

(Translation)

Minutes of the 19th Meeting of
Community Building, Planning and Development Committee (5/18-19)

Date: 15 January 2019 (Tuesday)

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Members

Mr CHAN Chun-chung, Jones (Vice Chairman)

Mr MAN Yu-ming, MH

Mr KOO Yeung-pong, MH

Mr NG Hin-lung, Norris

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr CHAN Sung-ip, MH

Mr WONG Ka-wa

Mr WONG Wai-kit, MH

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

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 Shan-hoi

Assistant Division Officer (Building Improvement)2, Fire Services Department

Mr HO Chi-wai

Senior Station Officer (Building Improvement)2, Fire Services Department

Absent:

Members

Mr LAM Faat-kang, MH (Chairman)

Mr KOT Siu-yuen

The Meeting

I Opening Remarks and Introduction

The Vice Chairman welcomed the Members and representatives from the government departments to the 19th meeting of the Community Building, Planning and Development Committee (CBPDC).

2. The Vice Chairman said that for Members' information, Mr LAM Faat-kang and Mr KOT Siu-yuen were absent with apologies.

3. As the Chairman, Mr LAM Faat-kang, was unable to preside at this meeting due to other commitments, the Vice Chairman would perform the duties of the Chairman and preside at the meeting according to section 35(3) of the Tsuen Wan District Council Standing Orders (the Standing Orders).

4. The Acting Chairman reminded Members that according to section 15(3) of 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 may emit sound and shall not use any telecommunications devices for conversation" in order to ensure the smooth progress of the meeting. He further reminded Members of section 28 of the Standing Orders that unless otherwise agreed by the Acting Chairman, a Member might speak and make supplementary remarks for each agenda item once respectively at the meeting. Each Member could speak up to three minutes each time.

II Item 1: Confirmation of Minutes of the Meeting held on 13.11.2018

5. 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

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

IV Item 3: Planning Applications (as at 4.1.2019)

(CBPDC Paper No. 17/18-19)

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

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

8. The views, suggestions and enquiries of Members were summarised as follows:
- (1) he opined that there were many bends and traffic congestion was common at Route Twisk. It was proposed in Application No. A/TW-CLHFS/1 that a hotel with 141 rooms (including 13 family resorts) would be built, but only one parking space for tourist coach would be provided. It was fairly not enough. He enquired whether the number of parking space for tourist coach remained unchanged, or the respective amendments had been incorporated into the latest revised Traffic Impact Assessment and Swept Path Analysis which were recently submitted (Mr LO Siu-kit);
 - (2) regarding Application No. A/TW/503, in the past, similar applications which were objected by the majority of Members and the respective owners' committee still gained support from the department concerned for the approval. As a result, the problem of insufficient parking spaces in Tsuen Wan district was aggravated. For example, there was a serious shortage of parking spaces in the vicinity of Sai Lau Kok Road on weekends and public holidays. He opined that it was still unsatisfactory even if the traffic alleviating arrangement for the vehicles of the site concerned which were to be parked at the lorries loading/unloading areas was carried out. He therefore enquired the PD's opinions about the application (Mr LO Siu-kit);
 - (3) regarding Application No. A/TW-CLHFS/1, the applicant previously proposed to construct villas and currently proposed to construct a hotel in the site concerned. He enquired about the reasons for the Town Planning Board's (TPB) objection to the application in the past. He opined that he accepted the development under application serving for public recreational purpose and agreed that it was necessary to resolve the traffic problem of the site concerned (Mr NG Hin-lung, Norris);
 - (4) regarding Application No. Y/TW/13, he opined that the land in question was not small in size and finding land in Hong Kong was a difficult task at present. He suggested that the departments concerned should conduct the comprehensive and district-based traffic enhancement planning and cope with various technical factors pro-actively in order to put forward the planning and development of the site concerned (Mr NG Hin-lung, Norris);
 - (5) he objected to Application No. A/TW/503 because currently the parking spaces were inadequate in Tsuen Wan district and traffic congestion was caused by the motor-vehicle showrooms in some places in the district (Mr WONG Ka-wa);
 - (6) regarding Application No. A/TW-CLHFS/1, as there was serious traffic

congestion at the site concerned, a number of departments would probably take time to re-plan the alignment of the Route Twisk Roundabout. He suggested that the PD should carefully consider the vehicular flow and the capacity of the site concerned (Mr WONG Ka-wa); and

- (7) he did not object to Application No. Y/TW/13, but he opined that the roads in the vicinity of Lo Wai would not have the capacity to accommodate the vehicular flow during Ching Ming Festival and Chung Yeung Festival. He suggested that the ancillary traffic measures such as widening of the road for the site concerned should be carried out, so as to accommodate the vehicular flow from the large housing estates (Mr WONG Ka-wa).

