

(Translation)

Minutes of the 18<sup>th</sup> Meeting of  
Community Building, Planning and Development Committee (4/18-19)

Date: 13 November 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 MAN Yu-ming, MH

Mr KOO Yeung-pong, MH

Mr NG Hin-lung, Norris

Ms LAM, Lam Nixie

Mr CHAN Sung-ip, MH

Mr WONG Ka-wa

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 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 4

Mr MO Tin-yeung

Senior Housing Manager (Wong Tai Sin, Tsing Yi and Tsuen Wan 2), Housing Department

Absent:

Members

Ms LAM Yuen-pun, Phyllis

Mr WONG Wai-kit, MH

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 18<sup>th</sup> meeting of the Community Building, Planning and Development Committee (CBPDC).

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.

II Item 1: Confirmation of Minutes of the Meeting held on 4.9.2018

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

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

IV Item 3: Planning Applications (as at 2.11.2018)

(CBPDC Paper No. 13/18-19)

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

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

(1) the applicant of Application No. A/TW-CLHFS/1 had earlier proposed to zone the application site for residential uses, and currently changed to propose to build a hotel which provided about 140 rooms. Calculated on the basis that a coach could pick up the occupants of about 30 rooms, the proposed provision of one coach parking space by the applicant was insufficient to meet the needs. In addition, the consolidation of the roads at the application site was under planning. He therefore suggested that

additional coach parking spaces should be provided for prevention of the parking of coaches on Route Twisk where the traffic was heavier and causing traffic congestion (Mr LO Siu-kit);

- (2) regarding Application No. Y/TW/13, it was found that only the building height was lowered and that the number of parking spaces remained unchanged in alternative proposal from the applicant. Therefore, it was not suitable for rezoning the land for development (the Vice Chairman); and
- (3) he did not object to Application No. Y/TW/13 for rezoning the application site for residential uses. However, he opined that corresponding arrangements were not made in respect of the transport ancillary facilities and the number of parking spaces in the application. He also requested the Town Planning Board (TPB) to attach importance to Members' grave concern on the traffic impact brought by and vehicular flow arising from this application rather than the building height (Mr MAN Yu-ming).

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

- (1) regarding Application No. A/TW-CLHFS/1, the PD was currently in liaison with the Transport Department (TD) in order to seek the TD's views on the application; and
- (2) regarding Application No. Y/TW/13, it was found that only the building height was lowered and that the other fundamental parameters such as the number of flats and parking spaces as well as the plot ratio of the residential development remained unchanged in the alternative proposal from the applicant.

8. The Chairman requested the PD to reflect Members' views at the relevant TPB meetings and take the views into consideration.

(Note: Mr WONG Ka-wa and Mr CHENG Chit-pun joined the meeting at 2:40 p.m.)

9. The Chairman said that Item 5 of the agenda would be discussed first because Mr TAM Hoi-pong who submitted Item 4 of the agenda had not joined the meeting yet.

V Item 5: Application for District Council Funds as regards Activities Co-organised by the Working Group on Industrial and Commercial Development and District Organisations

(CBPDC Paper No. 15/18-19)

10. The Secretary introduced the paper and said that Mr LAM Faat-kang, Mr KOO Yeung-pong, Mr CHAN Chun-chung, Jones, Ms LAM Yuen-pun, Phyllis and Mr CHOW Ping-tim were the Members of the Working Group on Industrial and Commercial Development, so as to indicate that they had made declaration of their membership.

11. As the Chairman and the Vice Chairman had declared an interest, Members agreed that Mr CHAN Sung-ip took over the chair temporarily according to section 48(14) of the Standing Orders.

12. The Acting Chairman asked if any Members needed to make declaration of other interest immediately. No Members made declaration of other interest. The Acting Chairman approved that the Members who were concurrently the Members of the Working Group on Industrial and Commercial Development could speak and vote on the funding application according to section 48(12) of the Standing Orders.

13. The CBPDC approved the funding application as follows:

	<u>Activity</u>	<u>Applicant Organisation/ Co-organiser</u>	<u>Approved Amount (\$)</u>
(1)	Tour in Tsuen Wan 2018	The Hong Kong Federation of Youth Groups - Tsuen Wan Youth S.P.O.T.	62,000.00

(Note: Mr TAM Hoi-pong joined the meeting at 2:43 p.m.)

VI Item 4: The Possibility of Conversion of Storerooms in Public Housing Estates into Public Housing Units

(CBPDC Paper No. 14/18-19)

14. The Chairman welcomed Mr MO Tin-yeung, Senior Housing Manager (Wong Tai Sin, Tsing Yi and Tsuen Wan 2) (SHM(WTT2)) of the Housing Department (HD) who specially joined the meeting.

15. Mr TAM Hoi-pong introduced the paper.

(Note: Mr WONG Ka-wa left the meeting at 2:45 p.m.)

16. SHM(WTT2) of the HD responded as follows:

- (1) when planning public housing estates, the departments concerned would make the optimal use of the building spaces having regard to the ground profile and outlook of the building and would create storerooms with the spaces that were unsuitable for developing into public housing units;
- (2) he opined that the conversion of storerooms in public housing estates into public housing units was under the geographical constraints such as lighting and airflow. Such conversion should comply with the Buildings Ordinance and the land use under planning. In addition, some public housing estates were also subject to the lease conditions and fire service regulations. The HD had established a dedicated working group to conduct a detailed study on the captioned matter; and
- (3) at present, there were four public housing estates in Tsuen Wan district with a total of 49 storerooms in a total area of 1 303 square metres (sqm). Most of the storerooms in the public housing estates were rented and only eight vacant storerooms in a total area of 119 sqm were available. Cheung Shan Estate had more vacant storerooms. However, it was infeasible to convert them into public housing units due to the problems such as inadequate lighting and air ventilation as well as noise nuisance.

