

(Translation)

Minutes of the 17th Meeting of
Community Building, Planning and Development Committee (3/18-19)

Date: 4 September 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 Chun-chung, Jones (Vice Chairman)

Mr MAN Yu-ming, MH

Ms LAM Yuen-pun, Phyllis

Mr CHAN Sung-ip, MH

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

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 HO Wing-kuen, Tyler

Engineer/1 (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 4

Mr LEUNG Kam-man

Land Executive/Land Management 4 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Mr CHAN Chung-yun, Stephen

Senior Town Planner/Kwai Tsing, Planning
Department

Absent:

Members

Mr KOO Yeung-pong, MH

Ms LAM, Lam Nixie

Mr WONG Ka-wa

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 17th meeting of the Community Building, Planning and Development Committee (CBPDC) and introduced Mr HO Wing-kuen, Tyler, Engineer/1 (West) of the Civil Engineering and Development Department who attended the meeting for the first time on behalf of Mr LI Pui-sang.

2. The Chairman said that for Members' information, Ms LAM, Lam Nixie 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 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 10.7.2018

4. 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

5. The Chairman said that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Planning Applications (as at 27.8.2018)

(CBPDC Paper No. 8/18-19)

6. Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PD) introduced the paper.

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

- (1) regarding Application No. Y/TW/12, the applicant proposed to provide 3 000 niches at the application site. It was stated in the paper that the Town Planning Board (TPB) allowed the applicant to give responses in respect of departmental comments. He enquired about the progress of the

application and whether approval had been granted to the application (Mr LO Siu-kit);

- (2) he was concerned about Application No. Y/TW/12 and the traffic capacity of the application site. He also suggested that the department concerned should assess the traffic capacity in the vicinity of the application site with objective standards and should reject the planning applications that would cause a traffic volume exceeding the traffic capacity (Mr TAM Hoi-pong);
- (3) he pointed out that there were planning applications which always involved Lo Wai. He was worried that these applications would finally be approved through the repeated process of submitting planning applications by the applicants and giving responses from the departments (Mr TAM Hoi-pong);
- (4) he said that he lived in the vicinity of the application site of Application No. Y/TW/12. He found that many worshippers visited the application site for paying of tribute during Yu Lan Festival, and that long queues were still formed even though traffic control measures had been implemented (Mr TAM Hoi-pong); and
- (5) he enquired about the actual number of parking spaces to be provided in Application No. Y/TW/13. He was worried that the additional vehicular flow arising from this application would not be well coped with in the application site (the Vice Chairman).

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

- (1) regarding Application No. Y/TW/12, the Transport Department (TD) was responsible for assessing the traffic capacity of the area, but the information provided by the applicant was still not to the satisfaction of the TD. At the meeting on 17 August 2018, the TPB endorsed to defer processing the application upon request, so that the applicant could give responses in respect of departmental comments by providing further information; and
- (2) the number of private car parking spaces was not small in Application No. Y/TW/13 and the shortage of parking spaces at the application site would cause traffic problems. The PD noted that the TD was concerned about the traffic impact of the application.

(Note: Mr CHENG Chit-pun joined the meeting at 11:38 a.m.)

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

- (1) he pointed out that there were many planning applications which always involved the developments in the areas around Lo Wai Road. The traffic load of the site concerned would further increased. He suggested that the Administration should consider widening or clearing the roads at the application site in order to solve the traffic problem at Lo Wai Road (Mr CHAN Sung-ip);
- (2) he agreed to the Members' views that there were many planning applications which always involved the areas around Lo Wai Road. According to the past experience, the departments such as the Hong Kong Police Force and Tsuen Wan District Office (TWDO) were required to make joint effort to implement the measures to alleviate the traffic at the application site during Ching Ming Festival and Chung Yeung Festival.

