

(Translation)

Minutes of the 2<sup>nd</sup> Meeting of the  
District Planning, Development and Facilities Management Committee (2/2020)

Date: 25 February 2020

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr LUK Ling-chung, Antonio (Chairman)

Mr TSE Man-chak (Vice Chairman)

Mr MAN Yu-ming, MH

Mr NG Hin-lung, Norris

Mr LI Hung-por

Mr YICK Shing-chung, Angus

Mr LAM Sek-tim

Ms CHAN Kim-kam

Mr WONG Ka-wa

Mr CHIU Yan-loy

Mr LAU Chi-hung

Mr LAU Cheuk-yu

Mr LAU Jackson

Mr PUN Long-chung, Roy

Mr LAI Man-fai

Mr TAM Hoi-pong

In Attendance:

Mr CHAN Yuen-sum, Sumly	Chairman, Tsuen Wan District Council
Mr CHOW Chun-hun, Gary	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr KWONG Chi-wing, Denis	Senior Executive Officer (District Management), Tsuen Wan District Office
Miss LAM Siu-yung, Daisy	Senior Executive Officer (District Council), Tsuen Wan District Office
Mr YUNG Chi-wai	Senior Inspector of Works (Tsuen Wan), Tsuen Wan District Office

Mr LAU Shun-tak, Donald (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
Miss TAI Tsz-yan, Angie	Executive Officer (Development), Tsuen Wan District Office
Miss LI Wan-ki, Wanki	Executive Assistant (District Council) <sup>3</sup> , Tsuen Wan District Office
Ms CHAN Hiu-yuen, Virginia	Executive Assistant (District Council) <sup>4</sup> , Tsuen Wan District Office
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Mr CHENG Kwok-kuen, Chris	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Ms WONG Fan-ni, Jasmine	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Ms TSE Ka-yee, Carmen	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Mr NG Kar-shu	Senior Town Planner/Tsuen Wan, Planning Department
Mr CHENG Ho-yin, Henry	Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr LI Pui-sang	Contract Project Coordinator/ <sup>2</sup> (New Territories West), Civil Engineering and Development Department

Absent:

Mr SHUM Lester  
Mr KOT Siu-yuen

For discussion of item 2

Mr LEUNG Cho-chiu	Estate Surveyor/Tsuen Wan <sup>3</sup> (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
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For discussion of items 3 and 8

Ms OSBORN Wai-fong, Rita	Chief Health Inspector (Tsuen Wan) <sup>2</sup> , Food and Environmental Hygiene Department
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Mr LEUNG Cho-chiu Estate Surveyor/Tsuen Wan 3 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

For discussion of item 4

Mr YUEN Ting-fung, Jacky Engineer/Tsuen Wan 1, Transport Department

For discussion of item 5

Mr CHEN Kin-tung, Tommy Senior Estate Surveyor/Special Duties (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Ms SIU Lai-kuen, Susanna Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office

Miss TSANG Yuk Chi, Fiona Curator (Historical Buildings)1, Antiquities and Monuments Office

Mr MA Man-kwong, Ray Curator (Archaeology), Antiquities and Monuments Office

For discussion of item 6

Ms WONG Lai-chu, Phoebe Senior Estate Surveyor/1 (District Lands Office, Islands), Lands Department

For discussion of item 7

Ms OSBORN Wai-fong, Rita Chief Health Inspector (Tsuen Wan)2, Food and Environmental Hygiene Department

Mr CHENG Chi-hung Senior Housing Manager/Wong Tai Sin, Tsing Yi and Tsuen Wan 2, Housing Department

Mr KAN King-ming, Victor Housing Manager/Wong Tai Sin, Tsing Yi and Tsuen Wan 8, Housing Department

For discussion of item 9

Mr LEUNG Cho-chiu Estate Surveyor/Tsuen Wan 3 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

For discussion of item 10

Mr LEUNG Cho-chiu

Estate Surveyor/Tsuen Wan 3 (District Lands  
Office, Tsuen Wan and Kwai Tsing), Lands  
Department

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 2<sup>nd</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC).

