

(Translation)

Minutes of the 6<sup>th</sup> Meeting of  
Community Building, Planning and Development Committee (4/16-17)

Date: 8 November 2016 (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 WONG Ka-wa

Mr WONG Wai-kit

Mr KOT Siu-yuen

Mr CHOW Ping-tim

Mr CHENG Chit-pun

Mr LO Siu-kit

Mr TAM Hoi-pong

Co-opted Members

Mr HOU An-che

Ms WONG Pui-chi, Vicki

Government Representatives

Mr CHONG Kong-sang, Patrick

Assistant District Officer (Tsuen Wan), Tsuen Wan District Office

Mr KWONG Wang-ngai, Walter

Senior Town Planner/Tsuen Wan, Planning Department

Mr TSE Hing-chit

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 LEE Shing-fai, Henry

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

Mr LEE Nelson (Secretary)

Executive Officer (District Council) 1, Tsuen Wan District Office

Attendance by Invitation:

For discussion of item 4

|                  |  |
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| Mr HO Wing-keung | Electrical & Mechanical Engineer/Sewage Treatment 1/3/5, Drainage Services Department                  |
| Mr TSE Man-hong  | Engineer (Tsuen Kwai), Drainage Services Department  |
| Mr KUAN Man-hou  | Chief Health Inspector (Tsuen Wan) 2, Food and Environmental Hygiene Department                        |
| Mr LEI Pak-kuan  | Deputy District Leisure Manager (Tsuen Wan) District Support, Leisure and Cultural Services Department |

Absent:

Member

Mr CHAN Sung-ip, MH

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 6<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 may emit sound and shall not use any telecommunication devices for the 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 Chairman, a Member might speak and make supplementary remarks for once each agenda item at the meeting. Each Member could speak up to three minutes each time.

(Note: Ms LAM, Lam Nixie and Mr KOO Yeung-pong joined the meeting at 2:34 pm.)

II Item 1: Confirmation of Minutes of the Meeting held on 13.9.2016

3. The minutes of the previous meeting were unanimously confirmed by Members without amendment.

(Note: Mr TAM Hoi-pong and Mr CHENG Chit-pun joined the meeting at 2:37 pm.)

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 24.10.2016)

(CBPDC Paper No. 14/16-17)

5. Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan) of the Planning Department (PD) introduced the paper. He added that the applicant of the planning

application number (“Application No.”) A/TW/480 had submitted a further traffic impact assessment (“TIA”) regarding the application, which would be available for public inspection until 22 November 2016. Therefore, the date of meeting of the Town Planning Board (TPB) for consideration of the application was postponed to 9 December 2016. Moreover, the applicant of Application No. A/TW/483 had withdrawn the planning application. Although “Shop and Services” were under the uses always permitted and planning permission from the TPB would not be required, the proposed development should be in compliance with all the requirements stated in the land lease. Furthermore, the applicant of Application No. A/TW/112 had submitted further information for consideration. The application was available for public inspection until 29 November 2016, and the tentative date of meeting of the TPB for consideration of the application was 23 December 2016. In addition, the applicant of Application No. A/DPA/TW-CLHFS/3 had submitted further information for consideration. The application was available for public inspection until 14 November 2016, and the tentative date of meeting of the TPB for consideration of the application was 9 December 2016. Besides, as for Application No. A/DPA/TW-CLHFS/5, the applicant had submitted an application for extension, and the TPB would consider the application for extension at its meeting to be held on 25 November 2016.

(Note: Mr WONG Ka-wa joined the meeting at 2:40 pm.)

6. The views, suggestions and enquiries of Ms LAM Yuen-pun, Phyllis, Mr TAM Hoi-pong, Mr WONG Ka-wa and Mr KOO Yeung-pong were summarised as follows:

- (1) as regards Application No. A/DPA/TW-CLHFS/3, the application would occupy some parts of the recreation area within the lot, resulting in lesser land area available for villagers to apply for building small houses. However, the paper prepared by the PD did not contain the applicant’s response to the opposing Members’ views. In fact, nuisance was caused already because the PD allowed the applicant to continuously provide further information on and make amendments to the application;
- (2) as regards Application No. A/TW/483, it was asked whether non-profit-making uses would be permitted at the application site and what land-use restrictions were on the application site;
- (3) as regards Application No. Y/TW/10, they only agreed to regularise the existing columbaria but opposed to increase in the number of columbaria. Besides, the number of private car parking space under application would be insufficient to meet the need. For these reasons, objection was raised to the application; and
- (4) it was required about the reasons for withdrawal of Application No. A/TW/481.

(Note: Mr CHOW Ping-tim joined the meeting at 2:45 pm.)

7. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) as regards Application No. A/DPA/TW-CLHFS/3, the applicant had further submitted a revised broad technical assessment in response to the comments raised by the relevant departments, hoping to answer the

enquiries of such departments. All applicants were entitled to submit further information regarding their applications. In the course of processing an application, the PD would refer the case to all relevant departments for comment before submitting it to the TPB for consideration. In the course of considering an application, the TPB would also take all public views collected into account;

- (2) as regards Application No. Y/TW/10, the application aimed to regularise the existing columbaria, according to the applicant. The PD had asked the applicant to clarify the number of columbaria already in existence, but the applicant withdrew the application subsequently; and
- (3) as regards Application No. A/TW/483, the application site was situated in an area zoned “Residential (Group A)” (“R(A)”), “shops and services” were under the uses always permitted on the lowest floors of a building, and the development was in compliance with all development restrictions of a R(A) zone. Hence, application for planning permission from the TPB for the proposed use was not required. When the TPB processed a planning application, the major considerations were land use and various related factors, neglecting whether the development under application was for profit-making.

8. The views, suggestions and enquiries of Mr CHOW Ping-tim and Mr HOU Anche were summarised as follows:

- (1) objection was raised to Application No. A/TW/480 because the TIA currently provided by the applicant failed to accurately reflect the would-be traffic conditions in future; and
- (2) it was indicated that the location of the car park entrances and the queuing arrangement for vehicles entering the car park were not shown in the paper from the PD. It was also asked whether the commercial parking space mentioned was actually the hourly parking space.

9. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) as regards Application No. A/TW/480, the applicant proposed to reserve the car park entrance at Yeung Uk Road for vehicles to access the residential car park, and that at Ma Tau Pa Road for vehicles to access the shopping mall car park. In the application information, the applicant confirmed that the entrance gateway system of the shopping mall car park would be installed on the basement level, hoping to ensure that the vehicles lining up to enter the car park would not adversely affect the road traffic; and
- (2) according to the Hong Kong Planning Standards and Guidelines (“HKPSG”), a certain number of parking spaces in the ancillary car parks should be provided in the property development for commercial use. Therefore, the 338 private car parking spaces mentioned in the paper would be available for users of commercial purpose and visitors. For planning purpose, there was no existing mechanism imposing restrictions on the number of hourly parking space to be provided in a car park.

10. The views, suggestions and enquiries of Ms LAM Yuen-pun, Phyllis, Mr CHOW Ping-tim, Mr WONG Ka-wa and Mr TAM Hoi-pong were summarised as follows:

- (1) as regards Application No. A/DPA/TW-CLHFS/3, the table of responses to comments of the departments in the report submitted by the applicant neither showed any comment given by any department on the application nor stated responses given to the views raised by Members and villagers;
- (2) it was uncertain whether the TPB was aware of the villagers' objections due to inadequate transparency of the existing mechanism. It was asked whether agreement to the planning application would be deemed if views on the planning application were not given in one of the meetings. It was worried that the TPB would thus approve the planning application consequently;
- (3) as regards Application No. A/TW/480, the applicant was unable to provide an improved TIA so far;
- (4) in the course of processing an application, the PD currently only assessed the impact of the specific application on the areas nearby without taking into account the planning and transport network in Tsuen Wan district as a whole. It resulted in frequent traffic congestion in Tsuen Wan especially on roads in the vicinity of Citywalk;
- (5) if the developer did not guarantee that the commercial private car parking space of 338 vehicles as mentioned in the paper would become hourly parking space, the residents in Tsuen Wan would not be benefited from the application. Henceh, they could not find any justification for supporting the application which was simply for profit-making by the developer;
- (6) if the PD did not impose restrictions on the use of the said parking space and it was unprecedented to meet the request of restricting the use of the parking space to hourly parking space, the planning application should not be approved;
- (7) to avoid traffic congestion caused by the development in future, it might not be adequate to simply rely on the measures to be implemented by its management office because even the Police might not be able to solve the problem by then. The residents of Tsuen Wan would be adversely affected at last;
- (8) the information provided by the PD was too superficial and insufficient to convince them to support the view that the shortage problem of hourly parking space in Tsuen Wan district would be improved someday. Therefore, they objected to the application for the proposed comprehensive residential and commercial development in order to avoid aggravating the demand for hourly parking space;
- (9) it was asked whether the district councillors of the constituency concerned could propose and impose restrictions on the developer for compliance through the PD;
- (10) owing to the traffic congestion caused by a traffic accident occurred in Tai Mo Shan recently, "road closure on the mountain" was implemented. It was asked whether PD would conduct another traffic assessment in the light of the latest situation. As a number of projects stated in the paper might have impact on the traffic nearby, the PD was requested to reassess

the impact of the traffic flow to be caused by these projects on the roads in the vicinity;

- (11) it was suggested that additional conditions should be provided in the land lease for restricting the use of the parking space under this application to be mandatory hourly parking space, and that the use of the parking space had to be specified when the TPB considered the application; and
- (12) as regards Application No. Y/TW/9, it was hoped that the PD would provide supplementary information on the improvement measures of the application regarding traffic impact.

