

(Translation)

Minutes of the 8th Meeting of
Community Building, Planning and Development Committee (6/16-17)

Date: 14 March 2017 (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 CHAN Sung-ip, MH
Ms LAM Yuen-pun, Phyllis
Ms LAM, Lam Nixie
Mr WONG Ka-wa
Mr WONG Wai-kit
Mr CHOW Ping-tim
Mr CHENG Chit-pun
Mr LO Siu-kit
Mr TAM Hoi-pong

Co-opted Member

Mr HOU An-che

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 (NTW), 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 2

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 NG Kam-shuen	Senior Land Executive/Village Housing, District Lands Office, Tsuen Wan and Kwai Tsing, Lands Department

For discussion of item 4

Mr LAM Chun-cheuk, Tim	Engineer/Tsuen Wan 1, Transport Department
Mr LEI Pak-kuan	Deputy District Leisure Manager (Tsuen Wan) District Support, Leisure and Cultural Services Department

Absent:

<u>Member</u>	<u>Co-opted Member</u>
Mr KOT Siu-yuen	Ms WONG Pui-chi, Vicki

The Meeting

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 8th meeting of the Community Building, Planning and Development Committee (CBPDC).

2. The Chairman said that for Members' information, Mr KOT Siu-yuen and Ms WONG Pui-chi, Vicki were absent with apologies.

3. The Chairman reminded Members that according to Order 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 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 once for each agenda item at the meeting. Each Member could speak up to 3 minutes each time.

II Item 1: Confirmation of Minutes of the Meeting held on 10.1.2017

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

(Note: Mr CHOW Ping-tim joined the meeting at 2:35 p.m.)

III Item 2: Matters Arising from the Minutes of the Previous Meeting

(A) Paragraphs 7 to 15 in the Minutes of the Meeting held on 10 January 2017: regarding “Request to Improve the Planning of the Government Site at Sham Tseng and Build a Community Complex”

5. The Chairman welcomed the representatives from the government departments who specially joined the meeting, including:

- (1) Mr KWONG Wang-ngai, Walter, Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan) of the Planning Department (PD);
- (2) Mr KUAN Man-hou, Chief Health Inspector (Tsuen Wan) 2 (CHI (Tsuen Wan) 2) of the Food and Environmental Hygiene Department (FEHD);
- (3) Mr TSE Man-hong, Engineer (Tsuen Kwai) (Engr (Tsuen Kwai)) of the Drainage Services Department (DSD); and
- (4) Mr NG Kam-shuen, Senior Land Executive/Village Housing (District Lands Office, Tsuen Wan and Kwai Tsing (SLE/Village Housing (DLO, Tsuen Wan and Kwai Tsing)) of the Lands Department (Lands D).

6. Sr Town Plnr/Tsuen Wan of the PD said that the PD had nothing to add for the time being.

7. CHI (Tsuen Wan) 2 of the FEHD said that the FEHD had nothing to add for the time being.

8. Engr (Tsuen Kwai) of the DSD said that the DSD had nothing to add for the time being.

9. SLE/Village Housing (DLO, Tsuen Wan and Kwai Tsing) of the District Lands Office (DLO) said that the DLO had nothing to add for the time being.

10. The Chairman said that the agenda item would be followed up in the future, subject to the comments given by the Member who raised the agenda item and other Members.

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

IV Item 3: Planning Applications (as at 3.3.2017) (CBPDC Paper No. 23/16-17)

11. The Chairman said that the CBPDC previously opined that the information about planning applications was not clearly entailed in the discussion papers provided by the PD. Under the assistance from the Assistant District Officer (Tsuen Wan) of the Tsuen Wan District Office (TWDO), the Members met with the representatives of the PD to request the PD for provision of detailed information and records on the planning application in the discussion papers. As a result, improvement was made on the paper provided by the PD for this meeting and contact information of the subject officers of the PD for the respective applications was also included. However, he opined that the information about the applications could have been entailed in the paper more clearly. He hoped that the PD would make reference to the approach adapted in the discussion paper for Application No. A/TW/487, where an

executive summary of the planning application was provided by the PD in the discussion paper so that the Members could give comments after understanding the applications fully and clearly.

12. Sr Town Plnr/Tsuen Wan of the PD introduced the paper and invited the Members to note the supplementary paper on the planning applications as at 13 May 2017 which was submitted by the PD prior to the meeting.

