

(Translation)

Minutes of the 17th Meeting of
District Planning, Development and Facilities Management Committee (2/2023)

Date: 26 June 2023

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr LUK Ling-chung, Antonio (Chairman)

Mr KOT Siu-yuen, MH

Mr LAU Cheuk-yu

Absent:

Mr MAN Yu-ming, MH

Mr WONG Ka-wa

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 (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
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 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 CHOY Chi-wai, Ray Engineer/24 (West), Civil Engineering and Development Department

For discussion of item 3

Mr YAU Ka-hong, Sam Senior Project Manager 330 (Acting), Architectural Services Department

Mr LAU Ka-wai, Gavin Project Manager 352, Architectural Services Department

Ms MUI Sze-wa, Sarah Co-Founder & Design Director, One Bite Design Studio

Ms KWONG Long-yin, Ashlyn Architect, One Bite Design Studio

For discussion of item 5

Mr CHAN Wing-chow, Edwin Senior Engineer/Tsuen Wan, Transport Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 17th meeting of the District Planning, Development and Facilities Management Committee (DPDFMC) and introduced:

- (1) Mr CHOY Chi-wai, Ray, Engineer/24 (West) (E/24(W)), Civil Engineering and Development Department (CEDD), who attended the meeting for the first time and replaced Mr FAN Chin-wai, Joseph, Engineer/14 (West) to attend the meeting.

2. The Chairman stated that for Members' information, Mr MAN Yu-ming was absent with apologies.

3. 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 28 August 2023 and the deadline for submission of papers was 11 August 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 16th Meeting held on 24.4.2023
4. 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
5. The Chairman said that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Transformation of Public Play Space in Tsuen Wan Park (Phase II)
(DPDFMC Paper No. 7/2023)
6. The Chairman said that the Architectural Services Department (ArchSD) would brief Members on the Transformation of Public Play Space in Tsuen Wan Park (Phase II). The representatives from the department and organisation responsible for giving responses were:

- (1) Mr YAU Ka-hong, Sam, Senior Project Manager 330 (Acting) (SPM330 (Atg.)), ArchSD;
- (2) Mr LAU Ka-wai, Gavin, Project Manager 352, ArchSD;
- (3) Ms MUI Sze-wa, Sarah, Co-Founder & Design Director (CF&DD), One Bite Design Studio (OBDS); and
- (4) Ms KWONG Long-yin, Ashlyn, Architect, OBDS.

7. SPM330 (Atg.) of the ArchSD and CF&DD of the OBDS introduced the paper.

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

- (1) he was pleased to vet this project which had been reported in October 2020. He commented that the area concerned would be transformed into a themed play space with an aesthetically pleasing appearance under the project. It also catered for the market needs and the overall design was attractive. He was concerned about the repairs and maintenance of the big apple-shaped installation on the climbing frame. He was also worried that it would be difficult to clean the Big Cheese in the Giant Kingdom for Children. Besides, as the existing fitness equipment in the waterfront area had become rather obsolete, he recommended the provision of street workout equipment in the Free Play or the Sea Palace to meet people's demand for such equipment (Mr LAU Cheuk-yu); and
- (2) the project was expected to commence in the second quarter of 2024 and to be completed in the second quarter of 2026, spanning two years. In view of the proximity of the construction site to Pavilia Bay, he reminded that the department concerned should make proper arrangements for the construction works to be carried out in daytime in

order to forestall nuisances caused to residents, park users or pedestrians, and should also enclose the construction site with fences at night to prevent any accidental entrance to the construction site by children and elders (the Chairman).

9. CF&DD of the OBDS responded that fitness equipment would be set up in the Sea Palace. Also, sitting-out and free activity spaces would be provided for the use of children, parents and elders at the covered pavilion nearby with a view to achieving community inclusion. Moreover, the big apple-shaped installation on the climbing frame would be made with easy-to-cleanse materials to facilitate future cleaning work. The project team would also discuss ways to maintain the facilities with the Leisure and Cultural Services Department (LCSD), ensuring that the facilities inside the park would be special yet durable.

10. SPM330 (Atg.) of the ArchSD responded that the ArchSD would keep a close eye on the implementation of construction works by the contractor concerned to prevent negative impacts on the public.