Once the project under the planning application was completed, it would probably bring about traffic congestions at Cheung Shan, Shek Wai Kok and Tsuen Wan town centre. In addition, Tsuen Wan was a transportation hub of the New Territories West, and therefore it was necessary to make an accurate assessment of the traffic load at the application site. He also thought that construction of roads was a long-term solution to the problem (Mr MAN Yu-ming);

- (3) It was proposed in Application No. Y/TW/13 that 222 private car parking spaces would be provided, that is, a vehicular flow of at least 222 private cars would be created at the application site. In addition, the vehicular flow would increase during Ching Ming Festival and Chung Yeung Festival. He opined that although the applicant had made several attempts to make applications, the traffic load was not going to be well coped with in the application site. Therefore, the approval of the application would bring about the aggravated traffic problems at Lo Wai Road (Mr TAM Hoi-pong);
- (4) Ma Wan, a private-car-free area, once attracted negative comments for its private-car-free status. However, he thought that if houses were built at some unique locations without causing additional traffic impact, the designation of a private-car-free area was the only solution (Mr TAM Hoi-pong);
- (5) according to the layout and floor area of the buildings under Application No. Y/TW/13, the proposed type of residential development was the private luxury residence. He thought that the Government should aim to provide affordable flats instead of luxury residences, so he did not support the application (Mr TAM Hoi-pong); and
- (6) the restriction on the number of people of the commercial buildings at Lot No. 393 was 10 000. Meanwhile, the restriction on the number of people to be accommodated in a commercial building in the district in a planning was about 6 000 and such a restriction had been incorporated into the relevant town plan. He had made enquiries to the departments concerned including the Buildings Department (BD) and Food and Environmental Hygiene Department about the situation of the commercial building, which, however, were not followed up by them. He thus enquired how the PD would manage the planning applications approved by the TPB and carry out the law enforcement work (Mr LO Siu-kit).

(Note: Mr CHOW Ping-tim joined the meeting at 11:45 p.m.)

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

- (1) the PD noted that Members and the TD were very concerned about the traffic impact of the abovementioned two planning applications. The PD would submit the application, together with the comments received from the departments and the public, to the TPB for deliberation; and
- (2) the development project of Lot No. 393 was situated at a Comprehensive Development Area on Ma Tau Pa Road. When the planning application was approved by the TPB, the applicant would be required to execute the conditions to the planning permission which would also be included in the land lease conditions by the department concerned. Moreover, the

departments concerned including the BD and Lands Department would also take the PD's comments into account when processing the building plan and land lease of the planning project for consideration of the issuance of documents such as the "occupation permit" and "certificate of compliance" in respect of the development project concerned.

11. The Chairman said that Application No. Y/TW/12 was discussed at the CBPDC meetings for a number of times. It was considered to be unfair to act against the applications submitted by a specific organisation. Regarding Application No. Y/TW/13, he had submitted a paper to the Tsuen Wan District Council(TWDC) for discussion on the proposed improvement measures of the traffic in the areas around Lo Wai Road, which was the concern of Members. He opined that the departments concerned had noted the views of the community, but there were difficulties in the implementation of the proposed improvement measures. He had also suggested that an additional road should be built along the streams at the application site, but objections from the residents near the site concerned were received. In his opinion, the CBPDC aimed to promote the community development, and therefore should not direct against the specific organisations and should not hinder development. He suggested that the CBPDC should send a letter of request to the Development Bureau (DevB) for conducting a study on the traffic problem at Lo Wai Road and seeking views from the CBPDC Members and the local stakeholders on planning in the area.

12. Assistant District Officer (Tsuen Wan) of the TWDO said that the public might submit their comments on Application No. Y/TW/13 before 7 September 2018. The CBPDC might consider writing to the TPB to give comments on the planning application before that day.

13. The Chairman said that the CBPDC would write to the TPB to convey Members' views on Application No. Y/TW/13, and would also send a letter of request to the DevB for conducting a study on the traffic problem at Lo Wai Road and seeking views from the CBPDC Members and the local stakeholders on planning in the area.

(Post-meeting note: The CBPDC had conveyed Members' views on Application No. Y/TW/13 to the TPB in writing on 6 September 2018. Also, the CBPDC had sent a letter of request to the DevB for conducting a study on the traffic problem at Lo Wai Road and seeking views from the CBPDC Members and the local stakeholders on planning in the area on 20 September 2018.)

V Item 4: The Way Forward and Management of the Abandoned Construction Site at Ma Wan Main Street Village North

(CBPDC Paper No. 9/18-19)

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

- (1) Mr CHAN Chung-yun, Stephen, Senior Town Planner/Kwai Tsing (STP/KwT) of the PD; and
- (2) Mr LEUNG Kam-man, Land Executive/Land Management 4, District Lands Office, Tsuen Wan and Kwai Tsing(DLO).