(Note: Ms LAM Yuen-pun, Phyllis joined the meeting at 2:39 p.m. Mr WONG Wai-kit left the meeting at 2:39 p.m.)

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

- (1) regarding Application No. A/TW-CLHFS/1, the PD had relayed Members' concerns about traffic, in particular the insufficient parking spaces for tourist coaches to the Transport Department (TD). The TD would give opinion about the Technical Assessment Report submitted by the applicant. In addition, as the site concerned was close to the catchment area, the technical problems including sewerage disposal arising from this application had not been resolved yet;
- (2) Application No. A/TW/503 would be submitted to the TPB on 18 January 2019 for approval. After consolidating the views from the department and the public, the PD and TD did not support the application;
- (3) based on the Traffic Impact Assessment Report of Application No. Y/TW/13 submitted by the applicant, the application of conversion of Hilltop Country Club into residential property would bring significant impact on traffic to the district. Therefore, the applicant was required to propose feasible and appropriate traffic improvement facilities in respect of the application; and
- (4) the PD learnt that the Transport and Housing Bureau and TD had earlier given a reply to the Tsuen Wan District Council and CBPDC in respect of the construction of ancillary traffic facilities in the vicinity of Lo Wai.

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

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

- (1) the residents in the vicinity of Route Twisk reflected that the problem of traffic congestion was aggravated by the increase in the number of vehicles running via Tsuen Wan from Tuen Mun after the commissioning of Hong Kong-Zhuhai-Macao Bridge. Therefore, she objected to Application No. A/TW-CLHFS/1 (Ms LAM Yuen-pun, Phyllis);
- (2) he objected to Application No. A/TW-CLHFS/1 and opined that Route Twisk was the only access to the site concerned and Tsuen Wan town centre was the enroute spot. In addition, the parking spaces in Sai Lau

- Kok Road were in short supply and demand remained solid at present. The demand for parking spaces of the roads concerned would be further stimulated by this application for establishing a hotel (Mr TAM Hoi-pong);
- (3) regarding Application No. A/TW/503, there was controversy over the similar applications under process in the past. He suggested that the PD should exercise prudence in maintaining the practice of the on-going renewal of the planning approval for the applications. He also enquired whether the parking spaces in the site concerned were adequate and suggested that reasonable time should be given for the resumption of the land concerned for the purpose of a car park (Mr TAM Hoi-pong);
 - (4) regarding Application No. A/TW/503, in the past, similar application was approved during the election period of District Councils despite the fact that the majority of Members had raised objection to the application. For that reason, she was pleased to learn that the PD objected to the application after taking the Members' advice. She hoped that the PD would consider similar applications carefully in the future. Given the more serious problems of traffic congestion and insufficient parking spaces in the district after the intake of the newly-built private housing estates, she hoped that the departments concerned would listen to Members' views and undertake to satisfy the needs of residents in the district (Ms LAM, Lam Nixie);
 - (5) he enquired how the departments concerned conducted law enforcement for reinstating the land concerned if the renewal of the planning approval for the motor-vehicle showroom was not approved (Mr WONG Ka-wa); and
 - (6) he supported the provision of public services and improvement of electrical installations for villages under Application No. A/TW/504 (Mr WONG Ka-wa).