2. The Chairman reminded Members that according to section 28 of the Tsuen Wan District Council Standing Orders (the Standing Orders), unless otherwise agreed by the Chairman, a Member might speak and make supplementary remarks for each agenda item once respectively at the meeting. Each Member could speak up to 2 minutes each time, and each government representative could also speak up to 2 minutes for giving response.

3. The Chairman suggested that, in view of the coronavirus disease 2019 (COVID-19) epidemic and the objective of punctual adjournment of the meeting at the specified time, the introduction to each paper by Members could not be more than 3 minutes and each Member who had submitted a paper might make supplementary remarks up to 1 minute. Moreover, in addition to the Members who had submitted a paper, not more than 4 Members might give views for each agenda item. As for the two agenda items involving motions, not more than 3 Members might give views for each agenda item respectively to allow sufficient time for handling the motions. Being under the same ambit, Item 3 and Item 8 would be discussed together, and not more than 5 Members might give views on the agenda items. Members unanimously agreed the suggestions.

4. Mr CHAN Yuen-sum, Sumly said that a streamlined committee structure would be conducive to Members in handling district matters. Therefore, after discussion by the Tsuen Wan District Council (TWDC) Members, the District Facilities Management Committee and Community Building, Planning and Development Committee in the previous term would be merged into the DPDFMC in the current term. He pointed out that in view of the COVID-19 epidemic, representatives of government departments might give response within the specified time at the meeting, and might follow up through provision of supplementary information in writing or liaison with Members after the meeting. He wished that the meeting would be smoothly held under the leadership of the Chairman for the best interests of the public.

(Note: Mr LI Hung-por joined the meeting at 2:42 p.m.)

5. The Chairman expected that the DPDFMC could help enhance the district planning and development of Tsuen Wan district for making sustain and significant improvement in these aspects. He also learnt that each Member would be offered a provision with a maximum total entitlement of \$10,000 for the purpose of duty visits outside Hong Kong for each District Council (DC) term. He therefore proposed to conduct visits to countries with better urban planning with a view to improve the district planning in Tsuen Wan district.

II Item 1: Establishment of Working Groups under District Planning, Development and Facilities Management Committee

(DPDFMC Paper No. 1/2020)

6. The Secretary introduced the paper.

7. The Chairman remarked that he had tentatively proposed the establishment of the “Working Group on Community Halls and Recreation and Sports Facilities” and “Working Group on District Development, Planning and Economic Development”, as well as the adoption of the related terms of reference before the meeting. He enquired Members whether they would endorse the proposals.

(Note: Mr YICK Shing-chung, Angus joined the meeting at 2:45 p.m.)

8. Members unanimously endorsed the following suggestions:

- (1) establishment of the Working Group on Community Halls and Recreation and Sports Facilities and Working Group on District Development, Planning and Economic Development in 2020-23;
- (2) adoption of the terms of reference of the above Working Groups (see Annex I); and
- (3) the tenure of the above Working Groups from the date of establishment of the Working Groups to 31 December 2023.

9. Members expressed their intention to join the Working Groups by a show of hands. The membership lists of the above Working Groups were set out in Annex II.

(Post-meeting note: The Secretariat invited the Members who had not joined the abovementioned Working Groups at the meeting to join the Working Groups in writing on 28 February 2020.)

10. Members unanimously agreed that Mr LAI Man-fai and Mr CHIU Yan-loy should be the Convenor of the Working Group on Community Halls and Recreation and Sports Facilities and the Convenor of the Working Group on District Development, Planning and Economic Development respectively.

