of the PD. Besides, the written replies of the Development Bureau, EPD and PD were received prior to the meeting and distributed to Members on 9 May 2018. The written reply of the TD was tabled at the meeting for Members' perusal.

(Note: Mr CHOW Ping-tim left the meeting at 11:33 a.m.)

19. STP/TW of the PD said that as several departments had given views on this application. The applicant applied to the Town Planning Board (TPB) for postponement. On 20 April 2018, the Secretariat of the TPB agreed to postpone the consideration of the application, so that the applicant could provide the supplementary information in response to the views given by the departments. The PD had not received further information for the time being and would process the application in accordance with the established procedures after receiving the supplementary information concerned.

20. E/TW2 of the TD said that the TD had reservations on the application. The TD was of the view that as there was serious traffic congestion on Lo Wai Road during Ching Ming Festival and Chung Yeung Festival, the applicant should ensure that no impact on the traffic condition would be brought by the proposed residential project and the requirements of the TD should be met. In addition, as there were government land and private land on Hilltop Road, the applicant should take up the responsibility of the relevant repair and maintenance work if he proposed to widen Hilltop Road. After receiving the supplementary information, the TD would further study and give views on the application.

21. SEPO(SA) 2 of the EPD said the EPD was of the view that the volume of sewage involved in the application was underestimated in the sewage impact report submitted by the applicant. The EPD did not accept the sewage impact report because the feasibility of connection to the pipelines on carriageway as proposed by the applicant was questionable.

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

- (1) he said he did not object to the planning and development in the district and suggested that the departments concerned should study the ancillary facilities which were conducive to taking forward the project. For example, the PD could give advice on planning based on the condition of the areas around Lo Wai and actively expand land resources to ease the shortage of residential flats in Hong Kong. Besides, the TD could construct more roads in order to improve the traffic condition at the site concerned (Mr LAM Faat-kang);

- (2) he opined that the traffic congestion on Lo Wai Road during Ching Ming Festival and Chung Yeung Festival had brought the development of the site concerned to a standstill (Mr LAM Faat-kang);
- (3) he suggested that the captioned matter should be included under the item of Matters Arising from the Minutes of the Previous Meeting. The representative of the PD should report the latest progress of the application and the departments concerned should be requested to send representatives to attend the CBPDC meetings to give response when necessary (Mr LAM Faat-kang); and
- (4) he enquired the PD whether this application would be submitted to the TPB again only after the applicant submitted the supplementary documents and met the requirements of various departments (the Acting Chairman).

23. E/TW2 of the TD said that the vehicular flow would increase during Ching Ming Festival and Chung Yeung Festival owing to the narrower roads in the vicinity of Hilltop Road and Lo Wai Road. Besides, there were many private land near the site concerned. In this connection, consideration should be given to the cost-effectiveness of construction of additional roads and the issue of resumption of private land. The TD would study the feasibility of the proposal.

24. STP/TW of the PD said that the applicant was required to submit further information to respond to the views given by various government departments. As the applicant had not submitted further information yet, the PD could not confirm the date of submission of this application to the TPB again at the moment.

25. The Acting Chairman agreed to include the captioned matter under the item of Matters Arising from the Minutes of the Previous Meeting and requested the PD to inform Members of the latest information on this application.

26. The Chairman resumed the chair.

IV Item 3: Planning Applications (as at 4.5.2018)
(CBPDC Paper No. 1/18-19)

27. STP/TW of the PD introduced the paper.

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

- (1) regarding Application No. A/TW/492, some residents relayed that a large-scale laying works was being carried out at the Safety Godown concerned. Thus, he enquired whether the PD had approved the application of conversion (Mr LO Siu-kit);
- (2) regarding Application No. A/TW/492, he was concerned about the noise nuisance generated by the incoming and outgoing vehicles in the proposed vehicle repair workshop. As the buildings near the site concerned were either zoned for residential use or under application for rezoning to residential use, he enquired whether the TPB could impose restriction on the operating hours of the proposed vehicle repair workshop, in order to prevent the noise nuisance

generated by the workshop during non-office hours and address the concern of the residents (Mr LO Siu-kit); and

- (3) he was concerned about the impact brought by the proposed provision of 3 000 niches under Application No. Y/TW/12 on the traffic at Lo Wai Road during Ching Ming Festival and Chung Yeung Festival and enquired the TD about its views on this application (Mr CHAN Sung-ip).