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

- (1) regarding Application No. A/TW/503, the study on the demand for parking spaces submitted by the applicant revealed that the parking spaces of the site concerned were not adequate. In addition, the TD held that the problem of insufficient parking spaces could not be solved by the measures proposed by the applicant. The TD therefore objected to the application;
- (2) taking Application No. A/TW/503 as an example, the applicant would receive the planning approval from the TPB when the planning application was approved. The applicant might apply for the temporary waiver from the District Lands Office (DLO) according to the planning approval. If the renewal of the planning approval was not approved, the temporary waiver would also cease to be effective. If the applicant did not cease the operation of the motor-vehicle showroom, the DLO might take enforcement actions pursuant to the land lease; and
- (3) the TPB had revised the respective guidelines. As the installation of package substation was the always permitted use in "Village Type Development" zones, Application No. A/TW/504 was not submitted to

the TPB for approval.

(Note: Mr CHOW Ping-tim joined the meeting at 2:51 p.m.)

12. The views, suggestions and enquiries of Members were summarised as follows:
- (1) he was concerned about the divestment of the hotel's villas after Application No. A/TW-CLHFS/1 was approved (Mr NG Hin-lung, Norris);
 - (2) he opined that Chuen Lung was one of the places which occupied relatively small area in Hong Kong. Therefore, the PD should conduct the comprehensive and overall planning, a review on anticipated problems and the enhancement of facilities for Chuen Lung as early as possible, and also discuss the situation in the district with relevant departments so as to avoid the failure to take forward a number of planning applications due to the traffic factors at present. He also suggested that the PD should seize the opportunity to conduct the planning for the land outside Tsuen Wan town centre (Mr NG Hin-lung, Norris);
 - (3) he opined that traffic congestion was a common problem in Hong Kong, not to mention the Castle Peak Road Section near Tsing Lung Tau which was also troubled by traffic congestion during peak hours. Although the applicant of Application No. Y/TW/13 ascertained that the capacity of the development could accommodate the traffic load of private vehicles at the site concerned, it was difficult to control the traffic condition of the site concerned. He therefore enquired how the traffic problem of the site concerned could be solved (Mr NG Hin-lung, Norris);
 - (4) he learnt that the TD objected to Application No. A/TW/503 whereas the Hong Kong Police Force (HKPF) had supported same type of applications in the past. At present, the shortage of parking spaces in Sai Lau Kok Road was aggravated and the traffic congestion had become more serious during peak hours. He therefore enquired about the HKPF's opinions on the application (Mr LO Siu-kit);
 - (5) regarding Application No. A/TW/503, in the past, there was discussion about similar applications, which were approved despite objections from Members. Therefore, he suggested that a letter of objection from Members should be sent to the PD (Mr LO Siu-kit);
 - (6) he had mentioned at previous meetings that the planning application for setting up of maintenance garage for racing cars at Kwok Shui Road was approved and some other garages were set up in the vicinity of Kwok Shui Road without making the planning application, thereby causing the traffic congestion. He therefore enquired the departments concerned about the corresponding actions for the unauthorised conversion of motor-vehicle showroom or maintenance garages were taken (Mr LO Siu-kit); and
 - (7) he enquired whether the site concerned would become vacant or reprovisioned for car park purpose if Application No. A/TW/503 was not approved. He hoped that the site concerned would be used for car park purpose so as to alleviate the shortage of parking spaces in the district (Mr KOO Yeung-pong).

(Note: Mr CHAN Sung-ip and Mr WONG Ka-wa left the meeting at 2:54 p.m.)

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

- (1) regarding the provision of ancillary transport facilities for taking forward the local development, the TD would carefully review and evaluate the impact of the planning applications on nearby traffic network and give opinions to the PD accordingly for its consideration of the planning applications upon receipt of the planning applications and relevant Traffic Impact Assessment Reports which were forwarded by the PD. If it was found that the impact on local traffic was brought by the planning application, the TD would request the applicant to propose and implement the appropriate traffic improvement facilities;
- (2) regarding the unauthorised conversion of motor-vehicle showroom or garages, according to the Town Planning Ordinance, the PD did not have the enforcement and regulatory power in the urban area and would give advice to various departments according to the requirements specified in the Outline Zoning Plans. The departments such as the DLO would take enforcement actions for the irregularities; and
- (3) if Application No. A/TW/503 was not approved by the TPB, the planning approval and temporary waiver issued by the DLO would expire and cease to be effective. The motor-vehicle showroom should close before the expiry date. Besides, 1 000 parking spaces should be provided for the site concerned according to the provision of the land lease.

