

(Translation)

Minutes of the 16<sup>th</sup> Meeting of  
District Planning, Development and Facilities Management Committee (1/2023)

Date: 24 April 2023

Time: 2:45 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr LUK Ling-chung, Antonio (Chairman)

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Absent:

Mr MAN Yu-ming, 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)<sup>4</sup>, Tsuen Wan District Office

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

Ms NG Kam-yim District Leisure Manager (Tsuen Wan), 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

Mr CHENG Ho-yin, Henry Senior Estate Surveyor/Tsuen Wan, Lands Department

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

For discussion of item 4

Ms HO Wai-yan, Vivian                      Senior Project Manager (Technical Section), Leisure and Cultural Services Department

Mr LEE Chi-lung                                  Project Manager 1 (Project Team), Leisure and Cultural Services Department

Mr SIU Kin-wai, Kevin                      Director, AaaM Limited

Ms CHO Man-yiu, Lianne                      Architectural Designer, AaaM Limited

For discussion of item 5

Mr CHAN Yee-hing, Paul                      Engineer/Tsuen Wan 1, Transport Department

I            Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 16<sup>th</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC) and introduced:

- (1) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), Leisure and Cultural Services Department (LCSD), who attended the meeting for the first time and replaced Ms LEE Mei-sheung, Dickie.

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 26 June 2023 and the deadline for submission of papers was 8 June 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 15<sup>th</sup> Meeting held on 27.2.2023

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

Paragraphs 9 to 16 of the Minutes of the Meeting held on 27 February 2023:

Proposal for Removal/Replacement of Old Greening Facilities Built with Funding Support from the District Council

4. The Chairman stated that the paper of this item under the Matters Arising from the Minutes of the Previous Meeting was submitted by him. He thus proposed that Mr KOT Siu-yuen should take over the chair temporarily. Members unanimously agreed to the proposal.
5. The Acting Chairman said that the representatives from the departments responsible for giving responses were:
  - (1) Ms NG Kam-yim, DLM(TW), LCSD; and
  - (2) Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO).
6. ADO(TW) of the TWDO responded as follows:
  - (1) after the previous meeting of the DPDFMC, the TWDO had conducted another survey of planters in various sizes set up in different years in Tsuen Wan and found that there were about 380 planters in the district;
  - (2) currently, there was a clear division of labour in respect of the planters in the district among various departments. For instance, the TWDO and LCSD were responsible for the repairs of broken planters and maintenance of plants respectively, whereas the Food and Environmental Hygiene Department (FEHD) undertook the clearance of rubbish inside planters;
  - (3) a number of planters had become relatively obsolete because they had been in use for a longer period of time or some had been set up at unsuitable locations. Hence, besides having discussed with the LCSD the approaches for handling the planters in Tsuen Wan, the TWDO also planned to replace or remove planters based on their locations and condition so as to tie in with other greening schemes being implemented in the district; and
  - (4) the TWDO would continue to follow up on the work and measures relating to local greening facilities in collaboration with the departments concerned.
7. DLM(TW) of the LCSD responded as follows:
  - (1) a Member had mentioned at the previous meeting that the use of planters for planting would stunt the growth of plants. Recently, the LCSD had collaborated with the Civil Engineering and Development Department (CEDD) to transform a concrete surface without any underground facilities at a road section on Tai Ho Road into a flower-bed. The LCSD would continue to identify suitable locations in the district to carry out greening works with a view to improving and beautifying the environment; and

- (2) the LCSD would continue to follow up on and replace the plants inside planters in partnership with the TWDO. It would also request the CEDD to conduct a feasibility study on transforming surfaces in to flower-beds at suitable locations in Tsuen Wan, thereby promoting the implementation of environmental beautification works in the district.

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

- (1) he supported the LCSD's use of planters for planting. He expressed discontent over the planting of shrubs and trees on Tai Ho Road and Chung On Street by the CEDD. He pointed out that the four trees outside Mrs Wu York Yu Health Centre in Lei Muk Shue had all withered despite being replanted three times. During the growth of trees, tree roots would also extend across the ground and cause the lifting of carriageways and pavements, over which people would trip easily. As a result, it was necessary for the departments to monitor the condition of tree roots on a regular basis. The problem would become difficult to handle because such trees could not be felled or removed. He therefore cited the planters set up at Tsuen Wan Law Courts Building and Allway Gardens as examples and opined that it was more appropriate to plant small trees in planters (Mr WONG Ka-wa);
- (2) having raised this item at the previous meeting of the DPDFMC, he hoped that the government departments would put forth solutions to the problem. Some residents had pointed out that the appearance of the planters in the district were unattractive and there were more serious problems concerning the planters on the footbridge near Tsuen Fung Centre. He suggested removing those planters because they were very dirty and in poor hygiene condition. A Member had indicated that the LCSD had engaged more experts on plant maintenance than the CEDD. He therefore proposed that the LCSD should assist in the planting work and improve the planting approaches to prevent frequent withering of plants. In his opinion, the TWDO and LCSD should replace planters with relatively unattractive appearance in the district. He suggested that the departments should take this approach on a trial basis first and review its effectiveness afterwards (Mr LUK Ling-chung, Antonio); and
- (3) he suggested adopting planters in different shapes so that the planters would be more aesthetically pleasing and blend in with the design of the intersection on Tai Ho Road. Additionally, the departments concerned could also draw reference from the practices adopted in other districts. He urged the LCSD to engage in close liaison with other relevant departments, so as to better the greening work of Tsuen Wan town centre (the Acting Chairman).

