

(Translation)

Minutes of the 15th Meeting of
District Planning, Development and Facilities Management Committee (5/22-23)

Date: 27 February 2023

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr LUK Ling-chung, Antonio (Chairman)

Mr MAN Yu-ming, MH

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Mr LAU Cheuk-yu

In Attendance:

Mr LEE Soeng-him, Sean Assistant District Officer (Tsuen Wan), Tsuen Wan District Office

Mr LIM Kuen Senior Executive Officer (District Council), Tsuen Wan District Office

Miss LEUNG Tsz-wai, Apple Executive Officer I (District Council), Tsuen Wan District Office
(Secretary)

Miss CHAN Hiu-yuen, Virginia Executive Assistant (Community Involvement)4, Tsuen Wan District Office

Ms LIM Ting-ting, Sylvia Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department

Ms LO Man-nin, Patty Deputy District Leisure Manager (Tsuen Wan) District Support, Leisure and Cultural Services Department

Ms LIM Merry Senior Manager (New Territories South) Promotion (Acting), Leisure and Cultural Services Department

Mr LEE Wai-man Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department

Mr CHEUNG Kin-kee, Michael Senior Town Planner/Tsuen Wan, Planning Department

Ms TSE Ka-man Estate Surveyor/Tsuen Wan 3, Lands Department

Mr FAN Chin-wai, Joseph Engineer/14 (West), Civil Engineering and Development Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 15th meeting of the District Planning, Development and Facilities Management Committee (DPDFMC) and introduced:

- (1) Ms LO Man-nin, Patty, Deputy District Leisure Manager (Tsuen Wan) District Support (DDL(M)TW)DS), Leisure and Cultural Services Department (LCSD), who attended the meeting on behalf of Ms LEE Mei-sheung, Dickie, District Leisure Manager (Tsuen Wan); and
- (2) Ms TSE Ka-man, Estate Surveyor/Tsuen Wan 3, District Lands Office, Tsuen Wan and Kwai Tsing, who attended the meeting on behalf of Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan.

2. The Chairman reminded Members of sections 17(1) and 27 of the Tsuen Wan District Council Standing Orders (the “Standing Orders”) that any Member who wished to move a motion or ask any question at a meeting was required to give the Secretary a notice in writing ten clear working days before the meeting. Thus, he reminded Members that the date of the next meeting was 24 April 2023 and the deadline for submission of papers was 4 April 2023. In addition, according to section 28 of the Standing Orders, unless otherwise agreed by the Chairman, Members could speak once only on each agenda item at the meeting and each Member could speak up to 1.5 minutes. The Member(s) who had submitted a paper would have 2 minutes to give an introduction and 1 minute to draw a conclusion. The representatives of the departments would have up to 2 minutes to give responses.

II Item 1: Confirmation of Minutes of the 14th Meeting held on 19.12.2022

3. The Chairman said that the Secretariat did not receive any proposed amendment before the meeting. The minutes of the meeting were confirmed without amendment.

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

4. The Chairman said that there were no matters arising from the minutes of the previous meeting.

(Note: Mr WONG Ka-wa left the meeting at 2:36 p.m.)

IV Item 3: Planning Applications (as at 10.2.2023) (DPDFMC Paper No. 28/22-23)

5. Senior Town Planner/Tsuen Wan (STP/TW) of the Planning Department (PlanD) briefed Members on the planning applications vetted by the Town Planning Board (TPB) and those pending vetting by the TPB as at 10 February 2023.

6. The views and enquiries of Members were summarised as follows:

- (1) he was concerned that the applicants of several planning applications

had applied for relaxing the plot ratio restriction, and enquired about to what extent the plot ratio of each planning application could be relaxed. Besides, he raised concern over the planning applications in Ting Kau, Tsuen Wan West. Given the frequent occurrence of traffic congestion at the said location, he enquired whether the department concerned would take into account the ancillary traffic facilities there when vetting those planning applications (Mr LAU Cheuk-yu);

- (2) he was concerned about Planning Application No. Y/TW/17 and wished to give views on it. He advised the PlanD to include this planning application in the agenda of the next DPDFMC meeting for discussion (the Chairman); and
- (3) despite the provision of more than 6 000 niches, no parking spaces would be set up at the proposed columbarium under Planning Application No. A/TW/535. He held that if this planning application was approved, traffic congestion would inevitably occur in the Cheung Shek constituency in Tsuen Wan East during Ching Ming Festival and Chung Yeung Festival. He enquired why no parking spaces would be provided under the planning application; whether a detailed traffic impact assessment had been conducted; and how the parking issue should be solved (Mr MAN Yu-ming).

