

(Translation)

Minutes of the 16th Meeting of
Community Building, Planning and Development Committee (2/18-19)

Date: 10 July 2018 (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)
Mr CHAN Sung-ip, MH
Ms LAM Yuen-pun, Phyllis
Ms LAM, Lam Nixie
Mr WONG Ka-wa
Mr WONG Wai-kit, MH
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

Government Representatives

Mr NG Kar-shu	Senior Town Planner/Tsuen Wan, Planning Department
Mr YIM Wai-hung	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
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

Absent:

Member

Mr MAN Yu-ming, MH

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 16th meeting of the Community Building, Planning and Development Committee (CBPDC) and introduced Mr YIM Wai-hung, who replaced Mr TSE Hing-chit to assume the post of Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)) of the Lands Department (LandsD).

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 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.

(Note: Mr WONG Wai-kit joined the meeting at 2:37 p.m.)

II Item 1: Confirmation of Minutes of the Meeting held on 15.5.2018

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

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

(A) Paragraphs 5 to 16 of the Minutes of the Meeting held on 15 May 2018: “Request for the Government to Study the Feasibility on the Development of the Site of the Former Tsuen Wan Magistrates’ Courts”

4. The Chairman said that Mr NG Kar-shu, Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PD) would report on the latest status and give response to Members’ enquiries on behalf of the PD. Besides, the written reply of the PD was tabled at the meeting for Members’ perusal.

5. STP/TW of the PD said that the negotiation between the PD and the departments concerned on various information of the development was underway. The PD would consider various factors and review the appropriate height of the new building after confirming the relevant information.

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

(1) the Tsuen Wan District Council (TWDC) had conducted a duty visit to Singapore in mid-June 2018 to study two local community centres, of which

the larger one was provided with various facilities such as a large soccer pitch, library, swimming pool, sky garden and jogging trail. In his opinion, although the former Tsuen Wan Magistrates' Courts site was not a sizeable piece of land, an innovative design and a diversified planning should be adopted for the use of people of different ages and social classes as appropriate given that land resources were precious (Mr KOO Yeung-pong); and

- (2) he enquired about the information as to whether the former Tsuen Wan Magistrates' Courts site would be used for accommodation of the temporary office of the select committee on the Shatin to Central Link (SCL) under the Mass Transit Railway Corporation Limited (MTRCL) and whether the temporary office was tasked with reviews and deliberations (Mr TAM Hoi-pong).

(Note: Mr WONG Wai-kit joined the meeting at 2:40 p.m.)

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

- (1) the site concerned of about 4 000 square metres was a precious resource. The PD would discuss with the departments concerned the incorporation of elements benefitting the community into the new building; and
- (2) the PD did not receive any information on the accommodation of the temporary office of the select committee on the SCL under the MTRCL in the site concerned. The temporary use of the site concerned would be followed up by the District Lands Office (DLO).

8. AA/Lands (DLO) said that the DLO would give response after following up on Members' enquiries.

(Note: Ms LAM Yuen-pun, Phyllis, Mr CHOW Ping-tim and Mr CHENG Chit-pun joined the meeting at 2:42 p.m.)

9. The Chairman stated that the development of the former Tsuen Wan Magistrates' Courts site and the land nearby was in a relatively large scale in the district to which great importance was attached. The Chief Executive and the Chief Secretary for Administration had separately visited the site concerned earlier, who probably had some other ideas for the development of the site concerned. Given that it would take time for the policy bureaux and relevant departments to conduct a study on the development, he suggested that the departments concerned should report to the CBPDC timely after studying the captioned item and follow up on it. Besides, he opined that the Members' suggestion of drawing reference from the planning design in Singapore could be studied in detail in future and he requested the DLO to follow up on the Member's enquiry as to whether the site concerned would be used for accommodation of the temporary office of the select committee on the SCL of the MTRCL.

(Post-meeting note: The Secretariat had distributed the written reply of the DLO of the LandsD to Members on 17 July 2018.)

IV Item 3: Planning Applications (as at 29.6.2018)

(CBPDC Paper No. 4/18-19)

10. STP/TW of the PD introduced the paper and said that the Town Planning Board (TPB) had approved Application No. A/TW/500 at its meeting on 6 July 2018. Besides, regarding Application No. A/TW/492, the TPB approved the application with conditions including the operational hours of the proposed vehicle repair workshop (i.e. from 8:30 a.m. to 6:00 p.m., Monday to Friday).