V Item 4: Planning Applications (as at 8.6.2023)
(DPDFMC Paper No. 8/2023)

11. Senior Town Planner/Tsuen Wan of the Planning Department briefed Members on the planning applications vetted by the Town Planning Board (TPB) and those pending vetting by the TPB as at 8 June 2023.

VI Item 5: Concern about the Way Forward for the Cycle Track Section between Tsuen Wan Bayview Garden and So Kwun Wat, and Request for Provision of Additional Bicycle Parking Spaces in the Areas around Belvedere Garden and Tsuen Wan West by the Transport Department
(DPDFMC Paper No. 9/2023)

12. The Chairman said that the paper was submitted by Mr LAU Cheuk-yu. The representatives from the departments responsible for giving responses were:

- (1) Mr CHAN Wing-chow, Edwin, Senior Engineer/Tsuen Wan (SE/TW), Transport Department (TD); and
- (2) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), LCSD.

Besides, the written replies of the CEDD and ArchSD were tabled at the meeting.

13. Mr LAU Cheuk-yu introduced the paper.

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

- (1) while the CEDD had been constructing cycle tracks to promote cycling, he had time and again received complaints from residents requesting for clearance of numerous illegally parked bicycles near Exit D of Tsuen

Wan West Station. There were about 50 bicycle parking spaces in the bicycle parking zone next to Tsuen Wan West Station, but bicycles were randomly parked due to the TD's poor management. As a result, the parking zone looked like a "bicycle graveyard" and a "mass grave of bikes". In his opinion, it was difficult to solve the problem concerned because of conflicting policies and the failure to pinpoint the problem and prescribe the right remedy for it. He noted that bicycles were not allowed in lifts in a small number of housing estates in Hong Kong, but this prohibition was not imposed on several housing estates in Tsuen Wan South. He thus opined that the first step in solving the problem was to promote the culture of keeping one's bicycle at home. For example, the Tsuen Wan District Office (TWDO) should communicate with the management companies of the housing estates concerned and carry out more publicity and education work, encouraging the public to keep their bicycles at home instead of parking them on the street. However, owing to the housing problem in Hong Kong, small flats accounted for the majority of flats in private residential properties, not to mention the considerable number of "nano flats". Hence, he advised the Government to review the bicycle parking policy (the Chairman).

15. SE/TW of the TD responded as follows:
- (1) to meet people's cycling needs, the TD had set up 110 bicycle parking spaces on Hoi Kwai Road. In response to the needs of the public, the TD had provided 23 and 158 additional bicycle parking spaces near the cycle track on Hoi On Road and Hoi Hing Road respectively after the completion of the cycle track section concerned in 2021;
 - (2) regarding the suggestion for increasing the supply of bicycle parking spaces set out in the paper, the pavement outside Tsuen Wan West Sports Centre was under the management of the LCSD whereas a section of the pavement outside Belvedere Garden (Phase III) functioned as an emergency vehicular access (EVA). These two pavements were therefore unsuitable for setting up bicycle parking spaces; and
 - (3) upon an initial assessment, the TD held that the vacant site near the cycle track next to the children's play equipment outside Bayview Garden in the vicinity of Tsuen Wan West Sports Centre was suitable for providing about 30 additional bicycle parking spaces. The TD would invite the TWDO to assist in carrying out a consultation, and would issue a Works Request Form to the Highways Department (HyD) after receiving positive feedback from the consultation.

16. DLM(TW) of the LCSD responded that as a section of the pavement outside Tsuen Wan West Sports Centre was an EVA, it was not suitable for serving as a

bicycle parking zone.

17. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO responded as follows:

- (1) the TWDO had occasionally received complaints on illegal parking of bicycles. The TWDO also noted that quite a number of residents would cycle from their housing estates to Tsuen Wan West Station, park their bicycles around Hoi Kwai Road outside the station, and then take the MTR to leave Tsuen Wan district. It could be seen that bicycle parking spaces were in demand at the location concerned. The TWDO was pleased to note the TD's plan to provide additional bicycle parking spaces there;
- (2) the TWDO would coordinate clearance operations on a monthly basis. Working together with departments such as the Lands Department (LandsD) and TD, it would regularly clear illegally parked bicycles and remove abandoned bicycles to vacate parking spaces;
- (3) in view of people's growing demand for cycling, the TWDO would consider discussing with the management companies of housing estates and buildings in the district to encourage residents to keep their bicycles at home, thereby solving the problem at source; and
- (4) as far as the addition of bicycle parking spaces was concerned, various departments had their own planning policies and should consider whether the addition of bicycle parking spaces was appropriate having regard to the actual circumstances. More members of the public had taken up cycling since the completion of the cycle track. The TWDO had all along been proactively liaising with departments such as the TD in respect of the provision of more bicycle parking spaces.