14. The Acting Chairman said that the residents in the vicinity of Application No. Y/TW/13 were concerned about the impact brought by the application on the retaining walls in the site concerned. In addition, the parking spaces in the site concerned were not adequate and there was a serious problem of illegal parking. If the measures on improvement of traffic ancillary facilities were not available, the site concerned would not have the capacity to accommodate the traffic flow. He therefore objected to the application. Besides, the CBPDC would send a letter of objection from Members to the PD in respect of Application No. A/TW/503.

(Post-meeting note: The CBPDC had sent a letter of objection from Members to the PD in respect of Application No. A/TW/503 on 24 January 2019.)

V Item 4: Introduction of the Fire Safety (Buildings) Ordinance, Chapter 572 of Laws of Hong Kong

(CBPDC Paper No. 18/18-19)

15. The Acting Chairman welcomed the representatives from the Hong Kong Fire Services Department (HKFSD) who specially joined the meeting, including:

- (1) Mr MO Shan-hoi, Assistant Division Officer (Building Improvement)2 (ADO(BI)2); and
- (2) Mr HO Chi-wai, Senior Station Officer (Building Improvement)2 (SSO(BI)2).

16. ADO(BI)2 and SSO(BI)2 of the HKFSD introduced the paper.
17. The views, enquiries and suggestions of Members were summarised as follows:
- (1) he opined that there were many buildings of a few storeys in Tsuen Wan town centre. He then enquired whether the measure of relaxing the supply tank capacity requirement had been implemented. Previously, the discussion of buildings of three storeys or below which had encountered difficulties in installation of supply tank for hose reel system was made. The HKFSD had adopted improvement measures after conducting a trial run and he suggested that the target buildings in Tsuen Wan district should be selected for participating in the respective pilot scheme (Mr LO Siu-kit);
 - (2) he learnt that the Urban Renewal Authority (URA) was making approval for the relevant subsidies progressively. He understood that the departments concerned took time to process large amount of applications for large amount of subsidies. Thus, he suggested that the HKFSD should coordinate with the dedicated departments for implementation of various subsidisation schemes (Mr LO Siu-kit);
 - (3) the floor area of the buildings in Tsuen Wan town centre was small and there was a small number of occupants on each floor. Some buildings were probably not fit for the installation of the 4 500-litre supply tank for the hose reel system. He opined that the figures revealed that the water pressure upon the installation of Improvised Hose Reel System would be adequate and the device for prevention of backflow could be installed to ensure hygiene. Thus, he suggested that the above measure should be extended to cover the buildings of six storeys or below (Mr LO Siu-kit); and
 - (4) he noted that the HKFSD had issued the Fire Safety Directions to 264 buildings in Tsuen Wan district; among those, six buildings had complied with the Fire Safety Directions. He opined that the owners and tenants of old buildings were usually the elder people who would encounter various difficulties such as selecting suitable contractors. He learnt from the inspection of the pilot scheme in Kowloon City previously that the cost of the pilot scheme was quite high. On top of providing assistance for these buildings, the departments concerned always took time to process the applications for subsidies which were readily available for these buildings. He therefore enquired about the upper limit of making application for extending the compliance period of the Fire Safety Directions (Mr KOO Yeung-pong).
18. SSO(BI)2 of the HKFSD responded as follows:
- (1) the revised supply tank requirements for hose reel system had become effective. The details of the requirements were entailed in HKFSD Circular Letter No. 5/2016 - Revised Supply Tank Requirement for Hose Reel System in Connection with the Enforcement of the Fire Safety (Buildings) Ordinance (Cap. 572) and HKFSD Circular Letter No.