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

- (1) he raised a strong objection and expressed dissatisfaction to Application No. A/TW/492. He opined that the TPB did not adopt the dissenting views from the Members and residents of the housing estates in the surrounding areas of the site concerned (Mr WONG Ka-wa);
- (2) he opined that the applicant of Application No. A/TW/492 failed to provide solutions to address the noise nuisance. In addition, there was traffic congestion on Kwok Shui Road every day at present, which could not be solved by the departments concerned such as the Hong Kong Police Force (HKPF) for the time being. He was of the view that the traffic congestion on the roads around the site concerned would get worse if the TPB insisted on its approval of the application. He also suggested that the roads in question should be widened because the factories at the site concerned were gradually rezoned for residential developments (Mr WONG Ka-wa);
- (3) he enquired about how to access the information of Application No. A/TW/492, such as the documents and approval conditions (Mr WONG Ka-wa);
- (4) regarding Application No. A/TW/492, the letters from the owner's committees of the private housing estates near the site concerned were received. Besides, he and some of the Members had expressed their views on the application concerned at the District Management Committee (DMC) meetings. He enquired the PD about the reasons for giving the green light to the application despite Members' objection (the Chairman);
- (5) regarding Application No. A/TW/497, he enquired about the reasons for acquiring additional floor area to open a restaurant on top of being granted a higher plot ratio of the site concerned (Mr TAM Hoi-pong);
- (6) regarding Application No. A/TWW/114, the applicant applied for the construction of two private roads that did not cover a large area in the Green Belt. He enquired about the reasons for the applicant to submit separate planning applications for the residential and roads development. He also expressed his stance on tree protection and his support for environmental protection (Mr TAM Hoi-pong); and
- (7) the applicant of Application No. Y/TW/13 had submitted a number of documents. He was concerned about the traffic problems arising from the

application, in particular the traffic problems on the one-way road at the site concerned and areas around Lo Wai during Ching Ming Festival and Chung Yeung Festival (Mr TAM Hoi-pong).

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

- (1) regarding Application No. A/TW/492, the PD had received a total of 679 representations during the public inspection period, of which 69% supported the application and 31% objected to the application due to the factors related to environment and traffic. The PD had consolidated the views collected from the TWDC, the general public and the departments and submitted to the TPB for deliberation. Having considered the views from the above parties, the TPB granted planning permission to the application with approval conditions, including the limit on opening hours of the proposed vehicle repair workshop. The TPB had also set a restriction of no more than ten vehicles respectively for the access to and from the proposed vehicle repair workshop per day upon taking into consideration the Transport Department's (TD) views on the traffic impact involved in the application concerned. Besides, another approval condition of the planning permission required the applicant to submit the information on the operation of the vehicle repair workshop in the first half of the year to the TD within nine months after the operation had commenced for the departments concerned to assess whether the vehicle repair workshop had met the above conditions, with a view to ensuring that the roads in the vicinity would be kept clear;
- (2) regarding Application No. A/TW/497, the applicant applied for a split of the existing exhibition hall on the 5/F to operate a restaurant. As the applicant failed to propose solutions to address the traffic impact arising from the customers patronising the restaurant, the TPB had rejected the application. The applicant had submitted an application for reviewing the TPB's decision;
- (3) the applicant of Application No. A/TWW/114 applied for the construction of a private road in the Green Belt to connect the two residential sites; and
- (4) many departments were concerned about Application No. Y/TW/13. The applicant had submitted the information such as the technical assessments for public's inspection and comment.

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

- (1) the applicant of Application No. Y/TW/13 did not provide the proposed improvements to the roads concerned. He enquired about how to access the displayed information on traffic improvement measures during the public inspection period of the application concerned (the Vice Chairman);
- (2) he opined that the department concerned would still grant planning permission to Application No. Y/TW/13 even if he raised an objection to it. He also opined that the planning permission would be subsequently granted to the proposed developments along the road leading to Hilltop Country Club and the sites in the vicinity in future (Mr WONG Ka-wa); and
- (3) he strongly reprimanded the PD for its neglect of the objections raised by the

Members, residents and owner's committees of the local residential premises and its grant of the planning permission to Application No. A/TW/492. He expected that many vehicles would be parked outside the vehicle repair workshop and proposed to reflect the views on the application to the department concerned in writing (Mr WONG Ka-wa).