IV Item 3: Planning Applications (as at 4.4.2023)  
(DPDFMC Paper No. 1/2023)

9. 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 4 April 2023.

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

- (1) vehicles could only reach the locations of Planning Application Nos. A/TW-CLHFS/2, Y/TW/16, Y/TW/18 and A/TW/535 via Route Twisk, Tai Mo Shan. He was thus concerned about the TD's failure to amend the size restriction on large coaches travelling on Route Twisk so far. Currently, all restricted vehicles could only enter Route Twisk after making declarations to the Transport Department (TD). The Police would also take enforcement actions at Route Twisk on an irregular basis. The trade had indicated that due to the change of times, the vehicle length and carrying capacity of coaches would increase every year. Certain sections of Route Twisk had been widened thanks to the efforts made by the Tsuen Wan District Council over the years. Having said that, dangers would still be posed by inexperienced drivers travelling past the location concerned. Hence, he advised the TD to amend the size restriction on large coaches travelling on Route Twisk, and suggested that the PlanD should pay attention to whether it would be in breach of the regulations concerned to drive a coach on Route Twisk (Mr WONG Ka-wa);
- (2) he pointed out that the Government had introduced legislation regulating the operation of private columbaria in the recent four to five years. He said that an application for additionally setting up about 20 niches in a columbarium in Shek Wai Kok had been made and approved earlier. He thus enquired whether the number of niches under Planning Application No. A/TW/535 would further increase (it proposed setting up 6 052 niches for the time being). He also suggested that the representative of the PlanD should report on the details of this planning application at the next meeting for record purposes (Mr WONG Ka-wa); and
- (3) noting that the TPB would defer the vetting of Planning Application No. Y/TW/17, he stated that he and the owners' corporation of Indi Home opposed this planning application. He had directed an enquiry to the PlanD as to whether the data centre of the applicant concerned could operate without using air handling units and generating noise. However, no reply had been received so far. The information and photos provided by some residents of Indi Home showed that a data centre established by the same developer at Ma Kok Street had been completed and brought into operation recently. He assumed that this

data centre had been constructed according to the 2021/22 technical standards. Yet, the residents pointed out that a large number of air handling units had still been set up on the roof of the building concerned, generating noise 24 hours a day. The situation was identical to that of Goodman Global Gateway in the district. He understood the residents' worries about and dissenting views on Planning Application No. Y/TW/17, and advised the departments concerned to pay special attention to this planning application (the Chairman).

11. STP/TW of the PlanD responded as follows:
- (1) the PlanD would consult the departments concerned including the TD when processing a planning application. The PlanD believed that the TD would take into account the issues of coaches;
  - (2) the establishment of a highest-standard data centre was proposed under Planning Application No. Y/TW/17. The applicant had submitted a noise impact assessment for the planning application, elaborating the measures to reduce noise and impacts on nearby residents. The Environmental Protection Department was currently reviewing the noise impact assessment. The TPB would also consider factors including noise when vetting the planning application concerned; and
  - (3) the PlanD would take into consideration the layout for 6 052 niches and potential impacts brought about by the provision of these niches when processing Planning Application No. A/TW/535. The enquiry as to whether an increase in niches of the columbarium would be proposed pursuant to the Private Columbaria Ordinance fell within the purview of the FEHD. The PlanD was therefore unable to provide the relevant information.

V Item 4: Transformation of Public Play Space for Pak Lam Road Garden, Ma Wan

(DPDFMC Paper No. 2/2023)

12. The Chairman said that the LCS D would brief Members on the Transformation of Public Play Space for Pak Lam Road Garden, Ma Wan, Tsuen Wan. The representatives from the department and consultancy responsible for giving responses were:

- (1) Ms HO Wai-yan, Vivian, Senior Project Manager (Technical Section), LCS D;
- (2) Mr LEE Chi-lung, Project Manager 1 (Project Team) (PM1(PT)), LCS D;
- (3) Mr SIU Kin-wai, Kevin, Director, AaaM Limited (AaaM); and
- (4) Ms CHO Man-yiu, Lianne, Architectural Designer, AaaM.