III Item 2: “Request for Overall Planning on the Direction of Development of Tsuen Wan District”

(DPDFMC Paper No. 2/2020)

11. The Chairman stated that the paper was submitted by Mr WONG Ka-wa, Mr CHIU Yan-loy and Mr LAU Cheuk-yu. The representatives of government departments responsible for giving response included:

- (1) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan, Planning Department (PlanD);
- (2) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing (DLO)), Lands Department (LandsD); and
- (3) Mr LEUNG Cho-chiu, Estate Surveyor/Tsuen Wan 3, (DLO), LandsD.

(Note: Mr WONG Ka-wa joined the meeting at 2:50 p.m.)

12. Mr CHIU Yan-loy and Mr LAU Cheuk-yu introduced the paper.

13. Mr WONG Ka-wa said that during the previous terms of the DC, the proposals put forward by elected members often could not be carried out due to the constraints imposed by departments. If DC funds could be obtained for conducting academic researches, the development of Tsuen Wan including facilities, walkways and ancillary transport facilities in the district could be formulated according to the findings of the reports of the academic researches. The government departments could also plan the development of Tsuen Wan district in the light of such reports. Besides, he learnt that a study on the construction of a railway between Tsuen Wan and Tuen Mun was conducted in the past. He thought that as Tsuen Wan was geographically located at the centre of Hong Kong, a railway network should be constructed for linking up all directions so that a more sustainable development of Tsuen Wan could be achieved.

14. Mr WONG Ka-wa moved a motion of “request for comprehensive planning on the direction of development of Tsuen Wan district through the commissioning of teams from academic institutions with District Council funds and other resources”. The motion was seconded by Mr CHIU Yan-loy and Mr LAU Cheuk-yu.

15. The Chairman invited Members to cast vote for the motion and the motion was unanimously endorsed with a vote of 14 in favour, 0 against and 0 abstention.

(Post-meeting note: The Secretariat conveyed the motion to PlanD and LandsD in writing on 27 February 2020.)

IV Item 3: Request for Implementation of Feasible Bazaar Policy and Facilities in All Major Areas in Tsuen Wan and Item 8: Request for Taking Forward the Community Bazaar Programme in the Areas around Tsuen Wan

(DPDFMC Paper No. 3/2020 and DPDFMC Paper No. 8/2020)

16. The Chairman stated that the paper was submitted by Mr LAU Jackson. Since Item 8: Request for Taking Forward the Community Bazaar Programme in the Areas around Tsuen Wan (DPDFMC Paper No. 8/2020) was submitted by the Vice Chairman, and the agenda item were under the same ambit, they would be discussed together. The representatives of government departments responsible for giving response included:

- (1) Ms OSBORN Wai-fong, Rita, Chief Health Inspector (Tsuen Wan)<sup>2</sup>, Food and Environmental Hygiene Department (FEHD);
- (2) Mr CHENG Kwok-kuen, Chris, District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department (LCSD);
- (3) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan, PlanD;
- (4) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (DLO), LandsD;
- (5) Mr LEUNG Cho-chiu, Estate Surveyor/Tsuen Wan 3 (DLO), LandsD; and
- (6) Mr CHOW Chun-hun, Gary, Assistant District Officer (Tsuen Wan), Tsuen Wan District Office (TWDO).

17. Mr LAU Jackson introduced DPDFMC Paper No. 3/2020.

18. The Vice Chairman introduced DPDFMC Paper No. 8/2020.

(Note: Mr NG Hin-lung, Norris joined the meeting at 3:03 p.m.)

