

(Translation)

Minutes of the 22nd Meeting of
Community Building, Planning and Development Committee (2/2019)

Date: 9 July 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
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 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
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The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 22nd 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 14.5.2019

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.

(Note: Mr WONG Wai-kit and Mr LO Siu-kit joined the meeting at 2:32 p.m.)

IV Item 3: Planning Applications (as at 28.6.2019)

(CBPDC Paper No. 7/2019)

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

(Note: Ms LAM Yuen-pun, Phyllis and Mr CHOW Ping-tim joined the meeting at 2:34 p.m.)

6. The views, suggestions and enquiries of Members were summarised as follows:
(1) he had time and again brought up the problem of inadequate coach parking spaces regarding Application No. A/TW-CLHFS/1 at the previous CBPDC meetings. Although the applicant proposed the provision of an additional parking space for private car, motorcycle and light and medium goods vehicle respectively, the provision of only one coach parking space was still insufficient in view of the ratio of the parking spaces to the rooms in the proposed hotel (Mr LO Siu-kit);

- (2) regarding Application No. A/TWW/118, the location concerned was originally used for the operation of a kindergarten, but was subsequently changed to the provision of tutorial service which had been in operation for 10 years. He thought that there was a demand for kindergartens and nurseries in the vicinity of Sham Tseng. Therefore, he enquired whether this application was in line with the needs of the residents in the location concerned (Mr LO Siu-kit);
- (3) he noted the supplementary paper provided by the PD which set out the results of the applications processed by the Town Planning Board (TPB) during the period after the issuance of the captioned paper and before this CBPDC meeting. He also suggested that the PD should brief Members on the latest situations (Mr NG Hin-lung, Norris);
- (4) it had been quite some time since the submission of application regarding Application Nos. A/TW-CLHFS/1 and Y/TW/13. Members had given views on these applications previously and the applicants had further submitted additional supplementary information subsequently. He enquired how the PD would tender advice to the TPB on these two applications for consideration (Mr NG Hin-lung, Norris);
- (5) regarding Application No. A/TW-CLHFS/1, she enquired whether the latest figure showing the proposed road improvement scheme for Fu Yung Shan Road and Tsuen Kam Interchange submitted by the applicant was designed by the applicant or provided by the Transport Department (TD) (Ms LAM Yuen-pun, Phyllis);
- (6) she had previously relayed the traffic congestion at Tsuen Kam Interchange which made it difficult for vehicles to go past. The Highways Department (HyD) and TD had, after discussion, confirmed a measure involving a minor alteration of line markings which was expected to come into operation in July 2019 with a view to alleviating slightly the said situation. However, she had reservations about the effectiveness of the measure and enquired whether the figure showing the proposed road improvement scheme submitted by the applicant of Application No. A/TW-CLHFS/1 in fact indicated the measure of the alteration of line markings implemented by the departments concerned (Ms LAM Yuen-pun, Phyllis); and
- (7) regarding Application No. A/TW-CLHFS/1, she had put forward a proposal similar to that in the figure showing the proposed road improvement scheme to the TD, i.e. removal of the existing central divider on the road and provision of an additional lane. However, the department concerned did not accept her proposal and held that the provision of an additional lane was infeasible because it would be more difficult for vehicles to go past Tsuen Kam Interchange. Therefore, she thought that the department concerned would reject the proposed figure on grounds of traffic problems (Ms LAM Yuen-pun, Phyllis).

