

(Translation)

Minutes of the 18<sup>th</sup> Meeting of  
District Planning, Development and Facilities Management Committee (3/2023)

Date: 28 August 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  
(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 CHENG Tsz-ying                              Assistant Manager (New Territories South) Marketing & District Activities, 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 YU Hok-chi, Raymond                      Administrative Assistant/Lands (District Lands

Office, Tsuen Wan and Kwai Tsing), Lands Department  
Mr CHOY Chi-wai, Ray Engineer/24 (West), Civil Engineering and Development Department

For discussion of item 3

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 HO Yee-ting, Boon Architectural Designer, AaaM Limited

For discussion of item 4

Ms LAW Lai-chun, Gladys Senior Executive Officer (Planning) 32, Leisure and Cultural Services Department  
Mr Sunny CHEUNG Senior Project Manager, Sun Hung Kai Real Estate Agency Limited  
Mr WONG Wan-chi Deputy Project Manager, Sun Hung Kai Real Estate Agency Limited

For discussion of item 6

Mr MACK Ting-kai Engineer 4/Walkability, Transport Department  
Mr SHI Hanting Engineer/Land Sharing Pilot Scheme 1-2, Highways Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 18<sup>th</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC), and introduced Ms CHENG Tsz-ying, Assistant Manager (New Territories South) Marketing & District Activities (AM(NTS)M&DA), Leisure and Cultural Services Department (LCSD), who attended this meeting on behalf of Ms LIM Merry.

2. The Chairman reminded Members that according to section 28 of the Tsuen Wan District Council 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 17<sup>th</sup> Meeting held on 26.6.2023

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

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

IV Item 3: Transformation of Public Play Space for Jockey Club Tak Wah Park (DPDFMC Paper No. 15/2023)

5. The Chairman said that the LCSD would brief Members on the Transformation of Public Play Space for Jockey Club Tak Wah Park in 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), LCSD;
- (2) Mr LEE Chi-lung, Project Manager 1 (Project Team) (PM1(PT)), LCSD;
- (3) Mr SIU Kin-wai, Kevin, Director, AaaM Limited (AaaM); and
- (4) Ms HO Yee-ting, Boon, Architectural Designer, AaaM.

6. PM1(PT) of the LCSD and Director of the AaaM introduced the paper.

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

- (1) he applauded the incorporation of public engagement elements in every stage, from the design to the implementation, throughout the project. He also recommended adopting construction materials which were easy to cleanse. Besides, he suggested that the children's playground should be properly segregated from the carriageway to ensure the safety of children at play (Mr LAU Cheuk-yu);
- (2) he said that children's play equipment had been added in Jockey Club Tak Wah Park to cater for the public's needs. He also pointed out that the Tsuen Wan District Council (TWDC) of the previous terms had all advocated the participation of local communities and users in the design of children's play equipment. Moreover, he raised concern over the issue of tree roots in Jockey Club Tak Wah Park. In his opinion, a suitable distance should be kept between the children's play equipment and tree roots. Measures should also be taken to prevent the occurrence of uneven ground surfaces caused by tree roots in the future. He commended the design concept of the swing which simulated dragon

boat rides moving back and forth. Also, he suggested discussing with the organisation concerned to reserve space in the park for the display of photos of the dragon boat race held in the district earlier. He said that the proposed multi-user swing and its counterpart set up at a shopping mall in Kwai Fong were of similar design. He opined that the design concerned was likely to result in overlong play sessions and therefore longer waiting time for other children queuing for the swing. He was also concerned about the safety of children when they were playing on such swing. Finally, he proposed enhancing the transparency of external walls of the park so that visitors could enjoy the view of children playing on the Skywalk (Mr WONG Ka-wa);

- (3) he welcomed the arrangement which enabled park users to participate in the design of the facilities. He said that the utilisation rate of the park was higher in the early morning and the evening. The visitor flow would further increase following the addition of children's play equipment. As different users had different needs, the department should deliberate over the arrangements for maintaining order. For example, more signs should be set up to divert general visitors away from the facilities so as to avoid overcrowding and spoiling users' enjoyment. Additionally, he opined that although safety measures would be adopted at the surrounding area of the multi-user swing, the department should still consider dangerous scenarios likely to arise when children on the swing were frightened by excessive swinging (Mr MAN Yu-ming); and
- (4) the visitor flow of the park would become heavier after the completion of the transformation project. He said that currently, MTR passengers and residents heading to the children's playground via KOLOUR·Tsuen Wan could access the playground by using the pedestrian crossing nearby. However, there were minibus stops on a section of Tsuen Wan Market Street off the pedestrian crossing. The view of pedestrians would be obstructed by minibuses being parked at the stops. As a result, they would fail to notice approaching vehicles on the carriageway and danger might be posed to residents using that pedestrian crossing. Hence, he advised the Transport Department (TD) to take improvement measures, for instance, enhancing the traffic safety signs at the said location and slightly reducing the curvature of the carriageway (the Chairman).