3/2017 - Part I: Reduced Supply Tank Capacity Requirement for the Fire Hydrant/Hose Reel System; and Part II: Pilot Scheme on the Incorporation of the Fresh Water Supply System into the Fire Hydrant/Hose Reel System in Connection with the Enforcement of the Fire Safety (Buildings) Ordinance (Cap. 572). An application for reduction of supply tank requirements for the buildings with structural or spatial constraints could be made to the HKFSD. In addition, in accordance with the various examples contained in HKFSD Circular Letter No. 3/2017, the HKFSD would accept suitable buildings to join the respective pilot scheme. Interested buildings might also submit applications to the HKFSD;

- (2) the HKFSD would adopt a flexible and pragmatic approach in handling each case, on the premise of not compromising basic fire safety. Having regard to the condition of individual buildings and the information provided by owners, owners' corporations or their appointees or consultants in relation to the execution of the Fire Safety Directions, the HKFSD would reasonably relax part of the requirements or extend the compliance period of the Fire Safety Directions;
- (3) after taking into consideration the impact on the tender prices and quality of works brought by the number of registered fire service contractors and consultants in the market against a sudden surge of demand for fire safety improvement works, the Government and URA agreed after discussion that the applications for Fire Safety Improvement Works Subsidy Scheme would be handled in phases; and
- (4) the installation of fire service water tanks and pumps was no longer required as the improvised Hose Reel System was effective in drawing water directly from the public water supply system. Therefore, the effective operation of the system would be subject to the water pressure of the public water supply system and the height of buildings. Theoretically speaking, the water pressure from public water supply system could only support the effective operation of the hose reels on the ground floor or the level which was slightly atop the ground floor of a building. According to the prevailing requirements, only the portion of the non-domestic purpose (usually street shops or attics) of the composite buildings of three storeys or below should be installed with the fire hose reel system. Hence, it was appropriate to select the composite buildings of three storeys or below for implementation of the pilot scheme. If the authorised person (an architect, engineer or surveyor registered under the Buildings Ordinance) or registered structural engineers assessed that the fire hose reel system and water tank could not be installed as required due to the structural or spatial constraints and/or technical problems that could never be settled in the building, the departments concerned would, according to individual cases, consider relaxing some requirements such as the installation of hose reels on upper floors or at a location between two levels of the building, and alteration of fresh water tanks, flush water tanks or water tanks not in use to serve the function of fire hose reel system, or consider the alternative requirement of installation of manual fire alarm systems and fire extinguishers upon granting exemption for the

building from the installation of fire hydrant and/or hose reel system.

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

(A) Working Group on Community Building Activities

19. The Acting Chairman reported that the “Rejoice with Happy Families”, which included the Parent-child Tour and three sessions of Parent-child Fun Day, was successfully held during November and December 2018. He thanked Members for their support.

(B) Working Group on Community Development and Planning

20. Mr CHENG Chit-pun reported that the contents of the “Opinion Survey on Planning Study in Tsuen Wan District 2018” included studying the opinions of the residents in Tsuen Wan district about the development of Sham Tseng and its vicinity and the feasibility of consolidating government land and demand for provision of services. It was expected that the opinion survey would be printed and distributed to District Council Members, building management organisations of respective housing estates and government departments concerned in January 2019 for reference.

(C) Working Group on Industrial and Commercial Development

21. Mr KOO Yeung-pong reported that the aim of the “Tour in Tsuen Wan 2018” was to provide a platform for guided tours in the community and to link people from different sectors to explore the cultural change of industry and commerce in Tsuen Wan district in order to enhance their understanding of the District’s development of industry and commerce as well as their sense of belonging to Tsuen Wan district. There were three activities in the programme, namely, the “Industrial tours leading by Teens” and “Kickoff ceremony for Tour in Tsuen Wan 2018”, which were successfully held in December 2018, and the “Community workshops leading by Teens” would be held on 19 January 2019. He hoped that Members would actively participate in the activity.

(D) Tsuen Wan Festive Lightings Organizing Committee (Sponsored Organization)

22. Mr LO Siu-kit reported that regarding the lightings works, the lightings decoration for the Christmas had been displayed in early December 2018. At present, the conversion works of the lighting decoration for the Lunar New Year were underway. Regarding the New Year’s countdown activities, “2019 Tsuen Wan Countdown Event” had been successfully held with an attendance of more than 17 000.

VII Item 6: Any Other Business

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 28 December 2018 (CBPDC Paper No. 19/18-19).

VIII Adjournment of Meeting

24. The Acting Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 12 March 2019 (Tuesday) and the deadline for submission of paper was 25 February 2019.

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

Tsuen Wan District Council Secretariat

23 January 2019