

(Translation)

Minutes of the 20th Meeting of
Community Building, Planning and Development Committee (6/18-19)

Date: 12 March 2019 (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

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr CHAN Sung-ip, MH

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

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

Absent:

Member

Mr NG Hin-lung, Norris

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 20th meeting of the Community Building, Planning and Development Committee (CBPDC).

2. The Chairman said that Mr NG Hin-lung, Norris was unable to attend this meeting because he was sick and he would submit the medical certificate in due course. Members approved his application for absence from this meeting according to sections 37(1) and 51(1) of the Tsuen Wan District Council Standing Orders (the Standing Orders).

(Note: Mr KOO Yeung-pong and Mr CHOW Ping-tim joined the meeting at 2:36 p.m.)

(Post-meeting Note: Mr NG Hin-lung, Norris had submitted the medical certificate after the meeting.)

3. The 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 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 15.1.2019

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.

(Note: Ms LAM Yuen-pun, Phyllis and Mr WONG Wai-kit joined the meeting at 2:38 p.m.)

IV Item 3: Planning Applications (as at 1.3.2019)

(CBPDC Paper No. 20/18-19)

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

7. The views, suggestions and enquiries of Members were summarised as follows:
- (1) regarding Application No. A/TW-CLHFS/1, there were 141 rooms (including 13 family resorts) in the proposed hotel but only one coach parking space would be provided. This might affect the traffic conditions of Route Twisk. He thus suggested that adequate parking spaces should be provided so as to meet the needs. Besides, the applicant reduced the number of private car parking spaces from 20 to 14, resulting in an unsatisfactory layout (Mr LO Siu-kit);
 - (2) he was pleased to learn that the Town Planning Board (TPB) had rejected Application No. A/TW/503 and opined that about 200 parking spaces would be provided at the site concerned. This helped alleviate the problem of inadequate parking spaces in Tsuen Wan (Mr LO Siu-kit);
 - (3) he objected to Application Nos. A/TW-CLHFS/1 and Y/TW/13 because in his opinion, the roads concerned would become overloaded. He suggested that the departments concerned should take the impact on residents of the surrounding areas brought by the traffic flow of the road sections concerned into account when considering the development. He was concerned about the impact on the multi-storey carpark building in Tsuen Wan town centre brought by the feeder bus service which was proposed in the applications concerned (Mr WONG Ka-wa);
 - (4) he was pleased to learn that the PD had rejected Application No. A/TW/503 in response to the needs of the district, and suggested that the departments including the Lands Department and PD should follow up on the similar situations at other locations in the district (Mr WONG Ka-wa);
 - (5) he opined that the number of visitor arrivals without entry restrictions had exceeded Hong Kong's carrying capacity. It was not appropriate to provide additional tourist facilities such as hotels in Tsuen Wan town centre from where large amount of tourists was found. Besides, Application No. A/TW-CLHFS/1 would result in an increase in the traffic load and the residents of village houses and residential properties along the road sections concerned might be affected. He therefore objected to the application (Mr TAM Hoi-pong);
 - (6) an application for redevelopment to increase the building height and plot ratio was made in Application No. Y/TW/14. It was also a social welfare redevelopment project under the "Special Scheme on Privately Owned Sites for Welfare Uses" which was operated by the public/private sector or under other modes of operation. He thus enquired whether the application was a private or government-subsidised project (Mr TAM Hoi-pong);
 - (7) Application No. Y/TW/14 involved the areas around Lo Wai Road and was related to a private development project under Application No. Y/TW/13. He thus suggested that a comprehensive assessment of vehicular flow of the said area should be conducted. He also suggested that the applicant should attend the meetings of the relevant committees to introduce the benefits of the application for the elderly and social service and explain the traffic impact brought by the application for seeking support for the application by

- giving more robust justifications (Mr TAM Hoi-pong);
- (8) regarding Application No. A/TW-CLHFS/1, the problem of traffic congestion at Route Twisk remained unsolved at present. It was difficult for the vehicles to enter the Tsuen Kam Interchange. Even worse, the vehicles from other districts also ran past Route Twisk for saving the tunnel toll. Subsequently, the problem of illegal parking would be triggered and the traffic congestion at Route Twisk would be aggravated when more self-drive visitors were attracted to the proposed hotel at the site concerned. She therefore did not support the application (Ms LAM Yuen-pun, Phyllis);
 - (9) he opined that the development of tourism and provision of family resorts would bring benefits to local residents and visitors. However, only one single-decker coach parking space and 14 private car parking spaces were provided at the proposed hotel under Application No. A/TW-CLHFS/1 which were fairly inadequate. It would also cause traffic congestion and affect the traffic in the vicinity. He therefore did not support the application (Mr MAN Yu-ming);
 - (10) regarding Application No. Y/TW/13, there was already serious traffic congestion at the road section concerned in Ching Ming Festival and Chung Yeung Festival. The said problem remained unsolved despite the implementation of the traffic diversion measures by the Police and the bus companies concerned. He thus opined that the said problem would be further aggravated due to the proposed building complex. Besides, no improvement measures were proposed in the application documents submitted by the applicant. He therefore objected to the application (Mr MAN Yu-ming);
 - (11) he objected to Application No. Y/TW/13 due to the undersupply of parking spaces for the proposed development and aggravation of traffic congestion and illegal parking at the site concerned by the proposed provision of larger number of flats (the Vice Chairman); and
 - (12) regarding Application No. A/TW-CLHFS/1, the applicant had previously proposed to rezone the application site for residential development, and currently changed to propose the development of a hotel at the application site. Based on the fact that the location of parking spaces was not shown in the application and the numbers of parking spaces matched with that of family resorts, he was worried that the development project under application would probably be operated for residential purpose in future and the hotel would serve as the residents' clubhouse if no regulatory regime was imposed on the application upon approval. He therefore objected to the application (Mr CHOW Ping-tim).