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

- (1) regarding Application No. Y/TW/13, the applicant had made improvement proposal to the roads, but the feasibility of the proposal was questioned by the TD and departments concerned. The applicant was therefore asked to submit supplementary information which could be accessed at the official website and Planning Enquiry Counters of the PD. The district councillors of the constituency concerned could also contact him to access the information; and
- (2) the PD would strike a balance among the views from various parties in each planning application. Regarding Application No. Y/TW/13, the representatives of the Environmental Protection Department (EPD) and TD had mentioned at the last CBPDC meeting that a number of technical problems in the application concerned had not been resolved yet. Hence, the PD could respond only after further information was provided by the applicant. The PD was not sure if the application concerned would be approved.

(Note: Ms LAM, Lam Nixie joined the meeting at 3:00 p.m.)

15. The Chairman said that the former Assistant District Officer (Tsuen Wan) (ADO(TW)) of the Tsuen Wan District Office (TWDO) had assisted the CBPDC in coordinating the departmental meetings, refining the papers related to planning applications and providing information on the contact points of each case for a clearer presentation of the contents of the papers. He had reservations on the proposal of sending a letter of criticism on its committee to the TPB and opined that the TPB should also seek views from the public and other units apart from the TWDC. He did not object to Application No. Y/TW/13 and opined that it would be very beneficial to the community if well-planned housing estates could be developed at the existing site of Hilltop Country Club to mitigate the housing problem. However, he was concerned about the transport facilities and suggested that new roads should be constructed. He requested the departments concerned to follow up on these views. Besides, he understood the Member's views on Application No. A/TW/492. He held that the District Council (DC) was one of the consultative and advisory bodies in the community and Members were duty-bound to be concerned about and express their views on various planning applications. He also enquired about which department was responsible for following up on the violation of approval conditions by the applicant of Application No. A/TW/492.

(Note: Mr CHOW Ping-tim left the meeting at 3:04 p.m.)

16. The views, suggestions and enquiries of Members were summarised as follows:
- (1) he agreed to the development of Application No. Y/TW/13 but objected to the proposed construction of a number of residences at the site concerned despite the current traffic congestion on the roads nearby (Mr WONG Ka-wa);
 - (2) he respected the Chairman's views on Application No. A/TW/492 and opined that the PD should listen to and reflect Members' views (Mr WONG Ka-wa);
 - (3) he opined that the problem of traffic congestion at the site concerned could be solved if Kwok Shui Road was widened to become a trunk road. However, as Kwok Shui Road was a minor road at present, granting planning permission to Application No. A/TW/492 would lead to serious traffic congestion at the site concerned and adversely affect the residents nearby (Mr WONG Ka-wa);
 - (4) he understood Members' concern over the noise and traffic impact brought by Application No. A/TW/492. As the applicant had already carried out the renovation works at the site concerned before obtaining the planning permission, he opined that if the DC, as a consultative body, could not prevent the application from being approved, it might consider proposing approval conditions to the grant of planning permission to the application to ensure that no nuisance would be brought by the development (Mr LO Siu-kit);
 - (5) he noted that the TPB had imposed approval conditions for Application No. A/TW/492, including the restrictions on office hours and number of vehicles accessing to and from the site. He also pointed out that the vehicle repair workshop was situated in an industrial area and the Ferrari cars, which were the workshop's service targets, were not numerous in terms of vehicle type. In most cases, the repair service was by appointment (Mr LO Siu-kit);
 - (6) regarding Application No. A/TW/492, they enquired about which department would be responsible for the follow-up work if the applicant violated the approval conditions and how the irregularities would be rectified (Mr LO Siu-kit and Mr WONG Wai-kit);
 - (7) he understood Members' views on the PD and enquired why the TPB failed to understand the views on planning and environmental protection from the district level (Mr TAM Hoi-pong);
 - (8) regarding Application No. Y/TW/13, he suggested that the departments concerned should draw reference from the arrangements of the Advisory Council on the Environment and upload the traffic impact assessment reports submitted by the applicants onto its official website (Mr TAM Hoi-pong);
 - (9) he had inspected the information of the planning applications in the office of the PD. However, it was difficult to judge the assessment results of various applications because different consultant companies would conduct their assessments according to different traffic parameters. Hence, he requested for the standardisation of the various traffic parameters and disclosure of the traffic parameters database for planning by the departments concerned (Mr TAM Hoi-pong);
 - (10) regarding Application No. A/TW/492, Members had clearly expressed their dissenting views at the relevant TWDC and DMC meetings. The TD and EPD

did not object to the application but had imposed restrictions on the number of vehicles accessing to and from the site concerned as well as the operation hours of the workshop. Also, the HKPF did not object to the application but was concerned about the problems of obstruction of vehicular traffic and illegal parking at the site concerned. He opined that the attitude and gate-keeping role of the government departments were the key factors to these planning applications (Mr WONG Wai-kit);