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

- (1) regarding Application No. A/TW/487, he said that large-scale works had been conducted by other organisations at the site of the application and the ecology at the site was adversely affected. He enquired what measures were proposed by the applicant in the application to remedy ecological loss and assess environmental impact to the surrounding area (Mr WONG Ka-wa); and
- (2) regarding Application No. A/TWW/113, he raised objection to the application made by a private organisation for commercial uses on a “Government, Institution or Community” (GIC) site. He said that he raised the objection to the PD which had failed to clearly explain its tolerance for the private organisation to submit application to the Town Planning Board (TPB) for an exemption of three years, notwithstanding that the private organisation had been receiving rental income from a government site for years. As public funds and government site were involved, rectification should be made by the PD upon the expiry of the exemption period and the PD should not allocate the site for use by a private organisation without undergoing a tendering exercise. Therefore, he objected to the application (Mr CHOW Ping-tim).

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

- (1) regarding Application No. A/TW/487, the applicant had submitted a tree survey report without an Environmental Impact Assessment report. The PD would relay the Members’ comments to the applicant and request the applicant to give response on the impact of the project on ecology and drainage. The PD would also consult the relevant departments on the application; and
- (2) regarding Application No. A/TWW/113, the site of the application was situated at a private land. Hence, the land was zoned GIC. The initial planning intention was that an ambulance depot was planned to be erected at the site. However, the fire station and ambulance depot were built in another location for historical reasons. At present, the land concerned remained a private land. Having taken into account various planning considerations, a temporary permit for commercial use at the site was granted by the TPB in the past.

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

- (1) regarding Applications No. A/DPA/TW-CLHFS/3, A/DPA/TW-CLHFS/5 and A/DPA/TW-CLHFS/6, it was indicated in the paper that the sites involved in the three applications were zoned “Unspecified Use” at the time such applications were made. However, these sites were currently zoned “Recreation” or “Green Belt”, which were different from the description in the previous discussion paper. She enquired whether such a discrepancy in land uses was due to the approval of the draft Chuen Lung and Ha Fa Shan Outline Zoning Plan (OZP) No. S/TW-CLHFS/1 (Ms LAM Yuen-pun, Phyllis);
- (2) the PD had stated that the consultation on the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 as well as Application Nos. A/DPA/TW-CLHFS/3, A/DPA/TW-CLHFS/5 and A/DPA/TW-CLHFS/6 would be carried out concurrently. However, it was difficult to identify from the paper whether these three applications were new cases or existing cases for which supplementary documents were submitted. He opined that the PD should suspend processing of the three applications when the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 was under consultation. He also hoped that the PD would provide more information about the consultation work of the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 as well as Application Nos. A/DPA/TW-CLHFS/3, A/DPA/TW-CLHFS/5 and A/DPA/TW-CLHFS/6 (Mr TAM Hoi-pong);
- (3) he objected to any application for other uses in a land zoned “Green Belt” (Mr TAM Hoi-pong);
- (4) he hoped that the PD would pay attention to the activities involving “destroy first, build later” in the land zoned “Green Belt”, if any, so as to solve the problem of unlawful occupation of government land such as dumping of construction waste (Mr TAM Hoi-pong);
- (5) he was discontented with the PD’s reply regarding Application No. A/TWW/113 and objected to this application. He enquired why the site used for warehouse in the past had become a private land suddenly and was zoned as GIC. He opined that the site, which was a private land, should be zoned as commercial land for development of the land by the owner. He also enquired whether the Government had charged a reasonable amount of regrant premium on the rent of the land received by the applicant during the period when the temporary permit was granted by the TPB (Mr CHOW Ping-tim);
- (6) he opined that if the PD anticipated that public facilities would not be provided at the site within the next ten years, it should rezone land so that the owner could proceed with development. The aforesaid situation mentioned in the discussion paper was unwarranted. He hoped that the PD would resolve the situation as soon as possible and avoid idling the important land resources (Mr CHOW Ping-tim); and
- (7) he said that relatively more floors were planned in Application No. Y/TW/11. The number of parking spaces to be provided by the applicant might not be sufficient to meet the needs and might bring pressure to the

traffic flow in the vicinity, leading to traffic congestion. He also enquired about the actual use of the building (Mr WONG Ka-wa).