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

- (1) she expressed strong support for the proposed bazaar policy and hoped that the bazaar policy could be promoted and implemented in Tsuen Wan district. She considered it an opportunity to manifest the collaboration between government departments, local organisations and the public. She pointed out that the coordination of the policy among government departments was previously inadequate. As a result, many organisations encountered a lot of difficulties in promoting bazaars in various districts, including the need to apply for different licences from different departments. She hoped that after a comprehensive bazaar policy in Tsuen Wan was implemented, the FEHD, LCSD and TWDO would formulate clear guidelines and platforms to speed up the procedures of applying for various licences by organisations. Spacious sites which were easily accessible to the public could also be provided so that organisations could hold bazaars with fewer environmental hygiene problems. In her opinion,

promoting bazaars could help the development of local community economy and encourage the participation of grassroots families (Ms CHAN Kim-kam);

- (2) he supported the implementation of bazaar policy in Tsuen Wan and hoped that it would be carried out through a bottom-up approach, in which bazaars would be organised by grassroots families gathering together with the Government providing assistance by removing obstacles for them. Bazaars played an important role in the community. For example, grassroots families might be linked up through bazaars which would facilitate them to achieve economic autonomy. Besides, bazaar was a way of alleviating poverty at lower costs as it was a platform for the local community to utilise their talents, which could bring vitality to Tsuen Wan. He pointed out that organisations often failed to hold bazaars in the past because they had encountered many obstructions. Therefore, he hoped that the Government would tie in with or actively take part in identification of sites for organising bazaars in Tsuen Wan on a regular basis, thereby creating a bazaar culture and making Tsuen Wan a role model for other districts (Mr PUN Long-chung, Roy);
- (3) he had proposed the organisation of bazaars in the previous term of the DC, which was welcomed by some government departments. However, the DC Member of the constituency concerned of the identified site was opposed to the proposal which led to a failure at last. He agreed with Members' suggestions and believed that government departments would not obstruct the implementation provided that the consent of the DC Members of the constituencies concerned was obtained and whether the business of shops in the surrounding area would be adversely affected by the bazaar was taken into account. He pointed out that there were bazaars in many countries organised for selling products with local cultural or ethnic characteristics like the German bazaar held in Stanley Plaza. He suggested that bazaars be organised in Tsuen Wan for selling the traditional handicrafts of Shanghai, Chiuchow, Fujian and Hakka. He further pointed out that bazaars were also available in some other districts. For instance, the Vegetable Marketing Organization would hold a bazaar in Tuen Mun every week for the sale of organic vegetables. He hoped that the Government would tie in with the bazaar policy (Mr WONG Ka-wa);
- (4) he supported the policy direction of organising bazaars, and pointed out that the culture of night bazaars in Taiwan had ensured the subsistence of many residents and made such sites become famous tourist attractions. To establish a bazaar in Hong Kong, it required the availability of all the three factors at the same time, namely, compliance with legislation, fulfilment of departmental requirement and identification of site. Without suffering from the high rents of local premises, bazaars would allow the public to operate stalls at lower prices. It was his desire to have bazaars organised in Tsuen Wan district (Mr TAM Hoi-pong); and

- (5) he enquired the PlanD whether the organisations could make all applications for organising bazaars in the coming year in one go. He also enquired the DLO whether the profit-making organisations were not permitted to hire vacant government land on Short-term Tenancy (STT) (the Chairman).

20. District Leisure Manager (Tsuen Wan) of the LCSD responded as follows:

- (1) the leisure venues managed by the LCSD were mainly used for recreational and sports activities while some public pleasure grounds were also available for application for non-designated use such as organizing cultural, charitable and festive activities;
- (2) the LCSD would process the applications for organising bazaars on a case by case basis in accordance with the guidelines for use of leisure venues for non-designated use. When processing the applications, the LCSD was required to take into account various factors such as area of venue required for hire, time, purpose and nature of activity, benefits to the public and inconvenience that might be caused to other venue users. The LCSD was also required to consult nearby residents and DC Members through other government departments and consult the government departments concerned; and
- (3) in view of the keen demand for use of pleasure grounds and recreational facilities by the public, the LCSD had all along been striking an equilibrium among various stakeholders in respect of their demand for use of the venues managed by the LCSD and reserving sufficient venues and timeslots for the purpose of recreational activities. The LCSD had imposed restrictions on applications which, if approved, could only use the leisure venues of the LCSD for non-designated use. For each application, the activity to be organised had to be non-recurrent in nature and the duration of which had to be not more than three days in general save in exceptional circumstances.