8. Director of the AaaM responded as follows:

- (1) the children's playground concerned had only one exit/entrance. Shrubs and trees had already been planted to separate the carriageway and exit/entrance. Also, as the carriageway and exit/entrance were situated on different levels, he believed that the chance of children

- accidentally entering the carriageway was slim;
- (2) there were three accesses to the Children's Play Tower. Cleaners carrying out cleansing work could enter or leave the tower via a spiral staircase. Besides, the proposed Climbing and Sliding Facilities would be made with easy-to-cleanse materials. The AaaM would discuss with the LCSD the methods to cleanse and maintain the facilities concerned;
  - (3) the area of the children's play equipment could not further expand due to the constraints imposed by existing trees and tree roots in the park. The project team had inspected the trees in the park during the design stage, and would provide sufficient buffer space for the growth of tree roots after taking into account the possibility that tree roots would continue to extend across the park in the future;
  - (4) a total of three exits/entrances of Jockey Club Tak Wah Park had been set up on Tsuen Wan Market Street, serving to divert the visitor flow and draw a distinction between the park areas and play spaces. The main entrance of the park next to the toilets had a higher utilisation rate. Visitors from KOLOUR·Tsuen Wan could enter the park through this main entrance, while those from Tai Wo Hau could use the exit/entrance beside Yan Chai Hospital. An exclusive exit/entrance was set up for users to access the playground of the park;
  - (5) the project team would erect a large circular sign at the entrance and clearly partition different play spaces by setting up disc-shaped installations and applying floor graphics. Besides, long railings would be installed to segregate safety zones and play zones inside the playground. Safety mats would also be laid for each play equipment separately, forming respective safety zones. In addition, the project team would alter the area of safety mats of the swing zone. This alteration did not only make the swing zone more neatly shaped, but also served to indicate where the footpaths were; and
  - (6) the project team had given due consideration to the safety of the swing. In order to further enhance the safety of the back-and-forth-moving swing, the safety zone currently proposed by the project team was slightly larger than that required. It took coordination among users to play on a multi-user swing. The degree of movement of the swing would also vary with the number of users on it. The swing was designed for parents and children to play on together or several children to ride on at the same time.

(Post-meeting note: Given the lack of a children's playground in Kwai Fong Plaza, the swing mentioned by the Member was probably the parent-child swing provided at the children's playground "Fun Park" of Metroplaza, Kwai Fong. This parent-child swing and the

proposed back-and-forth-moving swing both allowed several users to ride on together. Yet, they were different types of swings in terms of their swinging direction, structure and safety design.)

V Item 4: Improvement Works to Ma Wan Tung Wan Beach  
(DPDFMC Paper No. 16/2023)

9. The Chairman said that the LCSD would brief Members on the latest progress of the Improvement Works to Ma Wan Tung Wan Beach of the Sun Hung Kai Real Estate Agency Limited (SHK). The representatives from the department and corporation attending the meeting were:

- (1) Ms LAW Lai-chun, Gladys, Senior Executive Officer (Planning) 32 (SEO(P)32), LCSD;
- (2) Mr Sunny CHEUNG, Senior Project Manager, SHK; and
- (3) Mr WONG Wan-chi, Deputy Project Manager, SHK.

10. SEO(P)32 of the LCSD introduced the paper.

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

- (1) as the captioned paper indicated that the project would not be pursued, he opined that it should add wordings such as “最新想法” (latest ideas), “路向” (direction), “決定” (decision) or “考量” (consideration) to the title of the paper or even directly set out the result in the title of the paper so that the clarity would be enhanced to prevent misunderstanding among the public (the Chairman);
- (2) local residents and visitors could currently use Ma Wan Tung Wan Beach after the discussions of the TWDC of the previous terms. He used to wish that improvement works would be carried out to enhance the environment of the beach so that it would become more popular among the public. The improvement works could also attract more visitors to Ma Wan and boost the businesses of shops there. Ma Wan could therefore become an “Environmentally Friendly Island” generating more economic benefits. As such, he was discontented with the latest condition of the beach. He proposed that the department should discuss improvements to the facilities of the beach with the developer (Mr WONG Ka-wa); and
- (3) he advised the LCSD and developer to draw reference from Members’ views. In his opinion, the decision on not proceeding with the project did not live up to the public’s expectation. He also expressed regret at the captioned paper. Additionally, he suggested the department and developer to explain the reasons for not pursuing the project and the latest situation to the stakeholders concerned (e.g. the Ma Wan Rural Committee and residents’ representatives of nearby housing estates) (the

Chairman).

(Post-meeting note: The LCSD explained the latest decision on the project to the Chairman of the Ma Wan Rural Committee after the meeting. The SHK would also inform residents' representatives of nearby housing estates about the subject matter in due course.)