- (11) Members and residents had given views on Application No. Y/TW/13 and the professional advice of the TPB and departments concerned was the crucial factor to the grant of approval of an application. He opined that it was necessary to continue to closely follow up on the application concerned (Mr WONG Wai-kit); and
- (12) he understood Members' views regarding Application No. A/TW/492. He opined that there were only minor roads in the site concerned and the planning permission should not be granted to the application concerned if these minor roads remained unchanged in any way. He also enquired the TD and EPD about their views on the application concerned (the Vice Chairman).

(Note: Mr WONG Ka-wa and Mr KOT Siu-yuen left the meeting at 3:16 p.m.)

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

- (1) regarding Application No. A/TW/492, the restriction on operation hours was discussed at a DMC meeting and relayed to the PD by ADO(TW) of the TWDO. It was further proposed by the PD to the TPB for inclusion as an approval condition. The restriction was not proposed by the EPD;
- (2) regarding Application No. A/TW/492, the District Lands Officer of the DLO had indicated at the last DMC meeting that if restriction on operation hours was entailed in an approval condition, the DLO would consider the inclusion of such a restriction when processing the application for lease modification. Besides, it was specified in the terms of the planning permission that the TPB could withdraw the permission concerned and the LandsD could enforce the relevant land lease terms if the applicant did not comply with the approval conditions;
- (3) it was learned that the TPB was considering the creation of an electronic means for the submission of the planning applications, relevant information and assessment reports. The details would be announced by the TPB;
- (4) the information on population projections was available at the PD Headquarters. The TD would follow up on the traffic impact parameters of various developments. The PD did not have the information on the transport conditions at district level; and
- (5) regarding Application No. Y/TW/13, the PD would duly take up its gate-keeping role and consider the views sought from the Members, the general public and the departments.

18. The Chairman said that the CBPDC would continue to enhance the monitoring on the compliance of the approval conditions of Application No. A/TW/492. Regarding Application No. Y/TW/13, he would consider submitting a paper for discussion at the next CBPDC meeting. He also requested the departments concerned to propose improvement measures such as the construction of new roads in order to put forward the application concerned.

V Item 4: Application for District Council Funds by Tsuen Wan Festival Lightings Organizing Committee (Lightings Committee)

(CBPDC Paper No. 5/18-19)

19. The Secretary introduced the paper and said that Mr KOO Yeung-pong, Mr LO Siu-kit, Mr CHOW Ping-tim, Mr CHENG Chit-pun and Mr WONG Ka-wa were the Members of the Lightings Committee, so as to indicate that they had made declaration of their membership.

20. The Chairman asked if any Members needed to make declaration of other interest immediately. No Members made declaration of other interest.

21. The Chairman approved that the Members who were concurrently the Members of the Lightings Committee could speak and vote on the funding application according to section 48(12) of the Standing Orders.

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

- (1) he said that he held different stances for the two activities under the funding application. Hence, he proposed that an open ballot should be held respectively for the two activities (Mr TAM Hoi-pong);
- (2) the funding application for festive lightings included the festive occasions of the National Day, Christmas and New Year, etc. He opined that the National Day did not deserve celebrations and the use of lightings for celebration was against his advocacy of energy conservation. Hence, he objected to the funding application of this activity and suggested that the way of festive celebrations should be modified in future or a certain amount of the funding should be allocated to other forms of celebration. However, he supported the funding application of the countdown activity on the New Year's Eve and he opined that this activity was duly held in the past (Mr TAM Hoi-pong);
- (3) in the funding application form concerned, the detailed breakdown was not provided for the first activity and only items of larger amount of expenditure were provided for the second activity. Although he understood that sometimes it might be difficult for the applying organisations to list out all the breakdowns of expenditure in detail, he suggested that the applying organisations should set out the estimated expenditure of various funding applications in detail as far as possible (Mr TAM Hoi-pong); and
- (4) he proposed that a ballot should be held respectively for the funding applications because a Member had raised objection to the first activity but supported the second activity (Mr LO Siu-kit).