(Note: Ms LAM, Lam Nixie and Mr CHENG Chit-pun joined the meeting at 2:45 p.m.)

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

- (1) he noted Members' concern over the traffic matters regarding Application No. A/TW-CLHFS/1, and pointed out that the Transport Department had

expressed its reservations on the application which might aggravate the traffic congestion at the Tsuen Kam Interchange and the highways of Tai Mo Shan;

- (2) regarding Application No. A/TW-CLHFS/1, since the application site was near the catchment area, the Environmental Protection Department, Water Supplies Department and Drainage Services Department had given comments on the technical problems regarding the application such as the sewage disposal, and the applicant was required to respond by submitting the supplementary information including the respective assessment reports;
- (3) regarding Application No. Y/TW/13, the applicant was required to solve the respective traffic problems. The Civil Engineering and Development Department had also given comments on the hill-top application site surrounded by slopes. Then, the applicant submitted the geotechnical information for departments' consideration;
- (4) as the TPB had rejected the renewal for planning approval of Application No. A/TW/503, the respective car park concerned had ceased operation. The parking spaces would be provided after the respective site was reinstated; and
- (5) it was proposed in Application No. Y/TW/14 that the existing one-storey bungalow would be redeveloped for provision of additional social welfare facilities.

9. The Chairman supported the planning and development of the private and government projects in Tsuen Wan district. He opined that the Government should solve the problems concerned in order to attract investment and promote development. Taking the areas around Lo Wai as an example, it was difficult to implement the development projects such as Hilltop Country Club, social welfare facilities and columbarium in the form of village planning. In addition, the injection of funds for construction of roads by private developers before further development was inviable. The traffic problems at the road section concerned had also hindered various private and public development projects which would bring benefits to the community, thereby causing embarrassment to the Tsuen Wan District Council for revealing standpoint. He would endeavour to communicate with the relevant departments for making amendments to the Outline Zoning Plans for the surrounding areas of Lo Wai.

V Item 4: Work Progress Report by Working Groups under the Committee and Sponsored Organisations

(A) Working Group on Community Building Activities

10. The Vice Chairman said that all activities of the Working Group for the current year were held successfully and thanked Members for their support.

(B) Working Group on Community Development and Planning

11. Mr CHENG Chit-pun reported that the report of the "Opinion Survey on Planning Study in Tsuen Wan District 2018" had been published and would be distributed to relevant parties progressively.

(C) Working Group on Industrial and Commercial Development

12. The Chairman said that all activities of the Working Group for the current year were held successfully and thanked Members for their support.

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

13. Mr LO Siu-kit reported that on lighting works, the display of the festive lighting this year ended on 19 February 2019. Demolition of the lighting decoration by the contractor was in progress. It was expected that the demolition work would be completed by mid-March 2019. On fund-raising, the vertical flying posters of acknowledgement on lamp posts and the promotional posters on pedestrian footbridges were put up in December 2018 and all of them were removed in late February 2019. Moreover, the seventh meeting of the Lightings Committee was held on 25 February 2019 for drawing a conclusion and conducting a review on the effectiveness of the activities held in the current year, with a view to making improvements to the arrangements of activities for the coming year.

VI Item 5: Any Other Business

14. Members noted the contents of the following information papers:

- (1) Financial Statement of Community Building, Planning and Development Committee as at 25 February 2019 (CBPDC Paper No. 21/18-19); and
- (2) Dates of Meetings of Community Building, Planning and Development Committee between May 2019 and September 2019 (CBPDC Paper No. 22/18-19).

VII Adjournment of Meeting

15. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 14 May 2019 (Tuesday) and the deadline for submission of paper was 25 April 2019.

16. There being no other business, the meeting was adjourned at 3:00 p.m.

Tsuen Wan District Council Secretariat
25 March 2019