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

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

- (1) regarding Application No. A/TW-CLHFS/1, the PD had relayed Members' views on the number of parking spaces to the TD. In general, the TD would provide the overall comments on transportation to the PD after considering the latest supplementary information submitted by the applicant. The PD had not received the overall comments for the time being;
- (2) regarding Application No. A/TWW/118, the tutorial school which had applied for extension of the approval period had been in operation for 10 years. During the period of operation, the school was required to submit an application triennially to the TPB for extension of the approval period, so that the TPB could make timely assessment of the adequacy of the ancillary facilities in the vicinity of the site concerned and the comments from the departments concerned for further review on the appropriateness of the applicant's proposed change of original use from a kindergarten to a tutorial school;
- (3) regarding the application for further extension of the approval period for 3 years by the applicant of Application No. A/TWW/118, as the PD did not receive objections from the public and the departments concerned during the consultation and there were kindergartens on the same floor of the mall at the application site and in the malls of the housing estates nearby, he believed that the residents' needs could be addressed;
- (4) the planning applications which had been deliberated by the TPB were set out in the captioned paper. In addition to Application No. A/TWW/118, Application Nos. A/TWK/12 and A/TW/506 of the rental of parking spaces of low utilisation rate in the public housing estates in Tsuen Wan and Kwai Tsing districts for public use were also approved with conditions by the TPB;
- (5) the PD would make assessment and consideration after collecting all the views according to the previous practice. Therefore, he could not provide preliminary advice on Application Nos. A/TW-CLHFS/1 and Y/TW/13 at this stage;
- (6) regarding Application No. A/TW-CLHFS/1, the figure showing the proposed road improvement scheme, which indicated the proposed widening of the road at the location concerned to 11 metres and the provision of a footpath, was an extract of the paper submitted by the applicant. As the alteration implemented by the TD was smaller in scale whereas the coverage of the alteration proposed in the figure was larger, he assumed that the two alterations were indicated in different figures; and
- (7) the PD had not received the TD's comments on Application No. A/TW-CLHFS/1 and the said figure for the time being.

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

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

- (1) he was concerned about the planning applications regarding the vicinity of Lo Wai and thought that it was necessary to implement the development of some projects. He also supported the overall development of Tsuen Wan

district and suggested that the government departments should improve the ancillary facilities in the district, listen to and relay Members' views. Taking the three planning applications regarding the vicinity of Lo Wai Road as examples, he thought that the government departments should tender advice on the improvements of the ancillary facilities, enhance communication and take follow-up actions actively; otherwise, the grant of approval to these applications would only lead to problems such as traffic congestion, whereas refusal of these applications would lead to the stagnation of the community development, which was a situation against the aspirations of Members and local community (the Chairman);

- (2) the PD should have preliminary advice on Application No. Y/TW/13 which had been put forward since February 2018. The TPB would deliberate on this application on 16 August 2019, i.e. before the next CBPDC meeting if the application for deferment was not made. He opined that the approach of tendering advice to the TPB by the departments concerned after Members had expressed their views separately was undesirable (Mr NG Hin-lung, Norris);
- (3) he suggested that representatives from various departments should be invited to attend the CBPDC meetings. For example, the representatives of the TD should attend the CBPDC meetings for the planning applications concerning Lo Wai Road which involved the TD's comments. He also thought that the practice of only recording the respective enquiries and opinions of Members was ineffective (Mr NG Hin-lung, Norris); and
- (4) it was difficult for Members to identify the progress of every planning application because there was no major change in the paper of planning applications for each CBPDC meeting. Therefore, he suggested streamlining the information of the planning applications through the table form in provision of information such as the previous progress, latest status and comments from departments, as well as the report on these information with the aid of slides at the CBPDC meetings (Mr CHOW Ping-tim).

(Note: Ms LAM, Lam Nixie joined the meeting at 2:50 p.m.)

9. The Chairman summarised that the practice of only recording Members' views was inadequate for the enhancement of the functions of the CBPDC. He suggested considering the invitation of representatives of the departments concerned to attend the CBPDC meetings. For example, the TD and HyD could be invited to send their representatives for the discussion on the traffic problems involved in the planning applications, or the Buildings Department could be invited to send the representatives to attend the meetings for tendering advice on planning applications involving industrial buildings. He also suggested that the representatives of the departments concerned should be invited to attend the CBPDC meetings according to the actual circumstances and needs in order to save resources. In addition, he had requested the PD to refine the contents of the paper, for instance, including the information such as the subject officers of the planning applications. Also, in view of the long period of discussion of Application No. Y/TW/12 since 2017, he urged the PD to streamline

the information of the planning applications through the table form in recording their previous progress and latest status of greater clarity in the paper for Members' comment.

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

V Item 4: Application for District Council Funds by Tsuen Wan Festival Lightings Organizing Committee (Lightings Committee)
(CBPDC Paper No. 8/2019)

10. The Secretary introduced the paper and said that Mr KOO Yeung-pong, Mr LO Siu-kit, 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.

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

12. The Chairman permitted that the Members who were concurrently the Members of the Lightings Committee could participate in the discussion, decision-making and voting of the funding application concerned according to section 48(12) of the Standing Orders. Besides, as it was indicated in the application form that the Convenor of the Working Group on Ceremony and Tsuen Wan District Count Down Event of the Lightings Committee was the authorised person of the organisation, the Convenor was considered as the executor of the activity concerned and the Convenor should withdraw from the meeting during the discussion of the funding application concerned.