Besides, the written reply of the PD was tabled at the meeting for Members' perusal. In addition, STP/TW of the PD and Administrative Assistant/Lands (AA/Lands) of the DLO would respond to Members' enquiries on behalf of the PD and DLO respectively.

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

15. Mr TAM Hoi-pong introduced the paper.

16. STP/KwT of the PD responded as follows:

- (1) the application site was mainly zoned as the "Village Type Development" zone under the approved Ma Wan Outline Zoning Plan No. S/I-MWI/14 (the OZP). According to the Notes for the OZP, the planning intention of an area zoned "Village Type Development" was to provide land for relocation of existing village houses, fishermen's village and squatters affected by the development projects in Ma Wan and for development of small houses by the indigenous villagers of the island; and
- (2) in the meantime, the application site was located within part of an area under a previous planning application for a proposed private secondary school. However, the applicant did not develop the proposed secondary school thereafter. The TPB did not receive the relevant application for renewal of the approved land use upon the expiry of the planning permission.

17. AA/Lands of the DLO responded that according to the project agreement signed between the Government and the developer concerned in 1997, the developer was responsible for relocating the local villagers, fishermen and residents of squatters on the affected land in Ma Wan and was required to provide land for development of village-type houses for purposes of village relocation and land exchange. The Administration granted a land licence to the developer and its subsidiary companies in 1997, entered a supplementary agreement and charged the administration fee from the developer, with a view to giving permission to the developer to carry out the site formation, investigation and ancillary works within the Ma Wan Development Area. At present, the developer had completed most of the works and had surrendered part of the land with works completed to the Government. Nevertheless, as some cases of village relocation were in progress at present, the developer was still required to fulfill its responsibility by constructing village-type houses for the people involved in accordance with the above project agreement. Such being the case, some parts of the land under the land licence concerned (including the construction site office at Ma Wan Main Street Village North) was being held by the developer at this stage. Upon completion of all land exchange cases involving village houses, the Government would terminate the land licence and take back the possession of the remaining land.

(Note: Mr CHOW Ping-tim left the meeting at 12:00 noon.)

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

- (1) he opined that the matters related to village development at the application site were being handled by the developer concerned. He also enquired about the progress of the proposed school development, which was an

ancillary facility in the community, at the application site (Mr MAN Yu-ming);

- (2) during the early stage of planning, the contractor concerned had invited various school sponsoring bodies to build a school at the application site. The application site was used for accommodation of a temporary construction site office afterwards because finally, no sponsoring body submitted the application of the proposed school development (Mr CHAN Sung-ip); and
- (3) he was dissatisfied with the responses to this item given by the representative of the DLO. He thought that the application site was near the residences and the rusted metal of the construction site office would cause health nuisance and an eyesore. He thus suggested that the DLO should make appropriate arrangement for the temporary construction site such as taking enforcement action or making coordination with the tenant concerned in order to keep the site clean and tidy (Mr TAM Hoi-pong).

19. AA/Lands of the DLO responded as follows:

- (1) the DLO did not receive any applications from the Administration or organisations for development of the proposed school at the application site in the end; and
- (2) regarding the environmental hygiene problem of the construction site office, the DLO would supervise the developer concerned and assign its staff to carry out inspections at the construction site office concerned. The DLO had also made further requests to the developer for proper management and maintenance of the site.

VI Item 5: Review on Funds Allocation for Community Building, Planning and Development Committee

(CBPDC Paper No. 10/18-19)

20. The Secretary introduced the paper.

21. The Chairman proposed to transfer a sum of \$30,000 from the balance of all the CBPDC funding programmes to the Working Group on Community Development and Planning for organising the “Opinion Survey on Planning Study in Tsuen Wan District 2018” in October 2018. After the transfer of the funds, a sum of \$89,000 would be available for use by the Working Group on Community Development and Planning.

22. Members endorsed the above proposal.

VII Item 6: Application for District Council Funds as regards Activities Co-organised by the Working Group on Community Development and Planning

(CBPDC Paper No. 11/18-19)

23. 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 and Mr TAM Hoi-pong were the Members of the Working Group on Community Development and Planning, so as to indicate that they had made declaration of their membership.

24. The Chairman asked if any Members needed to make declaration of other interest immediately. Mr MAN Yu-ming made declaration of his Chairmanship of the Tsuen Wan East Resident's 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 funding application 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 the Member could not speak and vote on the funding application.