11. The Chairman said that he understood Members' views on the consultation paper and the result of the respective planning application. Members might discuss on matters relating to the consultation paper of the planning application under agenda item 5.

12. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) as regards Application No. A/DPA/TW-CLHFS/3, the PD would, being a general practice to process all applications, notify the applicant of the objections received regarding the application, hoping that that the applicant would give response to the opposing views. However, whether the applicant gave response was purely an individual decision. Regarding the table of responses to comments of the departments as mentioned in the paper, the applicant would respond to the PD in the aspects of drainage, water, transport, nature conservation and landscape design, etc. through this means;
- (2) the PD understood that any development along Route Twisk had to deal with its traffic impact on this road. The TIA submitted by an applicant had to be approved by the Transport Department (TD) and traffic mitigation measures might be implemented when necessary. As regards Application Nos. A/DPA/TW-CLHFS/3 and A/DPA/TW-CLHFS/5, the applicants were required to give response to the comments from the TD and ensure that such development would not have a negative traffic impact on the surrounding areas;
- (3) as regards Application No. A/TW/480, the requirement of the provision of hourly rental space was not to be stipulated in the lease under the existing mechanism. The PD would relay Members' views to the applicant and ask the applicant to actively consider adopting corresponding measures in response to their views;
- (4) if additional conditions restricting the use of the parking space were to be included in the lease, the relevant enforcement would be carried out by the Lands Department (LandsD); and
- (5) as regards Application No. Y/TW/9, the TIA currently provided could not accurately reflect the traffic impact upon completion of the proposed columbaria. Updating of the TIA by the applicant according to TD's requirements was in progress to accurately reflect the impact of the proposed development on traffic.

13. Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO, TW&KT)) of the District Lands Office (DLO) responded that only the number of parking spaces to be provided in proportion to the scale of the development under the application was stated in the lease which did not specify any particular purpose for such parking space. The relevant conditions for land grant would also be carried out according to the terms and conditions set out by the TPB when considering an application.

14. The Chairman said that a consensus on the lease had not been reached among the relevant departments yet. Given that there was a very keen demand for parking space in Tsuen Wan district, it would be more profitable for the developer to put the parking space for sale rather than for hourly rental. He hoped that the PD would accordingly address the need of the district through a balanced planning.

15. The views, suggestions and enquiries of Mr WONG Ka-wa, Ms LAM, Lam Nixie, Mr MAN Yu-ming and Mr TAM Hoi-pong were summarised as follows:

- (1) it was surprised that Application No. Y/TW/9 was not included in the traffic assessment by the TD. During Ching Ming Festival and Chung Yeung Festival, the traffic on roads nearby and even Tsuen Wan town centre would be seriously affected. Therefore, supported was only given to the regularisation of the existing columbaria and objection was raised to any increase in the number of columbaria;
- (2) as regards Application No. A/TW/480, the PD and the LandsD should require the developer to provide a certain number of hourly car park space prior to commencement of the development because speculation of parking space was very serious currently. Although the large-scale car park at the waterfront was closed for the time being, it would be better to reopen it for its original use of providing a certain number of hourly parking spaces in Tsuen Wan if it failed to compensate such parking space under the new planning to ensure the provision of certain number of hourly car park spaces in Tsuen Wan;
- (3) illegal parking was serious in Tsuen Wan nowadays due to several reasons including insufficient hourly parking space, but the PD did not address the problem squarely over the years. Apart from the completion of more residential development and large-scale shopping malls in Tsuen Wan in future, there would be substantial demand for private cars from families of young couples. The shortage of parking space and traffic congestion would be worsened seriously and would even affect Kwai Tsing district. The PD was held responsible for considering all planning applications as a whole to help address the problems of inadequate parking space and traffic congestion as soon as possible;
- (4) it was opined that the procedures of the PD and other departments were inflexible. The developers were allowed to put the parking space for sale due to the restriction rules laid down in some documents or terms and conditions. This could not meet the actual need of the community and solve the shortage of parking spaces in Tsuen Wan;
- (5) the application was a comprehensive development project, which was not purely a residential development and thus public parking spaces should be