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

- (1) as this application for District Council funds was related to the festive lighting, he proposed to vote by an open ballot and stated that he would vote against the funding application concerned (Mr TAM Hoi-pong);
- (2) the contents of the funding application concerned included putting up lighting decorations in celebration of the National Day. However, he disagreed with the celebration of the National Day because people had been living in misery since the handover of sovereignty some 20 years ago. Besides, he thought that the celebration of festivals through putting up lighting decorations was contrary to the green concepts and principles, not to mention its low and insipid effect. Therefore, he opposed to the funding application of this activity (Mr TAM Hoi-pong);
- (3) he thought that the festive lighting activities were joyous events. In addition, the logo of the Tsuen Wan District Council (TWDC) on the festive lighting installed was prominent and the activity concerned was organised by the Lightings Committee whose registered address was the Tsuen Wan District Office (TWDO). He thus enquired about the relationship among the three said parties. He also suggested that Members should be consulted before the confirmation of the design and appearance of the

lighting decorations so as to enhance the participation of the TWDC (Mr NG Hin-lung, Norris);

- (4) Lightings Committee was one of the district administration projects which had been implemented since the Hong Kong-British era. In the 1960s and 1970s, the Government introduced the community involvement projects through setting up district offices, and district committees such as rural committees and area committees, which were governed by the Chinese officials by appointment, in order to enhance the communication with the public in view of the great conflict between the public and the British Hong Kong Government in power at that time. As the people did not live a wealthy life in general and there were few entertainment programmes available at that time, these committees co-operated with the local community to jointly organise various highlight events such as carnivals and putting up of festive lighting which were funded by the DCs, so as to enhance the sense of belonging among the residents (Ms LAM, Lam Nixie); and
- (5) the mode of the festive lighting activities was similar to that of the Sports Festival and Arts Festival. In the past, the Working Groups under the DC had their own bank accounts, but they no longer handled the financial matters and changed to jointly organise activities with various organisations such as Yan Chai Hospital and Yuen Yuen Institute. The Tsuen Wan Festival Lightings Programme was originally organised by the Tsuen Wan Trade Association with a view to boosting the festive ambience in the district. Later, the Programme was sponsored by the funds allocated from the Regional Council and DC respectively upon their establishment. Since 2000, the Programme was instead funded by the Committees under the DC and the Lightings Committee had a separate bank account for financial matters (Mr KOO Yeung-pong).

14. Senior Executive Officer (District Council) of the TWDO said that the Lightings Committee was a Committee under the TWDO. According to the Guidelines on Allocation of Tsuen Wan District Council Funds, the name and, as far as practicable, the logo of the TWDC should be displayed in all publicity materials of the programmes and activities sponsored by the TWDC Funds.

15. The Chairman said that as Mr LO Siu-kit had served as a member of the Lightings Committee for quite a long period of time and was therefore familiar with its operation, he suggested inviting Mr LO Siu-kit to provide information on the enquiries for Members' consideration on whether to approve the funding application.

16. Mr LO Siu-kit added that as the Tsuen Wan Festival Lightings Programme was sponsored by the Tsuen Wan District Council funds, the TWDC Members were invited to join the Lightings Committee to express views on the design of the lighting decorations and locations for installation with a view to enhancing the participation of the TWDC.

17. The views, enquiries and suggestions of Members were summarised as follows:
- (1) he supported the preparatory work of the Tsuen Wan Festival Lightings Programme and hoped that Members would put their heads together for the Programme and the participation of the TWDC would be enhanced (Mr NG Hin-lung, Norris); and
 - (2) he supported the New Year's Eve Countdown, but opposed the Tsuen Wan Festival Lightings Programme. He understood that the majority of Members tended to support the two funding applications. He thought that his stance could be more clearly stated if an open ballot was held for the two activities respectively (Mr TAM Hoi-pong).

