

(Translation)

Minutes of the 9<sup>th</sup> Meeting of  
Community Building, Planning and Development Committee (1/17-18)

Date: 9 May 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  
Ms LAM Yuen-pun, Phyllis  
Ms LAM, Lam Nixie  
Mr CHAN Sung-ip, MH  
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 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

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

Ms YIP King

Senior Health Inspector (Tsuen Wan),  
Food and Environmental Hygiene  
Department

Mr TSE Man-hong

Engineer (Tsuen Kwai)1, Drainage  
Services Department

Absent:

Co-opted Member

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 9<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 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, each Member could 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 14.3.2017

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

(Note: Mr MAN Yu-ming and Mr CHAN Chun-chung, Jones, joined the meeting at 2:35 p.m.)

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

(A) Paragraphs 5-10 of the Minutes of the Meeting held on 14 March 2017: regarding “Request to Improve the Planning of the Government Site at Sham Tseng and Build a Community Complex”

4. 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 (STP /TW) of the Planning Department (PD);
- (2) Ms YIP King, Senior Health Inspector (Tsuen Wan) (SHI (TW)) of the Food and Environmental Hygiene Department (FEHD);
- (3) Mr TSE Man-hong, Engineer (TK) 1 (Engr (Tsuen Kwai) 1) of the Drainage Services Department (DSD); and
- (4) Mr TSE Hing-chit, Administrative Assistant/Lands, District Lands Office, Tsuen Wan and Kwai Tsing (AA/Lands (DLO, TW and KwT)) of the Lands Department (Lands D).

The Leisure and Cultural Services Department (LCSD) had informed the Secretariat before the meeting that it would not be able to send representatives to join the meeting, and that it had nothing to add regarding the matter arising from the minutes of the previous meeting. Moreover, the Transport Department (TD) indicated that it had given its comments on the parking arrangement of the proposed community complex at Sham Tseng to the PD for co-ordination.

5. STP/TW of of the PD said that the PD had nothing to add for the time being.

6. AA/Lands (DLO, TW and KwT)) of the Lands D said that the District Lands Office (DLO) had nothing to add for the time being.

7. Engr (TK)1 of the DSD said that the DSD had nothing to add for the time being.

8. SHI (TW) of the FEHD said that the FEHD had nothing to add for the time being.

9. The views, enquiries and suggestions raised by Members were summarised as follows:

- (1) he asked the PD about the TD's comments on the parking arrangement of the proposed community complex at Sham Tseng (Mr CHENG Chit-pun); and
- (2) he asked whether the DSD had surrendered the relevant site to the DLO, and which department would be responsible for co-ordinating the implementation of the project (Mr CHAN Sung-ip).

10. STP/TW of the PD responded that the TD adopted an open attitude on the proposal. In general, a public works project would be planned and initiated by the user department, and the user departments would submit fund applications to the relevant policy bureau and follow up on the projects.

11. The views, enquiries and suggestions raised by Members were summarised as follows:

- (1) he wished to know which departments were responsible for the management of the community complexes in other districts (Mr CHENG Chit-pun); and
- (2) he suggested that the user department of the site should take up the co-ordination and implementation of the works because many departments were involved in the construction of the proposed community complex (Mr CHAN Sung-ip).

(Note: Mr LO Siu-kit and Mr CHOW Ping-tim joined the meeting at 2:38 p.m. and 2:41 p.m. respectively.)

12. The Chairman said that the CBPDC would invite and make suggestion to the relevant stakeholders to tender follow-up proposals on the proposed community complex at Sham Tseng.

#### IV Item 3: Planning Applications (as at 25.4.2017) (CBPDC Paper No. 1/17-18)

13. STP/TW of the PD introduced the paper, and invited Members to note the supplementary paper on the planning applications as at 8 May 2017 which was tabled by the PD.

(Note: Ms LAM, Lam Nixie and Mr WONG Ka-wa joined the meeting at 2:45 p.m.)

14. The Chairman said that the papers submitted by the PD in the past were not easy to comprehend. Currently, it was found that improvements had been made to make the content of the paper clearer and the contact information on the subject officers of the PD responsible for processing the planning applications was set out in the paper. He encouraged Members to directly contact the respective officers of the PD for making enquiries or comments on the planning applications, if any.

(Note: Ms LAM Yuen-pun, Phyllis and Mr WONG Wai-kit left the meeting at 2:46 pm.)

V Item 4: Funds Allocation for Community Building, Planning and Development Committee 2017/18

(CBPDC Paper No. 2/17-18)

15. The Secretary introduced the paper.

16. The CBPDC approved the funds allocation of the District Council Funds (Community Involvement Projects) in 2017/18 as follows:

<u>Programme</u>	<u>Allocation Available for Use (\$)*</u>
(1) Working Group on Community Building Activities	125,000.00
(2) Working Group on Community Development and Planning	45,000.00
(3) Working Group on Industrial and Commercial Development	57,000.00
(4) Tsuen Wan Festival Lightings Organizing Committee	1,812,000.00
(5) Reserve	0.00
Total:	<u>2,039,000.00</u>

\* The allocation included 5% deficit budget.

17. The CBPDC endorsed that the Tsuen Wan District Council Secretariat was authorised to approve the applications for the change of activity names, venues, dates and time on its own initiative in accordance with the approved funding application without making any amendment to the approved financial budget, whereas the amounts of funds approved remained unchanged.