- provided. It was hoped that the PD would relay Members' views to the TPB and ask the developer to give a concrete response in this aspect; and
- (6) although they had repeatedly pointed out the traffic problems that might be caused by Application Nos.: Y/TW/9 and A/TW/480, the PD did nothing to deal with them. It was proposed that the PD could process planning applications in line with social development. Otherwise, the application approved now might become another problem several years later.
16. Sr Town Plnr/Tsuen Wan of the PD responded as follows:
- (1) it was required that TIA should be conducted and the traffic impact of the proposed development on roads in the vicinity should also be considered comprehensively for all the planning applications of large-scale property developments. The planning application would probably be approved only after such TIA was approved by the TD;
  - (2) the PD understood Members' concern about the supply of parking spaces in Tsuen Wan district. All new developments were required to provide an appropriate number of parking spaces in proportion to the criteria stipulated in the HKPSG to meet the parking needs arising from such developments. Although there was not too much land available for new development in Tsuen Wan district, the PD would still explore the possibility of providing more public parking spaces in the new developments when carrying out the routine planning duties in the district; and
  - (3) the PD would relay Members' views on Application No. A/TW/480 to the applicant and requested the applicant to give response.
17. The views, suggestions and enquiries of Mr LO Siu-kit and Mr CHOW Ping-tim were summarised as follows:
- (1) as regards Application No. A/TW/480, the two lanes along which the vehicles entered the car park in the basement and the arrangement for vehicles queuing up there were not shown in the paper by the PD. This arrangement helped prevent the vehicle queue to access to the car park from extending to the road and causing traffic congestion. The PD was thus recommended to improve the contents of the paper to facilitate Members to learn the details of the planning application;
  - (2) Members had repeatedly requested the applicant of Application No. A/TW/480 at several meetings to provide hourly public parking spaces, but the actual number was still not provided in the paper. This meant that either the applicant did not accept Members' views or the PD had not relayed such views to the applicant. There was a shortage of more than 1 000 parking spaces in Tsuen Wan district at present. In the future, there would be a more pressing demand for parking spaces when more residents moved into new flats, and the problem of insufficient parking spaces in Tsuen Wan would continue to deteriorate. Therefore, it was hoped that the PD would consider planning for the district in a comprehensive manner, relay Members' views to the TPB, and explain why the TPB did not accept Members' views; and

- (3) the CBPDC achieved in actualising the increase in the number of parking spaces to be provided in the application; however, currently, the purpose of alleviating the shortage of parking spaces in the district was not served. At present, two Members raised objection to the application and all the other Members disagreed to it. In this connection, dissenting views were expressed to the PD and TPB. Strong objection was raised to the PD and TPB because the original purpose of the proposal could not be served and there was initially no such demand for parking spaces arising from the application.

18. As regards Application No. A/TW/480, the Chairman suggested that the PD should explain the use of the various types of parking spaces in the paper, provide the related information such as whether the parking spaces would be available for sale and clarify the legal definition of commercial parking spaces. Besides, as regards Application No. Y/TW/9, as the progress of the application was not shown in the paper, some Members misunderstood that no TIA had been conducted for the application. He hoped that the PD would attach importance to Members' views and provide adequate information for reference in future.

19. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) according to the HKPSG, the number of commercial ancillary parking spaces would be provided in proportion to the commercial floor area to meet the demand arising from commercial use. However, there was no conditions restricting the parking spaces to be used as hourly parking spaces;
- (2) the PD attached great importance to Members' views and would definitely convey their views to the TPB; and
- (3) commercial parking spaces were provided for commercial use and for use by visitors for commercial purpose to cater for the need of parking spaces arising from commercial activities.

20. Mr CHOW Ping-tim raised objection to Application No. A/TW/480.

21. The Chairman said that most Members objected to the application because the number of hourly parking spaces was yet to be determined in Application No. A/TW/480. The CBPD would requested the PD in writing to require the applicant to provide hourly parking spaces in a reasonable proportion for Application No. A/TW/480.

V Item 4: Request to Improve the Planning of the Government Site at Sham Tseng and Build a Community Complex

(CBPDC Paper No. 15/16-17)

22. The Chairman said that the paper was submitted by Mr CHENG Chit-pun and Mr NG Hin-lung, Norris, and welcomed the representatives of government departments who specially joined the meeting, including:

- (1) Mr HO Wing-keung, Electrical & Mechanical Engineer/Sewage Treatment 1/3/5 (Electrical & Mechanical Engr/Sewage Treatment 1/3/5) of the Drainage Services Department (DSD);

- (2) Mr TSE Man-hong, Engineer/Tsuen Kwai 1 (Engr/Tsuen Kwai 1) of the DSD;
- (3) Mr KUAN Man-hou, CHI (Tsuen Wan) 2 (Ch Health Insp 2) of the Food and Environmental Hygiene Department (FEHD); and
- (4) Mr LEI Pak-kuan, Deputy District Leisure Manager (Tsuen Wan) District Support (DDLMTW)DS) of the Leisure and Cultural Services Department (LCSD).

Besides, the written reply of the PD was tabled at the meeting.

23. Mr CHENG Chit-pun and Mr NG Hin-lung, Norris introduced the paper.

(Note: Mr CHOW Ping-tim and Mr WONG Ka-wa left the meeting at 3:39 pm and 3:44 pm respectively.)