VI Item 5: Planning Applications (as at 11.8.2023)  
(DPDFMC Paper No. 17/2023)

12. Senior Town Planner/Tsuen Wan 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 11 August 2023.

13. The Chairman hoped that the PlanD would discuss with the TD in order to increase the number of parking spaces under the planning applications concerned up to the cap as stipulated in the Hong Kong Planning Standards and Guidelines. The needs of private vehicle drivers and motorcyclists could therefore be met. The provision of only nine motorcycle parking spaces under Planning Application No. A/TW/537 was far from being adequate. Also, this planning application involved the establishment of a residential care home for the elderly (RCHE). As there might be a need to convey elderly residents by coaches in the future, parking spaces for vans would be in great demand at that time. He hoped that the PlanD would improve the design of the pick-up/drop-off point for vans in order to facilitate the travel of elderly residents of the RCHE concerned.

VII Item 6: Request for a Study on the Extension of the Covered Pedestrian Walkway Connecting Belvedere Garden and Tsuen Wan West Station to the Station Exit and Bus Terminus  
(DPDFMC Paper No. 18/2023)

14. 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 MACK Ting-kai, Engineer 4/Walkability (E4/W), TD;
- (2) Mr SHI Hanting, Engineer/Land Sharing Pilot Scheme 1-2, Highways Department (HyD);
- (3) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), LCSD; and
- (4) Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO).

Besides, the written reply of the MTR Corporation Limited (MTRCL) was tabled at the meeting.

15. Mr LAU Cheuk-yu introduced the paper.

16. E4/W of the TD responded that as the road section concerned was under private ownership, the feasibility of the proposed extension works should be taken into consideration by the owner. On the other hand, there was an engine room and an exit/entrance of the associated equipment next to the pavement concerned. Given the considerable unevenness of the pavement surface, it was probably not age-friendly or disability-friendly. Besides, the MTRCL had already erected signs at the location concerned to guide pedestrians towards Exit B1 of Tsuen Wan West Station via the site off Ocean Pride. However, as it was also a private site and currently served as an emergency vehicular access (EVA), the TD and HyD were unable to construct a covered pedestrian walkway on it.

17. DLM(TW) of the LCSD responded that the LCSD had nothing to add because the road section concerned was not under its management.

18. ADO(TW) of the TWDO responded that he believed that the works departments concerned had already taken in account the feasibility of various alignment options. In view of the technical difficulties mentioned by the departments and the use of the site as an EVA, the TWDO held that it was inappropriate to construct a covered pedestrian walkway there. Additionally, the District Minor Works Programme did not cover the construction of public facilities on private sites.

19. Mr LAU Cheuk-yu opined that there were deficiencies in the planning of the government departments. He pointed out that while about \$50 million had been spent on constructing a 700-metre covered pedestrian walkway connecting Belvedere Garden and Tsuen Wan West Station, there was still a 100-metre gap between this walkway and Tsuen Wan West Station. As a result, people still had to put up umbrellas when travelling to/from Tsuen Wan West Station on a rainy day. The effectiveness of the covered pedestrian walkway was therefore in doubt, and he expressed regret over it. He hoped that the government departments would learn from the lesson. They should duly prepare a feasible proposal with careful planning before implementing any works project in the future.

#### 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. 19/2023)

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

21. The Chairman said he hoped that the LCSD would enhance the anti-mosquito work at Tsuen Wan Park. Pointing out that the Amphitheatre of Tsuen Wan Park had remained close despite the relaxation of anti-epidemic measures in March 2023, he enquired when the Amphitheatre would reopen. In addition, he noted that certain

facilities of Tsuen King Circuit Wu Chung Swimming Pool were closed due to a shortage of lifeguards. He enquired of the LCSD whether improvement measures would be adopted accordingly.

22. DLM(TW) of the LCSD responded that the Amphitheatre of Tsuen Wan Park had been closed for repairs. The repairs were progressing well at present. The LCSD was planning to organise activities such as botanical exhibitions and guided tours at the Amphitheatre. Other facilities of Tsuen Wan Park were currently open for public use as usual. Furthermore, there were a total of three swimming pool facilities in Tsuen King Circuit Wu Chung Swimming Pool, namely, a training pool, a children's pool and a leisure pool. The LCSD was actively studying the engagement of seasonal or part-time lifeguards to cope with the shortage of lifeguards. The LCSD always accorded top priority to the safety of swimmers when opening swimming pool facilities. The LCSD would also open swimming pool facilities for public use having regard to the actual utilisation of the swimming pool.

(B) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 20/2023)

23. AM(NTS)M&DA 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. 21/2023)

24. Senior Librarian (Tsuen Wan) (SL(TW)) of the LCSD introduced the paper.

25. Mr MAN Yu-ming suggested organising activities such as Parent-child Storytelling Workshops at Shek Wai Kok Public Library so as to offer more educational parent-child activities to parents and children to participate together.

26. SL(TW) of the LCSD responded that the LCSD would organise Parent-child Storytelling Workshops at various public libraries. The LCSD would consider organising more related activities at Shek Wai Kok Public Library next year.

IX Adjournment of Meeting

27. There being no other business, the meeting was adjourned at 3:42 p.m.

Tsuen Wan District Council Secretariat  
27 September 2023