(Note: Mr CHOW Ping-tim left the meeting at 2:50 p.m.)

17. The views, suggestions and enquiries of Members were summarised as follows:
- (1) he suggested that an appropriate number of storerooms in public housing estates should be retained to meet the needs of temporary storage of furniture and miscellaneous items arising from the domestic renovation and refurbishment works by the tenants of public rental housing (Mr MAN Yu-ming);
  - (2) he enquired about the situation of vacant storerooms in public housing estates in the district for exploring the possibility of converting these storerooms into public housing units. He also enquired about the mechanism adopted by the HD to ensure the proper use of storerooms by hirers, the criteria for determining the feasibility regarding the conversion of storerooms in public housing estates and the occupancy rate of the storerooms in public housing estates (Mr TAM Hoi-pong);
  - (3) he thought that the conversion of storerooms in public housing estates into public housing units was subject to various building constraints such as the structural capacity, natural lighting and ventilation as well as the fire escape. Also, the conversion works involved imposing additional burden to the ancillary facilities and traffic capacity as well as pooling resources such as numerous professional engineering staff, but only a limited number and area of residential flats could be acquired (Mr NG Hin-lung, Norris);
  - (4) the restrictions on building height and plot ratio were applicable to both of the old and new buildings. As for the new buildings, the planning on adequate ancillary facilities in compliance with the fire service standards might be completed shortly. He therefore suggested that the building height and plot ratio of the public housing estates under construction should be increased, so that the housing needs of the general public could be met directly and effectively (Mr NG Hin-lung, Norris); and
  - (5) he thought that the housing problem could not be truly solved even if a lot of resources were pooled to the conversion of storerooms in public housing estates. He suggested that an interim measure should be carried out through the provision of the converted public housing units for the people who were in poor living conditions and being placed on the Waiting List for public housing units (Mr NG Hin-lung, Norris).

18. SHM(WTT2) of the HD responded that the HD would set aside some storerooms of less than 7 sqm for rental by the tenants of public housing estates to meet the needs. Also, the area of the above-mentioned 49 storerooms each was above 7 sqm and most of them were on G/F and rented to shop operators. Besides, the security issue should be taken into account for conversion of storerooms into public housing units because some storerooms were outside the security gates.

19. The Chairman said he understood that having regard to the report of the Office of the Ombudsman, Members requested the government departments to give an account of the possibility of converting the vacant storerooms in public housing estates of Tsuen Wan district into public housing units. He suggested that the HD should fully consider the Members' views on the pros and cons for the captioned matter and conduct an in-depth study for assurance of liveability and good use of public funds.

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

(A) Working Group on Community Building Activities

20. The Vice Chairman said that the Working Group had jointly organised the activity “Rejoice with Happy Families” with Spores Care from November 2018 to December 2018. The first session of Parent-child Fun Day would be held on 18 November 2018 at the open space off the Lei Muk Shue Estate Community Hall and Hong Shue House. The other two sessions of Parent-child Fun Days would be held in Wang Wo Tsai Street Garden and at the podium on 4/F in Cheung Shan Estate on 15 December 2018 and 22 December 2018 respectively. Besides, the Parent-child Tour would be held on 9 December 2018 and the destinations included Hoi Ha Wan Marine Park and Sai Kung markets, etc. Members were invited to give their enthusiastic support for these activities.

(B) Working Group on Community Development and Planning

21. Mr CHENG Chit-pun reported that the report of the “Opinion Survey on Planning Study in Tsuen Wan District 2018” included a study of the views from the residents in Tsuen Wan district on the development of Sham Tseng and its vicinity, as well as the feasibility of consolidating the government land and the demand for provision of service, with a view to relaying the views and putting forth the proposals on planning study to the government departments concerned.

(C) Working Group on Industrial and Commercial Development

22. The Chairman said that the Working Group had held its 6<sup>th</sup> meeting on 26 October 2018 and approved to earmark an allocation of \$62,000 for co-organising the “Tour in Tsuen Wan 2018” with the Hong Kong Federation of Youth Groups - Tsuen Wan Youth S.P.O.T. The activity, which would be held from late November 2018 to early February 2019, aimed to form a platform of guided tour in the community for pulling together people from all sectors to explore the cultural change of industry and commerce in Tsuen Wan district, in order to enhance the residents’ understanding of the development of industry and commerce in Tsuen Wan district as well as their sense of belonging to Tsuen Wan district. He hoped that Members would actively take part in the activity.

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

23. Mr LO Siu-kit reported that regarding the lighting works, the lighting decoration for the National Day for the current year was displayed from 15 September 2018 to 15 October 2018 and the demolition work was completed in late October 2018. The festive lighting would be displayed starting from early December 2018 and the installation works was in progress. Regarding the preparatory work, the working group under the Lightings Committee had appointed a contractor for the production of vertical flying posters and publicity posters for footbridges. It was anticipated that the installation work would be completed by early December 2018.

VIII Item 7: Any Other Business

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 29 October 2018  
(CBPDC Paper No. 16/18-19).

IX Adjournment of Meeting

25. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 15 January 2019 (Tuesday) and the deadline for submission of paper was 28 December 2018.

26. There being no other business, the meeting was adjourned at 3:03 p.m.

Tsuen Wan District Council Secretariat  
21 November 2018