24. Sr Town Plnr/Tsuen Wan of the PD responded that, according to the respective Outline Zoning Plan (“OZP”), the site had been zoned “Government, Institution or Community (1)”, aiming to provide community facilities to meet the needs of residents in the area and even in the territory, and the PD kept an open mind towards Members’ suggestions.

25. AA/Lands (DLO, TW&KT) of the DLO responded that although there were no private lands in the lot, there were five sites being used by government departments through temporary government land allocation as follows: three by DSD, one by FEHD, and one by Water Services Department. One site was granted to a user by means of short-term tenancy. The DLO kept an open mind to the proposal and opined that the land could be used for a suitable development. However, it was necessary to hold discussion with the stakeholders on matters related to land resumption.

26. Engr/Tsuen Kwai 1 of the DSD said that the DSD kept an open mind towards the proposal. To undergo the planning process, the DSD would discuss the drainage impact assessment (“DIA”) with the department initiating the project to ensure that the level of flooding risk would not be heightened due to the nullah decking works, and advise such department to adopt corresponding mitigation measures, when necessary, to reduce the flooding risk. From the maintenance perspective, the DSD would require the designation of the site to be a drainage reserve upon completion of the nullah decking works. By doing so, restrictions would be imposed on the buildings and facilities on the land, and the situation would be similar to that for a section of an underground nullah situated at the downstream of this nullah near Bellagio.

27. Electrical & Mechanical Engr/Sewage Treatment 1/3/5 of the DSD said that the sewage pumping stations currently operating in the relevant lot mainly collected the sewage discharged from Sham Tseng Village. The DSD had applied for funding to demolish another sewage treatment plant which had ceased operation. It was expected that the demolition works would be completed in 2018 and the site would be handed over to the LandsD afterwards.

28. CHI 2 of the FEHD said that the FEHD kept an open mind towards the proposal and had held a preliminary discussion on the proposed recommendations with the Market Management Advisory Committee and operators in the market who welcomed the proposal.

29. DDLM (Tsuen Wan) District Support of the LCSD responded that the LCSD was committed to encouraging the public to participate in recreational activities and providing suitable recreational facilities to meet the needs of the public. According to the Projection of Population Distribution from 2015 to 2024, the estimated population of Tsuen Wan was about 308 600 in 2016. According to the HKPSG, five sports centres should be provided in Tsuen Wan district. Four sports centres in Tsuen Wan were open already while the fifth one would be completed in late 2017. In fact, various kinds of recreational facilities such as sitting-out areas, ball courts/pitches, fitness facilities and children's playgrounds had been provided for the residents in Sham Tseng. In view of the facilities already provided, the LCSD had no plan to provide one more sports centre in the district. Instead, the LCSD would continue to closely monitor the development of Tsuen Wan district and the demand for sports facilities. The LCSD would also seek advice from the Tsuen Wan District Council (TWDC) on the provision of sports facilities. In the light of population growth in the district, provision of recreational facilities and their utilisation rates, the LCSD would implement the relevant projects according to the standards laid down by the HKPSG to meet the need of the community.

30. The views, suggestions and enquiries of Ms LAM, Lam Nixie, Mr NG Hin-lung, Norris and Mr CHENG Chit-pun were summarised as follows:

- (1) support was given to the proposal. The recreational facilities provided in Sham Tseng were mostly outdoor facilities such as parks, and the local residents had to go to other parts of Tsuen Wan for other kinds of recreational activities;
- (2) concern was raised to the ways to obtain resources for implementation of the works, and the ways to make adjustment to the project when required according to the resources available;
- (3) being a flood-prone area, Sham Tseng was often troubled by flooding during the rainy season. The proposal could improve the planning of Sham Tseng as a whole, solve the flooding problem and provide more community facilities, thus bringing benefits to the residents;
- (4) it was asked which department would be responsible for co-ordination of the project, and how the project could be fostered for completion;
- (5) community facilities such as sports centres were located in the centre of Tsuen Wan district. Moreover, Sham Tseng was a centre to the west of Tsuen Wan, accommodating for about one fifth of the total population in Tsuen Wan. Therefore, community facilities should be provided for residents in this area;
- (6) it was hoped that the PD would discuss the sources of funding with the Development Bureau (DEVB); and
- (7) it was hoped that the PD would provide supplementary information on TD's comment on the parking spaces of the proposed community complex.

31. Sr Town Plnr/Tsuen Wan of the PD responded that he would provide the CBPDC with the TD's comments after the meeting. For implementation of government project, the user department of a development project would undertake to co-ordinate the relevant project, including fund application to be made to the Legislative Council. The PD would also consider relaxing the height restrictions on the site when necessary.