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

- (1) the draft Chuen Lung and Ha Fa Shan OZP No. S/TW-CLHFS/1 was gazetted on 9 December 2016. According to the established statutory procedures, over 200 representations received would be submitted to the TPB for consideration and the draft might be amended by the TPB in light of the representations. Under the Town Planning Ordinance, the draft had to be submitted to the Chief Executive in Council for consideration before 9 November 2017;
- (2) the PD had also set out the land uses of the three Application Nos. A/DPA/TW-CLHFS/3, A/DPA/TW-A/DPA/TW-CLHFS/6CLHFS/5 and A/DPA/TW-CLHFS/6 before and after the gazettal of the aforesaid draft OZP for the Members' reference;
- (3) if the site of application was involved in the received representations relating to the draft OZP, the PD would propose to suspend processing the application. If no representation was received, the PD would proceed to process the application in accordance with the established procedures;
- (4) regarding Application No. A/TWW/113, development projects could be carried out by the owner of the private land in line with the uses permitted for a GIC site. The Government could exercise land resumption for building community facilities when necessary. As no government department had planned to build community facilities at the site at this stage, land resumption was not scheduled for the site. Besides, applications made by landowners would also be considered by the TPB; and
- (5) regarding Application No. Y/TW/11, a data processing centre was to be built at the site as planned by the applicant. Under the Hong Kong Planning Standards and Guidelines (the HKPSG), there was no standard stipulated for the provision of parking spaces for a data processing centre. The PD had consulted the TD on the proposed number of parking spaces suggested by the applicant in the paper, and requested the TD to provide its professional advice on the supply of parking spaces for the development.

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

- (1) regarding Application No. Y/TW/11, he opined that the proposed provision of six parking spaces for private cars might not be sufficient to meet the need arising from the planned development of an 11-storey data processing centre under application. This might lead to serious traffic congestion and would affect the Kwai Tsing district adversely. He hoped that the PD would request the applicant to provide more information on this matter. He might raise an objection to the application, if there was a traffic congestion problem (Mr WONG Ka-wa);

- (2) regarding Application No. A/TWW/113, he asked whether the Government had received any regrant premium from the landowners for commercial use on government land (Mr CHOW Ping-tim);
 - (3) he requested the PD to further study the ways for more efficient utilisation of government land to meet the development needs in the future (Mr CHOW Ping-tim);
 - (4) he was discontented with the PD because no action was taken by the government departments on the landowner who had been receiving rents for years from the temporary permission granted. It was suspected that there was a collusion between officials and businessmen (Mr CHOW Ping-tim);
 - (5) regarding Application No. A/DPA/TW-CLHFS/6, he enquired about which guidelines the PD had followed in the suspension of an application when objections were received (Mr TAM Hoi-pong);
 - (6) regarding Application No. Y/TW/9, he enquired about what amendments were made to the application. He would raise an objection against the application if no substantive measures were proposed to solve the traffic problem (Mr TAM Hoi-pong); and
 - (7) regarding Application No. A/TW/480, he enquired whether the CBPDC would follow up on the problem of insufficient parking spaces, which was to be relayed to the departments in writing as discussed at the last meeting, because no follow-up action had been taken by the PD on the views raised by the Members. He also enquired the PD about the progress of discussing the matter with the developer (Mr TAM Hoi-pong).
18. Sr Town Plnr/Tsuen Wan of the PD responded as follows:
- (1) regarding Application No. A/TWW/113, the private lands concerned were for the “Agriculture” use and building houses in the land lease;
 - (2) regarding Application No. Y/TW/9, the application was rejected by the TPB because the applicant had failed to prove that the application would not bring negative impact to the traffic nearby;
 - (3) regarding Application No. Y/TW/11, the number of parking spaces to be provided was proposed by the applicant. Although there was no requirement on the standard stipulating the number of parking spaces to be provided for the data processing centre in the HKPSG, the applicant pointed out that reference had been made to relevant guidelines when determining the number of parking spaces. The application was subject to the consideration by the PD and the approval of the TPB; and
 - (4) Application No. A/TW/480 was approved by the TPB. The PD had relayed the comments raised by the Members at various meetings to the applicant. The written reply was received from the applicant who undertook to actively consider providing a certain number of hourly parking spaces. Moreover, the gate of the car park of the commercial portion would be erected in the basement as stated in the paper submitted by the applicant. As such, some space was reserved for vehicles waiting for entry to the car park, with a view to preventing traffic congestion on Ma Tau Pa Road. The TD did not object to the application.