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

- (1) plot ratio restrictions were imposed on all residential sites in Tsuen Wan West. The respective applicants could apply to the TPB for a minor relaxation of the plot ratio restrictions. When processing a planning application, the PlanD would consult the departments concerned including the Transport Department (TD) on traffic issues and consider such issues together with the overall contents of the planning application holistically; and
- (2) the number of proposed parking spaces would usually be set out in an application for residential development, whereas a columbarium might only be equipped with a few parking spaces. The PlanD agreed that the proposed establishment of a columbarium would bring about traffic impacts to the location concerned. Also, in view of the heavier traffic around Fu Yung Shan and Lo Wai during Ching Ming Festival and Chung Yeung Festival, the PlanD did not encourage grave sweepers to drive to the columbarium. The PlanD would seek views from the TD on the planning application concerned and ensure that the columbarium would have no impact on the traffic at the location when it went into operation.

8. The Chairman stated that the number of parking spaces of Planning Application No. A/TW/535 set out in the paper was inaccurate. He advised the

PlanD to supplement Members with the accurate number of parking spaces after the meeting.

(Post-meeting note: STP/TW of the PlanD confirmed after the meeting that Planning Application No. A/TW/535 did not include the provision of parking spaces.)

V Item 4: Proposal for Removal/Replacement of Old Greening Facilities Built with Funding Support from the District Council
(DPDFMC Paper No. 29/22-23)

9. The Chairman stated that the paper of the captioned agenda item was submitted by him. He thus proposed that Mr LAU Cheuk-yu should take over the chair temporarily. Members unanimously agreed to the proposal.

10. The Acting Chairman said that the representatives from the departments responsible for giving responses were:

- (1) Ms LO Man-nin, Patty, DDLM(TW)DS, LCSD; and
- (2) Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO).

11. Mr LUK Ling-chung, Antonio introduced the paper.

12. The views and enquiries of Members were summarised as follows:

- (1) he said that some residents had pointed out the withering of flowers and poor condition of greening facilities in the district. For example, plants had been dug away from a number of planters set up by the Tsuen Wan District Council (TWDC) on the footbridge near Tsuen Fung Centre. Some people would also throw cigarette butts and rubbish into the planters, resulting in poor hygiene. On top of that, the design of the planters had become obsolete. He therefore raised this agenda item and wished to seek Members' views. He pointed out that the TWDC's power to allocate funding had been taken back in 2022. Hence, the agenda item was not only about the management issues of those planters but also the review on district administration. He recommended making prompt improvements to the said situation or replacing the planters. He opined that no matter the planters bore the logo of the TWDC/TWDO or not, their appearances should be aesthetically pleasing and a hygienic condition should be maintained (Mr LUK Ling-chung, Antonio);
- (2) the greening facilities had been set up thanks to the efforts made by the Members of the previous terms of the TWDC. The original intention was to promote greening in the community. He agreed that there was rubbish (e.g. cigarette butts) in the planters at the roadside and on the

footbridges as mentioned by the Member. In his opinion, the planters were unsightly at present and their hygiene condition was also unsatisfactory. Besides, he enquired which department was responsible for managing the planters in question. He was concerned about the department's approaches to keep the planters aesthetically pleasing and handle rubbish inside the planters. He also suggested that various departments should explore ways to maintain the greening facilities concerned (Mr MAN Yu-ming); and

- (3) the LCSD was mainly responsible for managing the flowers planted in the district, whereas the TWDO and Highways Department were responsible for managing some planters of the TWDC and roadside plants respectively. Noting that the LCSD had engaged more experts on plant maintenance, he advised the TWDO to coordinate with the LCSD in order to entrust the LCSD with all plants in the district for central management. Also, he found the condition of the planters shown in the paper unacceptable. He opined that the use of large planters for planting on a pavement was undesirable. Due to the limited growing space in the planters, the growth of plants would be restricted even after planting for decades. Besides, he enquired whether the LCSD was responsible for the management of the plants inside planters bearing the TWDC's logo (the Acting Chairman).