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

- (1) as the contents of the captioned application involved the concerns over Tsuen Wan West, he opined that it was inappropriate for the Tsuen Wan East Resident's Association to take up the role of the co-organiser of the activity (Mr TAM Hoi-pong);
- (2) he suggested that the TWDC should open an account for funding applications. He also held that it was still inappropriate even the District Council Members, whom were deemed to take up the monitoring role instead of serving as the applicants of the funding applications, withdrew from meeting during discussion of such applications at the meeting. Thus, he would abstain from voting on the funding application (Mr TAM Hoi-pong); and
- (3) it was necessary for the TWDC to collaborate with the district organisations for submission of funding applications in organising activities (Mr CHAN Sung-ip).

26. The Chairman said that the captioned application had been discussed by the relevant working group. As the venue of activity under the captioned application was in Tsuen Wan district, any organisation in Tsuen Wan district without commercial interests was eligible for submission of funding application according to the Guidelines on Application for Tsuen Wan District Council Funds (the Guidelines). Moreover, district councilors of Tsuen Wan might take up a number of duties concurrently for community organisations. Therefore, the practice of making declaration of interests prior to the discussion of a funding application in relation to the community organisations they served was in compliance with the requirement of the Guidelines.

27. After discussion, the CBPDC approved the funding application with one abstention vote 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 2018	Tsuen Wan East Resident's Association	89,000.00

VIII Item 7: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

28. The Vice Chairman said that the Working Group had nothing special to report.

(B) Working Group on Community Development and Planning

29. Mr CHENG Chit-pun reported that the Working Group endorsed to jointly organise the “Opinion Survey on Planning Study in Tsuen Wan District 2018” with Tsuen Wan East Resident’s Association at its sixth meeting held on 30 August 2018. The activity would be carried out through the on-site questionnaire surveys conducted by the interviewers of the service contractor engaged from October 2018 to January 2019 to learn about the views of residents in Tsuen Wan district on the development in Sham Tseng and its vicinity, the feasibility of consolidation of government land and the demand for service provision, with the aims to relay the views to the government departments concerned and put forth the proposals on planning study.

(C) Working Group on Industrial and Commercial Development

30. The Chairman said that the Working Group had nothing special to report.

(Note: Ms LAM Yuen-pun, Phyllis joined the meeting at 12:18 p.m. Mr CHENG Chit-pun left the meeting at 12:18 p.m.)

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

31. Mr LO Siu-kit reported that regarding the New Year’s Eve countdown activity, the Working Group concerned had held a meeting on 22 August 2018 and selected a contractor to organise the countdown activity and follow up on the related preparatory work. Regarding the lighting works, the contractor was currently preparing for the installation of the lightings in celebration of the National Day. It was expected that the installation work and light-up would be completed in mid-September 2018. On fund-raising, the Working Group concerned had sent invitation letters of sponsorship to the major organisations and localities and would continue to follow up on the initiatives on fund-raising and make arrangements for production of acknowledgment notices on lamp posts and publicity posters.

IX Item 8: Any Other Business

32. Mr WONG Wai-kit enquired about the details of the organisation and tendering of the New Year’s Eve countdown activity. He also thanked the PD for its advice and assistance on the application of the construction of a telecommunications base station by a telecommunication service provider at the vacant land adjacent to the staff quarters of the Yau Kom Tau Water Treatment works in Tsuen Wan for an early implementation of the works.

33. Mr LO Siu-kit said that the Lightings Committee had selected a contractor to organise the New Year’s Eve countdown activity and would confirm the details in due course. The external lighting of this year’s festive lighting programme would be switched off at 11:00 p.m. every night in support of environmental protection and the Charter on External Lighting. He also enquired the DLO about its regulatory control

on the buildings in the district in which the number of people accommodated exceeded that stipulated in the lease conditions for these buildings.

34. AA/Lands of the DLO said that generally, the ceiling of the number of people was not set in the lease conditions. If a breach of lease conditions was found, the DLO might take appropriate lease enforcement actions.

35. The Chairman said that Members could submit papers for discussion at the next CBPDC meeting if necessary.

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 20 August 2018
(CBPDC Paper No. 12/18-19).

X Adjournment of Meeting

37. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 13 November 2018 (Tuesday) and the deadline for submission of paper was 29 October 2018.

38. There being no other business, the meeting was adjourned at 12:25 p.m.

Tsuen Wan District Council Secretariat
18 September 2018