19. The Chairman said that the matters regarding Applications No. A/TW/113 and Y/TW/11 would be discussed at the next CBPDC meeting under the matters arising from the minutes of the previous meeting. As to whether the CBPDC would follow up on the discussion at its last meeting on relaying the problem of shortage of parking spaces to the department in writing, the Members agreed to make their representations on the applications in their personal capacity.

(Note: Mr CHOW Ping-tim left the meeting at 3:00 p.m.)

V Item 4: Provision of a Carpark at Sha Tsui Road Soccer Pitch
(CBPDC Paper No. 24/16-17)

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

21. The Acting Chairman welcomed the representatives from the government departments who specially joined the meeting, including:

- (1) Mr KWONG Wang-ngai, Walter, Sr Town Plnr/Tsuen Wan of the PD;
- (2) Mr LAM Chun-cheuk, Tim, Engineer/Tsuen Wan 1 (Engr/Tsuen Wan 1) of the Transport Department (TD);
- (3) Mr LEI Pak-kuan, Deputy District Leisure Manager (Tsuen Wan) District Support (DDL (Tsuen Wan) District Support), Leisure and Cultural Services Department (LCSD); and
- (4) Mr NG Kam-shuen, SLE/Village Housing (DLO, Tsuen Wan and Kwai Tsing) of the DLO.

22. Mr LAM Faat-kang introduced the paper.

23. Sr Town Plnr/Tsuen Wan of the PD responded that the Sha Tsui Road Soccer Pitch (the Soccer Pitch) was situated at a site zoned "Open Space" on the statutory plan. Application to the TPB was required if a public car park was to be provided there. The PD kept an open mind towards the proposal. However, the Soccer Pitch was a very important recreational facility in Tsuen Wan town centre and it might be closed for a period of time during the construction of a public car park. Therefore, it was necessary to seek views from the Tsuen Wan District Council (TWDC) and various relevant departments such as the LCSD and the PD.

24. SLE/Village Housing of the DLO responded that the Soccer Pitch was under the management of the LCSD currently through government land allocation. If another government department planned to build a car park at the site, the DLO would grant approval to meet the relevant project requirements.

25. Engr/Tsuen Wan 1 of the TD responded that the TD welcomed the proposal and would launch relevant study. According to the Government's current policy of providing public parking spaces, priority would be accorded to commercial vehicles. Under the public transport-oriented policy, TD would still consider the provision of an appropriate number of private car parking spaces in the proposed project.

26. DDLM (Tsuen Wan) District Support of the LCSD responded that the LCSD did not object to the proposal. When temporary closure of the Soccer Pitch was required due to the engineering work, the LCSD would consult the TWDC on the temporary arrangements to cope with the closure.

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

- (1) he agreed that the proposal would facilitate better use of land. Apart from constructing a car park, he opined that an underground shopping mall might also be provided by drawing reference from the practice in other countries. He also recommended the proposed works to be carried out in stages so that the recreational facility would still be available for the public use during the period of construction works (Mr KOO Yeung-pong);
- (2) they supported the proposal and opined that the TD should launch the study and long-term planning as soon as possible (Mr KOO Yeung-pong and Mr MAN Yu-ming);
- (3) she would support all proposals which were conducive to the increase of the number of parking spaces in Tsuen Wan because the CBPDC's views might not be taken under the existing private development projects. The problem of shortage of parking spaces in Tsuen Wan had existed for many years. Given that much more domestic premises would be completed in the years to come, the problem of insufficient parking spaces would become increasingly serious (Ms LAM, Lam Nixie);
- (4) it was necessary to consider other options to tackle the problem because the PD had not been actively addressing the shortage of parking spaces in Tsuen Wan. She opined that various measures from various perspectives should be discussed with different departments and that raising objections to planning applications alone could not improve the situation (Ms LAM, Lam Nixie);
- (5) he opined that the number of parking spaces in Tsuen Wan town centre could be increased without sacrificing the existing recreational facility although temporary closure of the Soccer Pitch was required by the proposal. He hoped that various departments would launch the study and implement the relevant proposal with all speed (Mr WONG Wai-kit);
- (6) despite the ever-ascending trend of population and facilities provided in Tsuen Wan district, the reduced number of parking spaces after closure of the Tsuen Wan Transport Complex Car Park was not compensated by the Government. Therefore, he would not raise an objection to the proposal (Mr WONG Ka-wa);
- (7) he asked whether the departments could increase the number of parking spaces in Tsuen Wan district for the next 10 years to meet the development needs in the future. He was also concerned about the location of the proposed car park entrances and whether adverse traffic impact to the neighbouring area would be induced by the vehicle queue waiting for entry to the car park. He also enquired about the temporary venue arrangements when the Soccer Pitch was closed and the number of hourly parking spaces provided afterwards (Mr WONG Ka-wa);