32. Engr/Tsuen Kwai 1 of the DSD responded that, situating at a low-lying location, Sham Tseng Village was a flood-prone area especially under the influence of typhoon and astronomical tide. The DSD was very concerned about whether the drainage capacity of the nullah would be adversely affected by the decking works. For this reason, the DSD would request the department which carried out the project to conduct a DIA. Besides, according to the existing storm alert system, when the Hong Kong Observatory had forecasted the risk of flooding, the Tsuen Wan District Office (TWDO) would notify the village representatives concerned and TWDC Members of the constituencies concerned according to an established mechanism, who would notify the villagers to get well-prepared for the flooding.

33. The views, suggestions and enquiries of Mr CHENG Chit-pun and Mr NG Hin-lung, Norris were summarised as follows:

- (1) it was were pleased to note that the department kept an open mind towards the proposal;
- (2) it was suggested that the practice of building a community complex in other areas should be taken as reference with a view to clarifying which department should be responsible for co-ordination and how resources could be obtained to carry out the project;
- (3) it was suggested that the relevant recommendations might be discussed by the area committees; and
- (4) it was welcomed that relaxation of height restriction might be permitted by the PD, and would like to make clarification to the Highways Department (HyD) about the information on height restriction underneath the flyover along Tuen Mun Road.

34. The Chairman said that the agenda item would be followed up under the matter arising from the minutes of the previous meeting. He hoped that the PD would follow up on TD's comments, and requested the DSD to provide data on rainfall and nullah flow in order to assess their impact on the project and discuss on the solutions. The CBPDC might write to request the HyD and TD to send representatives to attend its next meeting. There was a genuine need to provide planning for the site and study ways to improve the ancillary facilities. If the proposal was implemented, the residents would be benefited from it. He expected that the appropriate measures on facilitating the implementation of projects and handling of matters at district level would be entailed in the Policy Address.

VI Item 5: Matters Concerning the Consultation Paper on the Change of Land Use by the Planning Department  
(CBPDC Paper No. 16/16-17)

35. The Chairman said that as the agenda item was raised by him, the Vice Chairman would take over the chair temporarily.

36. The Acting Chairman said that Mr KWONG Wang-ngai, Walter, Sr Town Plnr/Tsuen Wan of the PD, was responsible for giving response.

37. Mr LAM Faat-kang introduced the paper.

38. Sr Town Plnr/Tsuen Wan of the PD responded that, according to law, all applications submitted to the TPB would be available for public inspection for a period of three weeks. At the commencement of public consultation, the PD would send a summary of the application information to all the District Councillors and area committees by post or e-mail. The relevant papers would be sent to the respective District Offices and uploaded to the official website of the TPB. The summary would set out the important development parameters of the application and maps indicating the location of the application site. In view of space constraints, the PD would keep the technical assessment papers submitted by the applicant in the Planning Enquiry Counters in Sha Tin and North Point for perusal by interested parties. After receiving comments from the public and relevant departments, the applicant might submit further information to supplement or respond to those comments. If there was any substantial change in the information further provided, the applicant had to undergo another round of public consultation. The PD had set out the information on cases processed/cases being processed by the TPB in the paper of this meeting and would update the latest progress of the application case at the meeting.

39. The views, suggestions and enquiries of Mr WONG Wai-kit and Ms LAM Yuen-pun, Phyllis were summarised as follows:

- (1) it was understood that applicant were entitled to submit planning applications and relevant information papers, but the PD might set out in the paper for discussion at meeting the papers recently submitted by the applicants and the processing work of the PD;
- (2) it was known whether Members' views would be considered and the decision made by the PD on the planning application. In this regard, they hoped that the PD's intention or decision for the planning application would be entailed in the paper;
- (3) it was asked whether a Member would be deemed to have no comment on the application if this Member did not give views only at one of the meetings on a planning application for which supplementary information were submitted ceaselessly;
- (4) in the past, the PD had a stipulation prohibiting an applicant from filing the same planning application again within four years after one's previous application was rejected. It was asked what could be done to stop an applicant from submitting supplementary information ceaselessly; and
- (5) it was recommended the PD to entail the decision and comments of the TPB on a planning application for enhanced transparency in a paper for discussion in a meeting.

40. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) as required by law, the PD had to submit the planning application to the TPB for consideration within two months upon receipt of such an application. However, an applicant might submit application for extension or continue to provide supplementary information. Subsequent to the submission of further information relating to a substantial alteration, the aforesaid deadline for submitting the application to the TPB for consideration within two months would be recalculated;
- (2) in a statutory plan, there was a planning intention for each zone. In processing a planning application, the PD would take into account, apart from the planning intention, the technical factors such as transportation and drainage, etc. in a comprehensive manner. Such being the case, the PD would seek comments from all relevant departments for all applications, and would take the departments' views for reference when recommending approval or rejection of a case;
- (3) the PD would consider whether an application was in compliance with the planning intention, and whether the technical requirements of various departments had been met. As mentioned above, there was a limited period to process an application. However, in actual operation, when an application was submitted to the TPB, either an applicant had fulfilled all requirements from various departments, or an applicant insisted to submit one's application to the TPB for consideration even if not all requirements from various departments had been met;
- (4) the PD would submit all public views collected regarding an application to the TPB for consideration; and
- (5) any person was entitled to file planning applications, and the PD would be unjustified to refuse any of them. However, in dealing with applications that had been rejected, the TPB would set out the reasons for the previous rejected cases at the application site and the reasons for rejecting the current application in its papers.