18. Members agreed to vote by an open ballot. The Chairman asked Members to vote on the funding application of "2019/20 Tsuen Wan Festival Lightings Programme". The voting result was listed as follows:

For (8 votes in total)

The Vice Chairman, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Ms LAM, Lam Nixie, Mr MAN Yu-ming, Mr KOT Siu-yuen, Mr NG Hin-lung, Norris and Mr CHENG Chit-pun

Against (1 vote in total)

Mr TAM Hoi-pong

Abstain (0 vote in total)

19. The Chairman announced the endorsement of the following funding application:

<u>Activity</u>	<u>Proposed Amount for Approval (\$)*</u>
(1) 2019/20 Tsuen Wan Festival Lightings Programme	1,188,000.00

20. The following funding application was unanimously endorsed by Members:

<u>Activity</u>	<u>Proposed Amount for Approval (\$)*</u>
(2) 2019/20 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 30 July 2019.)

VII Item 5: Application for District Council Funds as regards Activities Co-organised by the Working Group on Community Development and Planning
(CBPDC Paper No. 9/2019)

21. The Secretary introduced the paper and said that Mr CHENG Chit-pun, Mr CHAN Chun-chung, Jones, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, Mr MAN Yu-ming, 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.

22. The Chairman stated that the Members who were concurrently the Members of the Working Group on Community Development and Planning could participate in the discussion, decision-making and voting of the funding application according to section 48(12) of the Standing Orders.

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

24. The CBPDC approved the funding application as follows:

<u>Activity</u>	<u>Applicant Organiser/ Co-organiser</u>	<u>Amount Approved (\$)</u>
(1) Inheritance in Tsuen Wan	The Hong Kong Federation of Youth Groups - Tsuen Wan Youth S.P.O.T.	57,800.00

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

(A) Working Group on Community Building Activities

25. The Vice Chairman said that the “Happy Harmony in the Countryside” included various activities such as community movie screening, local trips, “Sweet” in Heart Dessert Workshop and Mid-Autumn Festival Lantern Carnivals. The first session of community movie screening was held on 29 June 2019. The “Sweet” in Heart Dessert Workshop and a day tour to Pineapple Park were also successfully held on 30 June 2019 and 7 July 2019 respectively.

(B) Working Group on Community Development and Planning

26. Mr CHENG Chit-pun reported that the Working Group had held a meeting on 27 June 2019 for discussion of the details and budgets of the activities for the current year. The Working Group had endorsed to earmark an allocation of \$57,800 to jointly organise the “Inheritance in Tsuen Wan” with The Hong Kong Federation of Youth Groups - Tsuen Wan Youth S.P.O.T. from mid-August 2019 to early September 2019, which aimed to encourage the residents of Tsuen Wan to get an understanding of the changes in the featured locations in the district and anecdotes about the transformations in the community through organising a photo exhibition, thereby enhancing their sense of belonging to the Tsuen Wan district and passing on the history of the district.

(C) Working Group on Industrial and Commercial Development

27. The Chairman said that the Working Group had changed the previous mode of the activity and jointly organised the “Tour in Tsuen Wan 2019” with The Hong Kong Federation of Youth Groups - Tsuen Wan Youth S.P.O.T. in 2019, which included the “Cultural Tour to Check-in Spots in Tsuen Wan” and “Tour in Tsuen Wan 2019 Ceremony”. The “Cultural Tour to Check-in Spots in Tsuen Wan” would be held on Saturdays in July 2019 and the “Tour in Tsuen Wan 2019 Ceremony” was expected to be held on 24 August 2019. The Working Group hoped that the teenagers in Tsuen Wan would have a better understanding of the development of industry and commerce in Tsuen Wan through participating in these activities. Members were welcomed to actively take part in the activities.

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

28. Mr LO Siu-kit reported that regarding the lightings works, the Lightings Committee would hold its second meeting on 10 July 2019 to confirm the contractor for the lightings works. It was estimated that the lightings for the National Day and festivals would be lit in mid-September 2019 and early December 2019 respectively. As regards the New Year’s Eve countdown activities, the working group had approved the tendering matters of the contractor for the 2019/20 New Year’s Eve Countdown. The Lightings Committee was currently conducting a tender exercise and invited contractors to provide quotations for the production of the New Year’s Eve countdown activities. On fund raising, the Lightings Committee would send invitation letters on sponsorship to the relevant organisations and local community in late July 2019. The production of vertical flying posters and posters on the pedestrian footbridges would also be arranged progressively.

VIII Item 7: Any Other Business

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 21 June 2019
(CBPDC Paper No. 10/2019).

IX Adjournment of Meeting

30. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 10 September 2019 (Tuesday) and the deadline for submission of paper was 26 August 2019.

31. There being no other business, the meeting was adjourned at 3:20 p.m.

Tsuen Wan District Council Secretariat
10 August 2019