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

- (1) he opined that as residential flats in Hong Kong were comparatively small, it was unrealistic to expect residents to keep their bicycles at home. He thus proposed that a long-term and comprehensive planning of bicycle parking spaces should be worked out. He was pleased with the prompt responses from the TD, and looked forward to the provision of additional bicycle parking spaces at the locations recommended by the TD as soon as possible (Mr LAU Cheuk-yu); and
- (2) he supported the Member's proposal for increasing the supply of bicycle parking spaces. He also noted that the TWDO would progressively clear illegally parked bicycles in partnership with the Food and Environmental Hygiene Department (FEHD) and LandsD. According to the TD's notices, residents could only park bicycles at bicycle parking zones for 24 hours. He considered this restriction impractical. Hence, it was more desirable to encourage residents to keep their

bicycles at home. He opined that while the Government encouraged the public to cycle, the limited supply of bicycle parking spaces on the street was a drop in the ocean and far from enough to satisfy the demand, thus could not help solve the problem of illegal parking of bicycles. As such, he advised the departments to re-examine the solutions to the problem in depth. For instance, the TWDO should conduct a survey of housing estates in the district which allowed bicycles in lifts. It should also enhance the publicity and encourage the public to keep their bicycles at home (the Chairman).

VII Item 6: Improvement to the Greening Works at Chung On Street and Kwan Mun Hau Street

(DPDFMC Paper No. 10/2023)

19. 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.

20. The Acting Chairman said that the representative from the department responsible for giving responses was Ms NG Kam-yim, DLM(TW), LCSD. Besides, the written reply of the HyD was tabled at the meeting.

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

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

(1) he said that the TWDC, TWDO, Urban Renewal Authority and Hong Kong Housing Society had implemented the Tsuen Wan Chung On Street Revitalisation Project in 2008 for environmental greening. The intention of the project was highly commendable. However, he had found refuse randomly disposed of inside the planters along a section of Chung On Street between Sha Tsui Road and Ho Pui Street. Also, most of the plants at the central divider on Kwan Mun Hau Street had withered. The situation was far from satisfactory. The condition of greening facilities on Chung On Street and Sha Tsui Road would have a bearing on the image of Tsuen Wan district because they were the two major roads in Tsuen Wan town centre. Moreover, he said that an enquiry on the issues related to the works for replacing plants at the central divider on Sha Tsui Road had been raised by a Member before. The CEDD had indicated back then that the CEDD required time to handle the matters concerned because it should discuss the noise issue of the works with the Environmental Protection Department and apply for the implementation of temporary traffic control measures to the TD and Hong Kong Police Force. He pointed out that the replacement of soil and plants at the central divider on Kwan Mun Hau Street did not

require the removal of metal railings. Hence, the noise generated by the works would be minimal. In his opinion, the CEDD should consider closing one lane at night to carry out the works (Mr LUK Ling-chung, Antonio);

- (2) he said that the footbridge network was an important infrastructure in Tsuen Wan district. He urged the departments concerned including the HyD and LCSD to improve the greening work for footbridges and enhance the management of planters on footbridges, preventing adverse impacts on environmental hygiene arising from the accumulation of refuse (Mr KOT Siu-yuen); and
- (3) he noted that the CEDD would carry out greening work according to the Greening Master Plan for Tsuen Wan District and then hand over plants to the departments concerned for its follow-up on routine maintenance. However, he had often found that plants newly planted by government departments would frequently wither or suitable tree species would only be planted before the typhoon season. The situation was extremely undesirable. He hoped that the TWDO would coordinate with the departments concerned and integrate resources to work out a better planning of greening works in the district. He also proposed that the LCSD, which was relatively conversant with plant maintenance, should be entrusted with the planning work in the long run (the Acting Chairman).