41. The views, suggestions and enquiries of Mr NG Hin-lung, Norris and Mr TAM Hoi-pong were summarised as follows:

- (1) it was recommended that the PD should study how to provide information efficiently so as to facilitate Members to give views. For example, timeline might be used to indicate the progress of a planning application having received discussion at several meetings;
- (2) it was opined that a timeline could help clearly indicate the progress of an application as well as the time and order of supplementary papers submitted by an applicant;
- (3) the papers currently submitted by the PD were relatively brief. This could be exemplified by Application No. A/TW/480, the applicant had submitted a landscape design and TIA. However, the committee paper only included the landscape design without attaching the TIA, which was much more concerned by Members. It was hoped that the PD would provide the applicant with the latest version of papers submitted for reference;

- (4) it was hoped that the PD would entail its comments on the application in the papers;
- (5) for environmental reasons, the PD had to be careful to select the information for inclusion in the committee paper. It was hoped that the PD would prepare the committee paper by means of double-sided printing when more information was to be provided; and
- (6) it was recommended the PD to provide a summary of the technical documentation for Members' reference.

42. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) the PD would provide in the paper additional information on the submission date of application and submission date(s) of supplementary information;
- (2) despite the fact that the technical documents contained complicated technical information and were lengthy, the PD considered that it was of utmost importance to ensure that the public could fully understand the contents of these documents without any misinterpretation. The PD also found it difficult to provide summary for all the technical reports. The full text of the technical documents was available at the Planning Enquiry Counters in Sha Tin and North Point, and the extracts were available for reference by the public at the TWDO; and
- (3) the PD would study the inclusion of additional information such as submission date of application for extension or submission date of the supplementary paper.

43. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO responded that when the PD considered it necessary to conduct public consultation, a number of copies of consultation paper would be placed at the Home Affairs Consultation Centre of the TWDC for perusal by the public. The technical documents such as the TIA would be available at the Planning Enquiry Counters.

44. The views, suggestions and enquiries of the Acting Chairman, Mr NG Hin-lung, Norris, Mr TAM Hoi-pong, Mr WONG Wai-kit and Mr KOO Yeung-pong were summarised as follows:

- (1) it was recommended that the PD should highlight the amendments made by the applicants in the papers submitted for discussion in meetings to facilitate the assessment by Members;
- (2) it was asked whether the technical documents were open documents, and whether the public could access to them online;
- (3) as the CBPDC was very concerned about the progress of the applications, the PD should set out the interaction between an applicant and the department rather than simply stating the submission date(s) of supplementary papers by an applicant;
- (4) it was hoped that the PD would provide at least one complete technical paper to the TWDO to ensure that Members might access to the relevant papers, and that the electronic version of the papers should be sent to the district councillors by email;

- (5) it was recommended that the PD should make reference to the processing of planning applications for rezoning by showing the interaction among various departments in the committee paper;
- (6) it was asked whether a complete set of consultation paper for each planning application was available at the Tsuen Wan and West Kowloon District Planning Offices of the PD. It was suggested that the PD should request the applicants to submit sufficient copies of document, so that the public and Members could access to them in Tsuen Wan district;
- (7) it was suggested that the PD should, by making reference to the practice of the Environmental Impact Assessment Ordinance, require an applicant to submit the electronic version of the application and the relevant technical papers and upload them to the official website of the TPB;
- (8) it was hoped that the PD would study how to provide more information to facilitate discussion and assessment by Members. If the PD could indicate the progress of various applications in the paper, the meetings would be held more efficiently; and
- (9) Members could only relay residents' views due to the lack of professional know-how. They suggested that the TWDO and PD should arrange for relevant courses so as to enhance the efficiency of discussion on planning applications.

45. ADO(TW) of the TWDO responded that the courses provided for DC Members in the territory had to be arranged and co-ordinated by the Home Affairs Department (HAD). If individual TWDC Members had such needs, the TWDO would study with the PD for identifying proper occasions to explain the approval procedures for the planning applications.

46. Sr Town Plnr/Tsuen Wan of the PD responded as follows:

- (1) the PD was pleased to share and exchange views with Members on the procedures and examples of processing planning applications;
- (2) an applicant had to provide 70 copies of papers when filing an application, some of which would be reserved for study by departments and for the meetings of the TPB. If the TWDO agreed, the PD would provide one copy for access by the public;
- (3) the PD was currently conducting a trial run of a system facilitating electronic planning application submission, but e-submission of electronic papers was not compulsory for the time being; and
- (4) all information submitted by all applicants could be open to the public and accessed at the Planning Enquiry Counters in Sha Tin and North Point.