21. Senior Town Planner/Tsuen Wan of the PlanD responded as follows:

- (1) pursuant to the Town Planning Ordinance (Cap. 131), bazaar would be considered as temporary use and needed not to be in line with the planned land use. The PlanD would not object to an application if the bazaar under application complied with the relevant legislations, land lease provisions and other stipulations of the Government and the use was always permitted on the site; and
- (2) a temporary use as stated above was defined as a use on the same site for not more than five consecutive years. The PlanD did not impose any restrictions on the number of applications to be submitted by an organisation for the coming year at one go.

22. Senior Estate Surveyor/Tsuen Wan (DLO) of the LandsD responded as follows:
- (1) the LandsD would consider whether the proposed location of a bazaar was on private or government land. To organise a bazaar on private land, it was necessary to obtain the consent of the landowner and the activity had to comply with the contents of the relevant land lease. If the lot was regulated by a deed of mutual covenant, the applicant was also required to pay attention to the contents and restrictions thereof. The DLO might allocate unleased or unallocated government land, or government land where the long-term use was yet to be determined or was not yet due for implementation for temporary use. If the sites were allocated to concerned bureaux or departments for use, or leased out on STTs by means of tendering for temporary use, the DLO might, having regard to the circumstances and the time of application for land use, consider to permit temporary occupation of government land by organisations to hold non-profit-making activities such as setting up of non-profit-making street counters. With the support of the bureaux concerned and subsequent to consultation on the departments concerned and the community, the DLO might consider to lease out sites on STTs by direct grant to organisations to facilitate policy implementation by concerned bureaux and departments. In case the STTs did not secure support from bureaux for waiver of venue charges, the applicants would be charged full market rent and the related administrative costs;
  - (2) a list of vacant government sites available for application for organising community, organizational or non-profit-making activities was set out in the LandsD's web page "GeoInfo Map" which would be updated on a bi-weekly basis. Members were welcomed to visit the web page; and
  - (3) if profit-making organisations did not secure support from bureaux for waiver of venue charges, they would be required to pay full market rent and the related administrative costs for hire of venues.
23. Chief Health Inspector (Tsuen Wan)<sup>2</sup> of the FEHD responded as follows:
- (1) the FEHD was open to the idea of organising bazaars and had all along supported the local community in organising bazaars;
  - (2) the FEHD was mainly responsible for issuing licenses for bazaars. Upon receipt of applications, the FEHD would carry out processing and consult the departments concerned. If an application had fulfilled the licensing criteria, the FEHD would issue a temporary places of public entertainment licence to the organiser. If operators of a bazaar would provide food or snack to the public, they were required to apply for a provisional food business licence or restricted food permit in advance. The FEHD would also consult the Fire Services Department, Environmental

Protection Department, LandsD and concerned departments before granting licences to the applicants and would process the applications in an expeditious manner; and

- (3) to facilitate the public and local community, the FEHD had implemented a “single permit, multiple use” licensing arrangement in principle under which a single permit issued to an organisations might be used for several times so that applicants could organise activities of the same nature and theme despite the bazaar activities were held on different dates or periods.

24. Assistant District Officer (Tsuen Wan) of the TWDO responded as follows:

- (1) the TWDO would generally assist the departments in conducting public consultation after they had received applications from organisations. In the light of the previous public consultations on the activities, the TWDO noted that the public were more concerned about environmental hygiene, noise nuisance and pedestrian accessibility, and would relay the comments to the departments concerned for consideration; and
- (2) if the TWDO was requested by concerned departments for assistance concerning applications received for organising bazaars in future, it might conduct public consultation on the applications for them for better organisation of bazaars and enhanced cooperation among departments.