(Note: Mr CHENG Chit-pun left the meeting at 3:28 p.m.)

23. Members agreed to vote by an open ballot. After discussion, the Chairman asked Members to vote on the funding application. The voting result was listed as follows:

For (7 votes in total)

Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Ms LAM, Lam Nixie, Mr CHAN Sung-ip, Mr WONG Wai-kit, Mr LO Siu-kit and Mr CHAN Chun-chung, Jones

Against (1 vote in total)

Mr TAM Hoi-pong

24. The Chairman announced that the following funding applications were endorsed:

	<u>Activity</u>	<u>Proposed Amount Approved (\$)*</u>
(1)	2018/19 Tsuen Wan Festive Lightings Programme	1,188,000.00
(2)	2018/19 Tsuen Wan District New Year's Eve Countdown	758,000.00

* As the amount for application had exceeded the ceiling of allocation of funds of \$220,000 by the CBPDC under the power conferred, the above two funding applications should be submitted to the TWDC for vetting and approval.

(Post-meeting note: The TWDC approved the above two funding applications at its meeting on 31 July 2018.)

VI Item 5: Application for District Council Funds as regards Activities Co-organised by the Working Group on Community Building Activities and District Organisations
(CBPDC Paper No. 6/18-19)

25. The Secretary introduced the paper and said that Mr CHAN Chun-chung, Jones, Ms LAM Yuen-pun, Phyllis, Mr KOO Yeung-pong, Mr MAN Yu-ming and Mr WONG Wai-kit were the Members of the Working Group on Community Building Activities, so as to indicate that they had made declaration of their membership.

26. The Chairman asked if any Members needed to make declaration of other interest immediately. Ms LAM Yuen-pun, Phyllis made declaration of her Chairmanship of the Spore Care. The Chairman permitted that the Members who were concurrently the Members of the Working Group on Community Building Activities could speak and vote on the funding application according to section 48(12) of the Standing Orders, and that the Members who had declared other interest could remain in the meeting as observers but they could not speak or vote on the matter.

27. The CBPDC approved the funding application as follows:

	<u>Activity</u>	<u>Apply Organisation/ Co-organiser</u>	<u>Approved Amount (\$)</u>
(1)	Family Fun Programme	Spore Care	105,000.00

VII Item 6: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

28. The Vice Chairman reported that the Working Group had held its sixth meeting on 3 July 2018 and approved to earmark an allocation of \$105,000 to co-organise the “Rejoice with Happy Families” with the Spore Care. The activity would be held between November 2018 and December 2018 to promote harmonious family life and concerted efforts for building a better community among the residents in Tsuen Wan district through the provision of an opportunity for them to take part in parent-child activities.

(B) Working Group on Community Development and Planning

29. The Vice Chairman reported that the Working Group would convene the sixth meeting as soon as possible to follow up the work plan for the current year.

(C) Working Group on Industrial and Commercial Development

30. The Chairman said that the Working Group would convene the sixth meeting as soon as possible to follow up the work plan for the current year.

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

31. Mr LO Siu-kit reported that regarding the lightings works, the Lightings Committee had held a meeting on 13 June 2018 for the selection of a contractor for the lightings works. It was estimated that the National Day and festival lightings would be lit in mid-September 2018 and early December 2018 respectively. As regards the New Year Eve count-down activities, the working group had held its first meeting on 27 June 2018 during which the theme of the event, items for the activity and tendering exercise for engaging contractors to organise the event were preliminarily discussed. The Lightings Committee would invite contractors to submit quotations for the production of the New Year’s Eve count-down activities. On fund raising, the Lightings Committee would send invitation letters on sponsorship to the major organisations and local community members in mid-July 2018, so as to launch the fund raising work for the current year.

VIII Item 7: Any Other Business

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 22 June 2018 (CBPDC Paper No. 7/18-19).

IX Adjournment of Meeting

33. The Chairman reminded Members that the next meeting was scheduled at 11:00 a.m. on 4 September 2018 (Tuesday) and the deadline for submission of paper was 20 August 2018.

34. There being no other business, the meeting was adjourned at 3:40 p.m.

Tsuen Wan District Council Secretariat

10 August 2018