- (8) he was pleased to learn that the departments kept an open mind towards the proposal (Mr MAN Yu-ming);
- (9) he agreed that the proposal was conducive to solving the problem of insufficient parking spaces in Tsuen Wan, but he opined that practical problems had to be considered at the design stage. He also shared the views that the concept of developing urban underground space could facilitate the use of the space comprehensively and the retention of the recreation facilities on the road surface upon completion of the project (Mr MAN Yu-ming); and
- (10) he opined that attention should be paid to the impact on traffic flow in the surrounding areas in the course of works and upon completion of the car park, and long-term planning for traffic design in Tsuen Wan should be conducted (Mr MAN Yu-ming).

28. Sr Town Plnr/Tsuen Wan of the PD responded that the PD understood the concern of the community and the CBPDC over the parking spaces in Tsuen Wan. The PD had been studying the feasibility of providing additional parking spaces at different construction sites in the town centre. Regarding the current proposal, the project must be spearheaded by the works departments. Feasibility study and technical assessment would then be carried out and the works could commence only after completing such assessments and statutory procedures.

29. Engr/Tsuen Wan 1 of the TD responded that the TD would provide roadside metered parking spaces at suitable locations (including the vacant land underneath flyover) without compromising road safety and affecting other road users. Provision of temporary car parks similar to the existing temporary car parks at Hoi Shing Road and Texaco Road would be considered by the TD at sites that were suitable and without immediate need to implement development plans, in order to meet the demand for public parking spaces in the district. During the study on provision of an underground car park at the Sha Tsui Road Soccer Pitch, assessments would also be conducted by the TD on possible impact of the proposed development on traffic flow and road traffic capacity in the surrounding areas. Besides, the TD would consider retaining the temporary car park underneath the flyover near Clague Garden Estate even after the completion of the Tsuen Wan 5 Development Projects of Tsuen Wan West Station, and providing temporary car parks at the government land on both sides of the site to provide more parking spaces.

30. DDLM (Tsuen Wan) District Support of the LCSD had nothing to add.

31. SLE/Village Housing of the DLO had nothing to add.

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

- (1) he was glad to learn that the departments kept an open mind on the proposal and opined that the CBPDC should follow up on the matter until progress on the proposal was made (Mr LO Siu-kit);
- (2) he opined that the actual number of parking spaces to be provided might be less than expected because the usable area might be reduced by the arrangement of car park access and spots for alighting/boarding. He

hoped that the TD could consider constructing a multi-storey underground car park. Besides, as there was currently a serious shortage of parking spaces for commercial vehicles, he hoped that the TD would carefully plan for the ratio between parking spaces for commercial and private vehicles (Mr LO Siu-kit);