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

(A) Working Group on Community Building Activities

18. The Vice Chairman reported that the Working Group had held a meeting on 19 April 2017 and planned to adjust the sessions of the carnival to be held in response to the residents' views.

19. Mr KOT Siu-yuen said some residents relayed that the carnival to be held at the Sha Tsui Road Playground/Soccer Pitch might cause noise nuisance. He wished to know more about the details of the carnival organised by the Working Group.

20. The Vice Chairman responded that the carnival organised by the Working Group was of a relatively small scale and might be held in a public housing estate, mainly aiming to serve the disadvantaged groups and new arrivals. Therefore, the carnival was not to be held at the Sha Tsui Road Playground/Soccer Pitch. The Working Group hoped that the carnival of this year would be held at a venue different from that of last year, and more sessions would be held at the availability of resources.

(B) Working Group on Community Development and Planning

21. Mr CHENG Chit-pun reported that the Working Group had held a meeting on 19 April 2017 and planned to organise activities to encourage the residents in Tsuen

Wan to pay more attention to and give comments on the future planning of the district.

22. Mr KOT Siu-yuen asked whether the planning of the former Tsuen Wan Magistrates' Courts site should be discussed by the CBPDC or by the Working Group, and hoped that the PD could provide information on this planning issue.

23. The Chairman said that the CBPDC welcomed Members to submit papers on the planning and development of the district for discussion. As several departments might be involved in the planning of the former Tsuen Wan Magistrates' Courts site, it would be more appropriate for the CBPDC to hold discussion on it. He would ask the representative of the PD to provide information on this planning issue during discussion of other items.

(C) Working Group on Industrial and Commercial Development

24. The Chairman reported that the Working Group had held its meeting on 19 April 2017. Being impressed by the enthusiastic response to the industrial and commercial seminar held last year, the Working Group planned to invite the industrial and commercial organisations to hold industrial and commercial seminars again this year.

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

25. Mr LO Siu-kit reported that the Lightings Committee had held its first meeting on 27 April 2017 and endorsed the budget for the current year, the organisational structure, the formation of a working group, election of Convenor and Vice Convener, and selection of the contractor of the lightings works for celebrating the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region (HKSAR) in Tsuen Wan. The lightings works for celebrating the 20<sup>th</sup> Anniversary of the Establishment of the HKSAR in Tsuen Wan would commence soon, and the launching ceremony of the lightings was expected to be held before 15 June 2017. The meetings of various working groups under the Lightings Committee would be held one by one after the general meeting of the Lightings Committee.

VII Item 6: Any Other Business

26. The Chairman requested the representative of the PD to provide information on the planning of the former Tsuen Wan Magistrates' Courts site.

27. STP/TW of the PD responded that the PD had consulted various departments on the proposed use or facility at the said site. As the site was zoned "Government, Institution or Community" (GIC), the provision of most of the community facilities would be permitted. At present, the Social Welfare Department planned to provide welfare facilities at the said site. As requested by the Tsuen Wan District Council, the PD was consulting various departments about the proposed facilities to be provided at the former Tsuen Wan Magistrates' Courts site and other sites in Tsuen Wan. Upon consolidating and analysis of the views given by these departments, the PD would formulate the orientation of development which would be reported to the CBPDC once available.

28. Mr KOT Siu-yuen said that as the land near the former Tsuen Wan Magistrates' Courts site was zoned residential, he hoped that the proposed facilities could be provided for the benefit of the people for optimal use of land resources.

29. The Chairman welcomed Members to submit papers for discussion on the planning of the said site, and invited the relevant departments to send representative to attend the next CBPDC meeting for discussion.

30. Mr LO Siu-kit said that the vacant land underneath the flyovers along Hoi Hing Road, Hoi Shing Road and Hoi Kok Street was once reserved in the course of widening of Tuen Mun Road. Therefore, he enquired the PD about the current plan regarding the long-term use of this vacant land, and suggested that a temporary car park should be provided at this vacant land to alleviate the shortage of parking spaces in Tsuen Wan.

31. STP/TW of the PD responded that the land to the west of Hoi Kok Street (Belvedere Garden bound) was currently zoned "Open Space". The LCSD would provide recreational facilities such as construction of park at the site subject to availability of resources. Moreover, the land to the east of Hoi Kok Street (Clague Garden Estate bound) was zoned GIC, which had been reserved for the widening works of Tsuen Wan Road and for connection with the flyover along Tsuen Wan Bypass in future. Subject to the research result of the Highways Department, a slip road would be constructed at Hoi Hing Road to connect with Tsuen Wan Road. The PD, DLO and TD would jointly study the proposal on provision of a temporary car park.

32. The Chairman said that Members might submit papers for discussion at the next CBPDC meeting if they thought that further discussion on this matter was required.

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

- (1) Financial Statement of Community Building, Planning and Development Committee Funds 2016 - 2017  
(CBPDC Paper No. 3/17-18).

#### VIII Adjournment of the Meeting

34. The Chairman reminded Members that the next meeting was scheduled at 2:30 p.m. on 11 July 2017 (Tuesday) and the deadline for submission of paper was 26 June 2017.

35. There being no other business, the meeting was adjourned at 3:02 p.m.

Tsuen Wan District Council Secretariat  
17 May 2017