23. DLM(TW) of the LCSD responded as follows:

- (1) there was room for improvement in the growth of plants at Chung On Street for the time being. The growth of plants was also affected by the scorching and rainy weather on recent days. The LCSD would urge contractors to enhance the routine maintenance work, carry out replanting to replace wilted plants, and proactively implement beautification works. The LCSD's contractors had also reported that after the completion of replanting, newly planted plants would often be damaged by miscellaneous items thrown into flower-beds. Hence, the LCSD hoped that the department concerned would pay extra attention to and follow up on this situation; and
- (2) several flower-beds at the location concerned were narrower than others with relatively shallow soil, and the space available for plants to grow was therefore limited. The LCSD would discuss with its contractors and the HyD in order to combine narrower flower-beds or re-organise flower-bed layouts, thereby improving the greening work at Chung On Street. The LCSD would continue to follow up on the matters related to plant maintenance.

24. E/24(W) of the CEDD responded that the CEDD had nothing to add because

it was not responsible for the maintenance of plants at the location concerned.

25. The views and enquiries of Members were summarised as follows:
- (1) he opined that the environmental hygiene of both newly constructed and existing footbridges (e.g. those near Fuk Loi Estate and Tsuen Kam Centre) was poor. In particular, some people would throw cigarette butts into the planters on the footbridge connecting Fuk Loi Estate and Tsuen Wan Public Library along Sai Lau Kok Road. The hygiene condition of those planters was unsatisfactory. He urged the department concerned to follow up on the problem (Mr KOT Siu-yuen); and
 - (2) he pointed out that the HyD had stated in the written reply that it was only responsible for maintaining public roads and ancillary facilities under its management. He thanked the LCSD for its willingness to discuss and follow up on the greening work at Chung On Street with the HyD. However, he considered the current management mode rather chaotic, under which plants at different locations in the district were managed by different government departments. He advised the CEDD's representative to convey the views to the CEDD, and urged the TWDO to assist in coordinating with the departments to optimise the plant maintenance work. He suggested that the approach adopted at the planters at some sections of Castle Peak Road should be followed to grow green herbaceous plants in replacement of other plant species which required extra care. Regarding the aforesaid hygiene problem of the footbridge connecting Fuk Loi Estate and Tsuen Wan Public Library, he proposed sending a letter to the department concerned to follow up on the problem (Mr LUK Ling-chung, Antonio).

(Post-meeting note: The Secretariat conveyed Members' views to the FEHD in writing on 15 August 2023.)

VIII Item 7: 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. 11/2023)

26. DLM(TW) of the LCSD introduced the paper.
27. The Chairman said that a metal gate had collapsed at Tsuen Wan West Sports Centre earlier. A cleaning worker had been injured in the incident and hospitalised. He hoped that the LCSD would check all similar metal gates and doors at its sports centres to prevent the recurrence of such an incident. Furthermore, some residents had pointed out the sighting of cyclists (e.g. food deliverers) in Tsuen Wan Riviera Park managed by the LCSD near Shak Chung Shan Memorial Catholic Primary

School after the commissioning of the cycle track. These cyclists had violated the no-cycling rule of the park. He noted that the LCSD had already put up banners and notices in Tsuen Wan Riviera Park, reminding the public that cycling was banned in the park. Yet, he opined that the LCSD should allocate additional manpower to conduct patrols and give advice or issue warnings to offenders.

28. DLM(TW) of the LCSD responded that a metal gate of the refuse collection room at Tsuen Wan West Sports Centre had collapsed on 15 June 2023, and a male cleaning worker had been injured. The LCSD was highly concerned about the incident. It had also requested the ArchSD's staff to submit an investigation report and thoroughly check all similar metal gates at venues under the LCSD. The LCSD had sent officers to visit the hospitalised cleaning worker on the next day after the incident and learnt that he was in a fair condition in the week before this meeting. Regarding people's failure to follow the no-cycling rule in Tsuen Wan Riviera Park, the LCSD currently addressed the problem by enhancing the publicity (e.g. hanging promotional banners) and sending staff to give advice to offenders. The LCSD would review the follow-up options in a timely manner and give further consideration to initiating prosecution if the situation had aggravated.

(B) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department
(DPDFMC Paper No. 12/2023)

29. Senior Manager (New Territories South) Promotion (Acting) of the LCSD introduced the paper.

(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. 13/2023)

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

IX Item 8: Any Other Business
Date of Next Meeting

31. The Chairman reminded Members that the next meeting was scheduled for 28 August 2023 and the deadline for submission of papers was 11 August 2023.

Tsuen Wan District Council Secretariat
15 August 2023