29. STP/TW of the PD responded as follows:

- (1) regarding Application No. A/TW/492, the applicant had applied for postponement so as to give response to the views of the departments, including whether the proposed vehicle repair workshop could accommodate all vehicles pending for repair to avoid affecting the traffic on Kwok Shui Road and prevent the noise nuisance from the vehicles which waited for repair at the roadside by the entrance of the proposed vehicle repair workshop;
- (2) it was shown in the documents submitted by the applicant of Application No. A/TW/492 that the proposed vehicle repair workshop would not operate at night. Besides, if the TPB granted approval to this application, the applicant would be required to carry out the planning as stated in the application. The PD would discuss the application with the departments concerned and consider recommending the TPB to grant approval to the application with conditions when necessary; and
- (3) the TD was concerned about the impact on traffic brought by Application No. Y/TW/12 during Ching Ming Festival and Chung Yeung Festival and had requested the applicant to give response by submitting the supplementary information.

(Note: Ms LAM, Lam Nixie joined the meeting at 11:50 a.m.)

(Note: Mr WONG Wai-kit and Mr LO Siu-kit left the meeting at 11:54 a.m.)

V Item 4: Funds Allocation for Community Building, Planning and Development Committee 2018/19

(CBPDC Paper No. 2/18-19)

30. The Secretary introduced the paper.

(Note: Mr WONG Ka-wa joined the meeting at 11:56 a.m.)

31. The CBPDC approved the funds allocation of District Council Funds (Community Involvement Project) in 2018/19 as follows:

| | <u>Programme</u> | <u>*Allocation Available for Use (\$)</u> |
|-----|---|---|
| (1) | Working Group on Community Building Activities | 135,000.00 |
| (2) | Working Group on Community Development and Planning | 59,000.00 |

| | |
|--|----------------------------|
| (3) Working Group on Industrial and Commercial Development | 62,000.00 |
| (4) Tsuen Wan Festival Lightings Organizing Committee | 1,946,000.00 |
| (5) Reserve | <u>0.00</u> |
| Total: | <u><u>2,202,000.00</u></u> |

* The allocation included 5% deficit budget.

32. The CBPDC endorsed that the Tsuen Wan District Council Secretariat was authorised to approve the applications for the change of activity names, venues, dates and time on its own initiative in accordance with the approved funding application without making any amendment to the approved financial budget, whereas the approved amount of funds remained unchanged.

VI Item 5: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

33. Ms LAM Yuen-pun, Phyllis reported that the Working Group had held a meeting on 9 May 2018 and planned to organise two activities for the current year, namely, an inclusion activity for new immigrants and a programme of community participation for primary and secondary school students.

(B) Working Group on Community Development and Planning

34. Mr CHENG Chit-pun reported that the Working Group had held a meeting on 9 May 2018 and planned to conduct a study on improvement of the community facilities in Tsuen Wan district.

(C) Working Group on Industrial and Commercial Development

35. The Chairman said that the Working Group had held a meeting on 9 May 2018 and planned to organise an Industry and Commerce Seminar for the current year. The Working Group would invite the four major chambers of commerce in Tsuen Wan district to co-organise the activity in writing.

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

36. The Secretary reported that the Lightings Committee had held its fifth meeting on 24 April 2018 to discuss the financial budget as well as the matters concerning the fund-raising, lightings and countdown activity on New Year's Eve for the current year. Regarding the lightings works, the Lightings Committee had determined to display lightings for the National Day, Christmas and Lunar New Year for the current year and notice of the tender invitation had already been advertised in the newspapers. The Lighting Committee would select the contractor of the lightings works at its next meeting and the meetings of various working groups would be held one after another in due course.

VII Item 6: Any Other Business

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

- (1) regarding Application No. A/TW/492, the residents in the vicinity of the site concerned objected to the application (Mr WONG Ka-wa);
- (2) he was concerned about the Draft Siu Ho Wan Outline Zoning Plan and the traffic problem of Tsing Ma Bridge. He also suggested that the number of residential flats to be provided in Siu Ho Wan should be reduced substantially (Mr TAM Hoi-pong); and
- (3) as the traffic problem of Route Twisk remained unresolved, she objected to Application No. A/DPA/TW-CLHFS/5 (Ms LAM Yuen-pun, Phyllis).

38. The Chairman said that Members could submit paper for discussion on the matters concerned at the next CBPDC meeting, if necessary.

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

- (1) Financial Statement of Community Building, Planning and Development Committee Funds 2017-18
(CBPDC Paper No. 3/18-19).

VIII Adjournment of Meeting

40. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 10 July 2018 (Tuesday) and the deadline for submission of paper was 22 June 2018.

41. There being no other business, the meeting was adjourned at 4:03 p.m.

Tsuen Wan District Council Secretariat

23 May 2018