- (3) he opined that developing the site in form of underground shopping mall/business city would be more complicated and the problem of management responsibility might arise. He said that the primary goal of the project to be implemented should be set to addressing the problem of insufficient parking spaces to avoid project delays because of time wasted on conducting studies by various departments (Mr LO Siu-kit);
- (4) he raised objection to the implementation of the project in phases on grounds of reduction in cost and time for advance works as well as ensuring works safety (Mr LO Siu-kit);
- (5) he opined that the cost-effectiveness of building a car park in the proposed manner would be relatively low and raised objection to the proposal (Mr TAM Hoi-pong);
- (6) he said that the main reason for the shortage of parking spaces in Tsuen Wan district was the various development projects at the waterfront. He opined that the Government should require the developer to provide a reasonable number of hourly parking spaces by making reference to the project on Yeung Uk Road (Mr TAM Hoi-pong);
- (7) he suggested that the design of double-deck car park system introduced in Taiwan might be taken as reference and hoped that the TD could require the management company of a temporary car park contracted out in the future to provide double-deck car park hoists in order to increase the number of parking spaces in a very short period of time (Mr TAM Hoi-pong);
- (8) he disagreed with the development model of expanding underground space through demolition of the existing facilities. Moreover, he raised objection to the adoption of the measure involving long-term closure of the Soccer Pitch because it was an important public space to the residents in Tsuen Wan district. He opined that additional parking spaces should be provided through other means (Mr TAM Hoi-pong);
- (9) they supported the proposal of providing a car park at the Soccer Pitch (Mr CHAN Sung-ip and Mr HOU An-che);
- (10) he opined that it was necessary to provide more parking spaces the high-rise development (Mr CHAN Sung-ip);
- (11) he enquired about the development plan of the site upon relocation of the Tsuen Wan Magistrates' Courts (Mr HOU An-che);
- (12) although it was somewhat of a belated plan to start increasing the number of parking spaces, she still agreed to the Members' suggestions. She hoped that the TD could expeditiously conduct the feasibility study and implement the project because it might take ten years from planning to completion (Ms LAM Yuen-pun, Phyllis);

- (13) she hoped that the number of parking spaces would be maximised by means of design or technology and considered that it would be more suitable to provide parking spaces for large vehicles at the outer parts of the town centre (Ms LAM Yuen-pun, Phyllis);
- (14) they enquired whether a feasibility study would be conducted by the bureau or the TD, and whether District Council Fund could be used for conducting a smaller-scale study (Mr WONG Wai-kit and Mr WONG Ka-wa);
- (15) he hoped that the CBPDC would convey the views concerned to the DEVB in writing (Mr WONG Wai-kit);
- (16) they proposed to consider providing additional car parks in Tsuen Wan for large vehicles (Ms LAM Yuen-pun, Phyllis and Mr WONG Ka-wa); and
- (17) he recommended the department to consider constructing a community complex provided with an ancillary car park for good utilisation of land resources (Mr WONG Ka-wa).

33. Sr Town Plnr/Tsuen Wan of the PD responded that the PD discussed with various departments about the use of the site upon relocation of the Tsuen Wan Magistrates' Courts. The site was preliminarily reserved for GIC use and further progress would be reported to the TWDC as soon as possible.

(Note: Ms LAM Yuen-pun, Phyllis and Mr CHENG Chit-pun left the meeting at 3:40 p.m.)

34. Engr/Tsuen Wan 1 of the TD responded that the Government's current policy for provision of public parking spaces was to accord priority to the parking demand of commercial vehicles including light goods vehicles (excluding van-type light goods vehicles), medium/heavy goods vehicles, non-franchised buses and school private light buses. The TD did not have any exact figures about the ratio of parking spaces between commercial vehicles and private vehicles at the proposed car park at the Soccer Pitch. Study on the demand for parking spaces in the district and impact assessment on the proposed development on the traffic nearby would need to be conducted, before the number of parking spaces for provision could be determined. The TD had also advised the DLO to study the inclusion of the provision of double-deck car park hoists in the relevant land grant provisions of the temporary car park.

35. SLE/Village Housing of the DLO responded that the DLO had nothing to add for the time being regarding the study on inclusion of the provision of double-deck car park hoists in the land grant provisions of the temporary car park.

36. The Acting Chairman invited Mr LAM Faat-kang to move a motion.

37. Mr LAM Faat-kang thanked all departments for giving active response to the proposal, and understood that the Members had divergent views about it. As the departments were ineffective in requesting the developers to provide hourly rental parking spaces under the private developments in the past, he hoped that the TD would take the lead in conducting a feasibility study on the proposal and discuss the details in depth such as the location of entrances. The development could be

implemented in phrases in order to minimise the negative impact to the use of recreational facilities by residents. Besides, the estimated number of parking spaces of the proposed development as stated in the paper was calculated after taking into account all factors including access and other public space in the car park. He continued to move a motion that “to request the PD and the relevant government departments to expeditiously launch the study on provision of an underground car park at the Sha Tsui Road Soccer Pitch, and regularly report to the CBPDC on the progress with a view to solving the shortage of parking spaces and traffic problems in Tsuen Wan completely.”