(Note: Mr KOT Siu-yuen joined the meeting at 2:56 p.m.)

13. DDLM(TW)DS of the LCSD responded as follows:
 - (1) currently, the LCSD would arrange plant maintenance services for the plants in the hanging planters and large freestanding planters set up by the TWDC at the roadside and on footbridges in the district. There were about 330 such planters in total. The plant maintenance services consisted of routine inspections and supervising contractors' work including watering, fertilisation, pruning as well as remedies for pests and diseases;
 - (2) the Civil Engineering and Development Department (CEDD) was currently formulating and implementing the Greening Master Plan for Tsuen Wan with a view to greening the environment of the district. The CEDD would construct permanent flower-beds at suitable roadside locations. After the general maintenance period, it would hand over the plants to the LCSD to continue the plant maintenance work. Besides facilitating healthier growth, permanent flower-beds enabled plants to grow deeper roots so that they would not be dug out easily. Permanent flower-beds could therefore bring about a better greening effect compared to hanging planters or freestanding planters which were both subject to the space constraint;

- (3) the LCSD had an open attitude towards the removal/replacement of the greening facilities concerned;
- (4) the LCSD would carry out plant maintenance work for the plants in planters bearing the TWDC's logo on its list; and
- (5) the LCSD would request its contractors to pay extra attention to and follow up on the matters of plant maintenance.

14. ADO(TW) of the TWDO responded as follows:

- (1) the staff of the Works Section of the TWDO would undertake the repairs of broken planters, whereas the LCSD was responsible for the management and maintenance of the plants inside planters. He noted that the LCSD had frequently sent staff to remove rubbish from planters;
- (2) the TWDO did not have the information on the years when various types of planters had been set up for the time being;
- (3) the TWDO noted the views on the unsatisfactory hygiene condition and obsolete appearance of the greening facilities in question. The TWDO required time to learn about and observe the actual condition of the planters concerned. For instance, it should examine the extent of aging of the planters in batches. The TWDO would also follow up on the hygiene condition of the planters and the situation where soil was dug away together with the LCSD; and
- (4) the TWDO would discuss the management responsibility of the planters concerned and compile the precise figures of the planters together with the LCSD.

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

- (1) he held that the use of freestanding planters for planting might stunt the growth of plants. In his opinion, the planting in flower-beds on the ground directly was a more desirable approach. Also, he said the Members of the previous terms of the TWDC had agreed after discussion that the provision of hanging planters on footbridges could bring benefit of greening the environment. He opined that the key was to select suitable plant species. Therefore, he advised the department concerned to proactively consider retaining the greening facilities where practicable and avoid removing all planters across the board (Mr MAN Yu-ming);
- (2) he was surprised by the TWDO's failure to provide the years of establishment of the greening facilities concerned. He said that as those facilities had been set up after the submission of funding applications at TWDC meetings in the past, it should be able to check the relevant records and conduct stocktaking to ensure proper management of the planters. If the planters had been in use for many

years, the department concerned would have ample justification for replacing them. The current tenure of the TWDC would end in ten months or so. In his opinion, the TWDC could opt to replace the planters now or address the issue after the completion of the review on district administration. He held that the government department concerned should inspect the greening facilities on a regular basis. He also enquired whether a monitoring mechanism for such inspections had been put in place to ensure that the plants in the district were under proper maintenance (Mr LUK Ling-chung, Antonio); and

- (3) he enquired whether other departments were also responsible for managing the aforesaid planters besides the LCSD. Also, he was surprised at the TWDO's failure to provide detailed information in respect of the paper and recommended updating the figures concerned. To support the Territory-wide Clean-up Campaign launched by the Deputy Chief Secretary for Administration, he proposed that the existing hygiene problems of the planters should be solved. Additionally, he pointed out that there were quite a number of locations not managed by any responsible department in Hong Kong. He also urged the TWDO to fulfill its function as a coordinator to ascertain the management responsibilities of the departments. Finally, he proposed that the discussion on this agenda item should continue under the Matters Arising from the Minutes of the Previous Meeting at the next meeting in order to follow up on the condition of the planters concerned (the Acting Chairman).