13. PM1(PT) of the LCSD and Director of the AaaM introduced the paper.
14. The views and enquiries of Members were summarised as follows:
- (1) he complimented the LCSD on its playgrounds in Tuen Mun and Kwai Fong because relatively large play spaces were provided for children and major play equipment enriched with fun elements (e.g. intellectually challenging and water-friendly features) had been set up at those playgrounds. He suggested that the LCSD should adopt a greater number of bold designs during the transformation of public play spaces. For example, it might add pulleys to climbing frames or introduce special swings (e.g. chair swings which could accommodate multiple children at the same time or nest swings on which children could lie) in order to satisfy children's play needs (Mr WONG Ka-wa).

15. The Chairman thanked the LCSD and consultancy for the briefing.

VI Item 5: Urban Design of Tsuen Wan East Industrial Area and Its Vicinities  
(DPDFMC Paper No. 3/2023)

16. The Chairman stated that the paper of the captioned agenda item was submitted by him. He thus proposed that Mr KOT Siu-yuen should take over the chair temporarily. Members unanimously agreed to the proposal.

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

- (1) Mr CHEUNG Kin-kee, Michael, STP/TW, PlanD;
- (2) Mr CHAN Yee-hing, Paul, Engineer/Tsuen Wan 1 (E/TW1), TD; and
- (3) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (SES/TW), District Lands Office, Tsuen Wan and Kwai Tsing (DLO).

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

19. The views and enquiries of Members were summarised as follows:
- (1) this agenda item was related to Planning Application No. Y/TW/17. In view of the irreversible trend where factories from Hong Kong had been continuously relocating northwards between the end of the 1980s and the early 1990s, the last-term Government had announced in the Chief Executive's 2018 Policy Address that it would reactivate the revitalisation scheme and vigorously take forth the policy on revitalisation of industrial buildings and rezoning existing industrial buildings for residential use. This policy aimed to optimise the use of land resources. Through enhancing the surrounding environment and improving the ancillary traffic facilities of the expanded residential sites, the public could be provided with more quality residential flats with

better accessibility. However, while having failed to vigorously develop and revitalise the industrial areas of Tsuen Wan into residential areas so far, the Government even planned to carry out large-scale reclamation to construct the Kau Yi Chau Artificial Islands and develop the Northern Metropolis. He thus had reservations over the said projects, especially the artificial islands. Given the slow pace of residential development in the industrial areas in Tsuen Wan at present, he questioned whether the authorities had already abandoned the policy. Tsuen Wan had been categorised as a Metro Area by the PlanD. Currently, only one development project in the industrial areas in Tsuen Wan was underway. The conversion of Wong's Factory Building and Bonsun Industrial Building, which were located near the aforesaid development project, into residential buildings had not commenced yet. He suggested that the government departments (e.g. the PlanD) should organise exhibitions on planning in local shopping malls such as Citywalk 1 and 2, publicising and promoting the policy on revitalisation of industrial areas into residential areas. Moreover, he thanked the TD for sending a representative to attend this meeting and explain the matter concerned to Members. He also said that he had conducted an on-site inspection at Kwu Hang Road and Wang Wo Tsai Street together with a representative from the TD. In his opinion, the street design of the location concerned was strange. Also, industrial buildings planned and constructed in the past were usually long and in the shape of rectangular blocks. One industrial building adjoined another, leaving no space between walls to serve as a pedestrian access. As a result, pedestrians had to travel circuitously in order to reach their destinations. After the rezoning of the said location as a Comprehensive Development Area (CDA) and construction of more residential buildings therein, the developer could work out a fresh planning for roads with a view to improving the road design (Mr LUK Ling-chung, Antonio).

20. STP/TW of the PlanD responded that the north of Tsuen Wan east industrial area had been rezoned as a CDA. It comprised of several CDA sites, where about 20 industrial buildings would be redeveloped into residential buildings. The planning intention was crystal clear. For example, an industrial building managed by the Hong Kong Housing Authority had been the first to be redeveloped into a Home Ownership Scheme estate, namely, Sheung Chui Court. In order to facilitate the mobility of residents of the location concerned, a north-south pedestrian access had been set up in nearby Wang Wo Tsai Street Garden (the garden had also been constructed as part of the redevelopment). When processing a CDA planning application, the PlanD would take an array of factors into account, including the improvement made to the accessibility of the area under the project. The merit of

developing a CDA was that it could cater for the needs of various parties. However, the development project would take time to implement because it involved multiple buildings with fragmented ownership. The vicinity of the location concerned had been rezoned as a CDA for about 13 years. The development progress of Tsuen Wan east industrial area was not too slow, compared to other CDAs in which no development project had been implemented after more than 20 years.