38. The Acting Chairman said that although Mr KOT Siu-yuen was absent from the meeting, he had signed on the discussion paper to second the motion before the meeting.

39. The Acting Chairman asked if any Member would move an amended motion.

40. Mr WONG Ka-wa wished to enhance the inclusiveness of the motion by adding the words of “other locations in Tsuen Wan district”.

41. Mr LAM Faat-kang said that the Members might put forth agenda items on provision of car parks in some other locations for discussion one after another.

42. The Acting Chairman invited Members to cast vote for the motion, and the Members agreed to vote by means of open ballots. The result of voting was as follows:

For (9 votes in total)

Mr MAN Yu-ming, Mr KOO Yeung-pong, Mr CHAN Sung-ip, Ms LAM, Lam Nixie, Mr WONG Ka-wa, Mr WONG Wai-kit, Mr LAM Faat-kang, Mr LO Siu-kit and Mr HOU An-che

Against (1 vote in total)

Mr TAM Hoi-pong

Abstain (0 vote in total)

43. The Acting Chairman announced that there were 9 votes for and 1 vote against the motion and the motion was endorsed.

(Note: Ms LAM Yuen-pun, Phyllis and Mr CHENG Chit-pun left the meeting at 3:40 p.m.)

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

(A) Working Group on Community Building Activities

44. The Vice Chairman reported 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

45. The Vice Chairman reported that “Say La Youth” was held in January 2017 and February 2017. All activities of the Working Group for the current year were held successfully and he thanked Members for their support.

(C) Working Group on Industrial and Commercial Development

46. The Chairman reported that “Seminar on Industry and Commerce” was held on 18 February 2017. Three speakers were invited to share their views on Hong Kong’s stock, property market and employment prospects for the coming year that day. All activities of the Working Group for the current year were held successfully.

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

47. Mr LO Siu-kit reported on lighting works that the festive lightings would be hung until 15 February 2017 and all of them would be removed by the contractor in mid-March 2017. On fund raising, the relevant acknowledgment notices on lamp post and posters on pedestrian footbridges were posted in December 2016 and removed in late February 2017. The Lightings Committee would hold its sixth meeting in late March 2017 to review the effectiveness of this year’s activities for making improvements to the arrangement of activities next year.

48. Regarding the views given by some Members in a meeting held by the Finance and In-house Working Group earlier, the Chairman hoped that the views could be discussed by the Lightings Committee for making improvement, so that more Members could participate in the activities funded by the TWDC.

49. Mr LO Siu-kit responded that VIP tickets and general tickets were reserved by the Lightings Committee for all TWDC Members and invitation letters on participation of the activity were also sent to all TWDC Members. The Lightings Committee had held a brief discussion on the related views, and would consider reserving seats for Members who replied to participate in the activities in next year.

VII Item 6: Any Other Business

50. Mr TAM Hoi-pong said as the Tsuen Wan Magistrates’ Courts were to be relocated, he hoped that the PD would consider arranging a visit to the Courts for the CBPDC, or that the CBPDC would discuss the land use of the said site as soon as possible.

51. Mr KOO Yeung-pong said that he had put forth an agenda item on this matter for discussion in the TWDC meeting.

52. The Chairman said that regarding the motion, the Secretariat would write to the DEVB, the Transport and Housing Bureau as well as the relevant departments to relay the CBPDC’s proposal of constructing a car park at Sha Tsui Road Playground.

53. Mr TAM Hoi-pong objected to writing to the relevant government departments regarding the motion.

(Post-meeting note: The Secretariat had conveyed the motion to the relevant departments in writing on 10 April 2017.)

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

- (1) Financial Statement of Community Building, Planning and Development Committee as at 27 February 2017 (CBPDC Paper No. 25/16-17); and
- (2) Dates of Meetings of Community Building, Planning and Development Committee between May 2017 and March 2018 (CBPDC Paper No. 26/16-17).

VIII Adjournment of the Meeting

55. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 9 May 2017 (Tuesday) and the deadline for submission of paper was 20 April 2017.

56. There being no other business, the meeting was adjourned at 4:02 p.m.

Tsuen Wan District Council Secretariat
10 April 2017