16. ADO(TW) of the TWDO responded as follows:

- (1) the review on district administration was underway and still pending finalisation; and
- (2) the greening facilities concerned had been provided with the funding support from the TWDC in the past. The planters had been handed over to the LCSD for plant maintenance after installation. The TWDO would follow up on the public's views on greening facilities as it was currently responsible for managing the TWDC funds. The TWDO and LCSD would continue to follow up on the precise figures of planters set up by using the TWDC funds and inspect the hygiene condition of the planters in the district in order to review the actual number of planters in need of replacement.

VI Item 5: Information Papers

(A) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department and Report on the Leisure and Cultural Services Department's Recreation and Sports Programmes for 2023-24 in Tsuen Wan District

(DPDFMC Paper Nos. 30/22-23 and 31/22-23)

17. DDLM(TW)DS of the LCSD introduced the papers.

18. Mr LAU Cheuk-yu was concerned about the recent shortage of lifeguards at Shing Mun Valley Swimming Pool. He enquired whether this shortage still existed.

19. DDLM(TW)DS of the LCSD responded that the LCSD provided heated swimming pool facilities in swimming pools under its management during winter and Shing Mun Valley Swimming Pool was one of them. Overall, this swimming pool was in smooth operation currently.

(B) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department and Report on 2023-24 Performing Arts Programme Plan of the Leisure and Cultural Services Department in the Tsuen Wan District

(DPDFMC Paper Nos. 32/22-23 and 33/22-23)

20. Senior Manager (New Territories South) Promotion (Acting) of the LCSD introduced the papers.

(C) Report on Promotional Activities and the Enrolment Rate in Tsuen Wan District Public Libraries by the Leisure and Cultural Services Department and Plan for Promotion Activities of Tsuen Wan District Public Libraries between April 2023 and March 2024 by Leisure and Cultural Services Department

(DPDFMC Paper Nos. 34/22-23 and 35/22-23)

21. Senior Librarian (Tsuen Wan) (SL(TW)) of the LCSD introduced the papers.

22. Mr MAN Yu-ming noted that the LCSD planned to organise a thematic book display relating to China's War of Resistance against Japan in 2023-24. He opined that the thematic book display was of educational value, through which young people could learn about the history. It could also help promote civic education. Besides, he suggested increasing the frequency of holding relevant activities such as the Storytelling for Children at Shek Wai Kok Public Library so as to organise more parent-child activities for parents and children to participate together. Additionally, he suggested that when organising the activities, the LCSD should collaborate with Members in order to step up the publicity of the activities among the public in the district.

23. SL(TW) of the LCSD responded that the LCSD would organise thematic book displays on a regular basis. Due to the space constraint, the Storytelling for Children could only be held at Shek Wai Kok Public Library once a week. The LCSD noted the Member's views. It would also study the feasibility of organising more activities during special festivals where practicable. The LCSD would

promote the thematic book display relating to China's War of Resistance against Japan both at the district level and online so that more members of the public would have a better understanding of the history.

VII Item 6: Any Other Business

24. Mr LAU Cheuk-yu said that currently, the funding applications for the Community Involvement Programme had been handed over to the TWDO for vetting. In the past, the LCSD would accord priority to applicant organisations which co-organised activities with the TWDC in reserving venues and facilities for organising the activities. He proposed that this practice should be continued to give priority to reserving venues by such organisations.

25. ADO(TW) of the TWDO stated that the TWDO noted the Member's views. The LCSD's venues were managed by the department itself. Hence, any application for booking the relevant facilities and venues should be made according to the procedures laid down by the LCSD.

Date of Next Meeting

26. The Chairman reminded Members that the next meeting was scheduled for 24 April 2023 and the deadline for submission of papers was 4 April 2023.

Tsuen Wan District Council Secretariat
12 April 2023