21. E/TW1 of the TD responded that if a project proponent intended to apply for development approval in Tsuen Wan district, he/she should submit a traffic impact assessment (TIA) to the TPB. The TD would take into account the statement on accessibility set out in the TIA when vetting the project, e.g. whether pedestrians would have to take a detour to reach their destinations.

22. SES/TW of the DLO responded that generally speaking, if the land use and development parameters of a development project failed to comply with the existing land lease following the TPB's granting of approval for the planning application to the owner of private land (e.g. a proposal for redeveloping an industrial building into a residential building in the CDA was in breach of the industrial land lease), the DLO would process the application for lease modification from the owner of private land and consult various government departments. The DLO would also provide support in respect of land administration and incorporate suggestions of the government departments concerned into the lease as appropriate conditions through lease modification, with a view to reflecting the planning intention and the requirements of the departments. For example, the government departments concerned might require the owner to provide a public pedestrian access within the private land in order to improve the accessibility for pedestrians.

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

- (1) he said that he had visited Bonjour Tower on Wang Wo Tsai Street and asked whether the residents could directly reach Yeung Uk Road via any industrial building on Wang Wo Tsai Street. Besides, he opined that Wang Wo Tsai Street Garden near Sheung Chui Court was a scenic park. Residents could directly reach Sha Tsui Road via this park (the Acting Chairman);
- (2) while pointing out that the applicant of Planning Application No. Y/TW/17 had only applied for rezoning the site under application as an "Other Specified Uses" annotated "Business" (OU(B)) site for the establishment of a data centre, some residents held that the equipment in a data centre would generate greater noise compared to that in an industrial building. He looked forward to the continuous revitalisation of industrial areas into residential areas in Tsuen Wan. The authorities should refrain from putting the revitalisation scheme on hold alike the shelving of the monorail programme of the Kai Tak New Development

Area. He suggested that the departments concerned should organise exhibitions on planning to win residents' support for the policy and attract developers to initiate development projects in the area concerned (Mr LUK Ling-chung, Antonio); and

- (3) for the time being, the residents of Indi Home had to travel circuitously in order to visit Wang Wo Tsai Street Garden. They were unable to reach the park directly via the newly completed Leahander Centre. Besides, he commented that the designs of Kwu Hang Road and Wang Wo Tsai Street were odd. Residents could only find a pedestrian crossing to cross the carriageway after taking a long detour. Potential safety hazards were thus posed. He enquired about the feasibility of changing those roads to private roads or providing a pedestrian access next to Leahander Centre if the site concerned was acquired by a developer for development in the future. He also enquired about the TD's and DLO's complementary efforts to be made at that time with respect to the road design of the site and the PlanD's coordination of the matter concerned (Mr LUK Ling-chung, Antonio).

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

- (1) the applicant of Planning Application No. Y/TW/17 had applied for rezoning the site concerned from a CDA(5) site to an OU(B) site. The modification would have no impact on other buildings within the CDA(5) site; and
- (2) it was more desirable to carry out overall redevelopment for the CDA concerned. When processing a CDA planning application, the PlanD would take an array of factors into account, including the improvement made to the accessibility of the area under the project.

VII Item 6: Information Papers

(A) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 4/2023)

25. DLM(TW) of the LCSD introduced the paper.

(B) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 5/2023)

26. Senior Manager (New Territories South) Promotion (Acting) of the LCSD introduced the paper. She said that the LCSD planned to carry out the Tsuen Wan Town Hall Improvement and Refurbishment Works from 8 November 2023 to 6 February 2024. The works items included replacing the acoustic doors and backstage floor of the Auditorium, replacing the floor of the Exhibition Gallery, enhancing the dressing rooms and quick change facilities of the Cultural Activities

Hall, upgrading the equipment of the Lecture Room and Conference Room, beautifying the lobby and so on. During the construction period, the indoor area of Tsuen Wan Town Hall would be temporarily closed to facilitate the implementation of the works. The LCSD looked forward to providing upgraded facilities for public use.

(C) Report on Promotional Activities and the Enrolment Rate in Tsuen Wan District Public Libraries by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 6/2023)

27. Senior Librarian (Tsuen Wan) of the LCSD introduced the paper.

VIII Item 7: Any Other Business  
Date of Next Meeting

28. The Chairman reminded Members that the next meeting was scheduled for 26 June 2023 and the deadline for submission of papers was 8 June 2023.

Tsuen Wan District Council Secretariat  
13 June 2023