47. The Acting Chairman hoped that the PD would inform Members of the PD's comments on all planning applications in verbal or written form for enhanced efficiency of discussion.

48. Sr Town Plnr/Tsuen Wan of the PD responded that the information uploaded onto the official website of TPB was very informative, containing the progress of the planning applications. When processing an application, the PD would take various factors into account, making it difficult to explain a case briefly. Moreover, deferred

applications would be set out in the committee paper in future with a view to clearly indicating the comments from which department was responded. The dates of submission of supplementary information by an applicant would also be provided to facilitate the understanding of Members about the progress and details of an application.

49. The Chairman said that the CBPDC attached great importance to the communication with the departments and transparency of granting approval to application. He hoped that the PD would give account of the progress of the applications in the committee paper clearly. Clear explanation of the planning process provided by the PD could enhance Members' participation in discussion of the subject matter.

50. The Chairman resumed the chair.

(Note: Mr CHENG Chit-pun left the meeting at 4:32 pm.)

VII Item 6: 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. 17/16-17)

51. The Secretary introduced the paper and said that the Chairman, Mr KOO Yeung-pong, Ms LAM Yuen-pun, Phyllis, the Vice Chairman, Mr CHOW Ping-tim and Mr HOU An-che were the Members of the Working Group on Industrial and Commercial Development ("Working Group"), so as to indicate that they had made declaration of their membership.

52. As the Chairman and the Vice Chairman had declared an interest, Members agreed that Mr WONG Wai-kit took over the chair temporarily, according to section 48(14) of the Standing Orders.

53. The Acting Chairman asked if any Members needed to make declaration of interests immediately. Mr LO Siu-kit made declaration of his Vice Chairmanship of Hong Kong Federation of Industry and Commerce Limited Tsuen Wan Branch. The Acting Chairman approved that according to section 48(12) of the Standing Orders, Members who were concurrently the Members of the Working Group on Industrial and Commercial Development could speak and vote on the funding application and that the Member who had declared other interests could remain in the meeting as an observer but could not speak and vote on the matter.

54. The Committee approved the following funding application:

|     | <u>Activity</u>                  | <u>Applicant Organisation/<br/>Co-organiser</u>                        | <u>Approved<br/>Amount (\$)</u> |
|-----|----------------------------------|--|---------------------------------|
| (1) | Seminar on Industry and Commerce | Hong Kong Federation of Industry and Commerce Limited Tsuen Wan Branch | 51,000.00                       |

(Remarks: Mr HOU An-che left the meeting at 4:45 pm.)

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

(A) Working Group on Community Building Activities

55. The Vice Chairman reported that “Cricket Training Programme for South Asian Ethnic Minority Teens 2016” would be held from October 2016 to January 2017, aiming to provide a platform for the South Asian teenagers to give play to their talents. Moreover, the “Rejoice with Happy Families” would be held during November and December 2016, including the “Parent-child Ecological Tour” and “Parent-child Fun Day”. The destinations of the “Parent-child Ecological Tour” included the Hong Kong Museum of Coastal Defense, the Peak and Police Museum, etc.

(B) Working Group on Community Development and Planning

56. The Secretary reported that the Working Group would hold its second meeting to follow up on the activity programmes and financial arrangements for the current year.

(C) Working Group on Industrial and Commercial Development

57. The Chairman reported that the Working Group had approved an allocation of \$51,000 for Hong Kong Federation of Industry and Commerce Limited Tsuen Wan Branch to jointly organise the “Seminar on Industry and Commerce” which would be held on 10 December 2016. The objective of organising the seminar was to enhance the awareness of residents in Tsuen Wan on stocks and real estate investment, and share on the 2017 stock market outlook.

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

58. Mr LO Siu-kit reported that on lighting decoration works, the dedicated working group had confirmed the contractor of the lighting decoration works this year. The lighting decoration for celebration of the National Day would be demonstrated during the period from 15 September 2017 to 15 October 2017, and uninstalled in late October 2017. The festive lighting would be demonstrated in early December 2017, and the installation works was in progress. On the New Year’s Eve Countdown activities, the dedicated working group had confirmed the contractor for this year’s implementation. The Lightings Committee would continue to follow up on the details of the activity.

IX Item 8: Any Other Business

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 24 October 2016  
(CBPDC Paper No. 18/16-17).

X Adjournment of the Meeting

60. The Chairman reminded Members that the next meeting was scheduled at 2:30 pm on 10 January 2017 (Tuesday) and the deadline for submission of paper was 21 December 2016.

61. There being no other business, the meeting was adjourned at 4:50 pm.

Tsuen Wan District Council Secretariat  
30 November 2016