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

- (1) he believed that the Members would support the promotion of development of local community economy through bazaars, which would provide the grassroots opportunities to give play to their talents. He pointed out that many social welfare organisations were willing to cooperate in renting out venues for organising bazaars. However, when revenue was involved in bazaars, there would be various kinds of formalities and requirements for fulfilment by the organisers, making it difficult to apply for organising bazaars. Besides, although there were many vacant government sites in Tsuen Wan, it would often take a long time to apply for the use of the sites. For example, an organisation had applied to change the use of a public school in Chuen Lung Koon Man School in Chuen Lung Village, which situated within his constituency in 2018. Although the application was recommended by the TWDO, the site was not changed to other uses so far. As such, he enquired whether there were any streamlined methods available for organisations to organise bazaars on vacant government land in order to assist the grassroots in Tsuen Wan district (Mr CHIU Yan-loy);
- (2) currently, organisations applying for organising bazaars had to undergo a lot of formalities required by all the departments concerned. As it took time for processing by various departments, the organisations were often unable to use the funding in the

same financial year, causing failure of applications at last. He therefore requested the Government to streamline the application procedures and give early notification to the applicants about the application results (Mr LAU Jackson);

- (3) apart from requesting for a streamlined application procedure, he also requested for forming a designated counterpart so that the practice of an organisation would be changed from consulting various government departments in the past to consulting only one coordinating government department in future. He believed that the overall operation would be consequently smoother. Tsuen Wan might not be the first district to promote bazaars because they had already been organised in Sham Shui Po district and North district. He enquired whether the departments had made reference to the practice in other districts or whether they had formulated a set of established guidelines (the Vice Chairman); and
- (4) he noted that there were three main obstacles of organising bazaars. Firstly, it was opposition from the district. Understanding that many DC Members of the current term were in support of the initiative, he believed that the pressure would be reduced. Secondly, it was the related fees and charges. He hoped that the bureaux could study measures concerning fee reduction and exemption. Thirdly, it was the difficulty of non-governmental organisations (NGOs) for identifying the appropriate government departments responsible for discussions. In this connection, he suggested that Members could coordinate and hold meetings with NGOs which were interested in the organisation of bazaars. Members could also discuss with the government departments concerned on which venues would be available for hire and how the application procedures could be streamlined to facilitate the organisation of bazaars (Mr CHAN Yuen-sum, Sumly).

26. The Chairman indicated that he would discuss with the Members who had submitted the agenda item and government departments concerned after the meeting for implementing the proposal in a pragmatic manner. He expected that various government departments would take the initiative to deal with and respond to Members' requests in the current term of the DC.

V Item 4: Request for Discussion of the Increase in Parking Spaces for Residential Premises of Development Project A/TW/515  
(DPDFMC Paper No. 4/2020)

27. The Chairman stated that the paper was submitted by Mr LAM Sek-tim. The representatives of government departments responsible for giving response included:

- (1) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan, PlanD; and
- (2) Mr YUEN Ting-fung, Jacky, Engineer/Tsuen Wan 1, Transport Department (TD).

28. Mr LAM Sek-tim introduced the paper.

29. The views and enquiries of Members were summarised as follows:
- (1) he very much supported the nature of the Members' paper and the approach of tackling the problem at source, which was the existing but outdated the Hong Kong Planning Standards and Guidelines (HKPSG). Although the ratio of residential flats to parking spaces had been laid down in the HKPSG, only the minimum standard was adopted for most cases in the past. Taking a housing estate having 1 000 flats as an example, the developer should provide one parking space for six to nine flats under the existing HKPSG. However, developers tended to reduce the number of parking spaces for increasing the plot ratio. Besides, as the HKPSG did not clearly define the use and form of parking spaces, developers would make use of the grey areas and provide less parking spaces to residents than required. As he pointed out, his political party opined that some additional parking spaces should be reserved for the public upon the completion of new residential buildings and should not be counted as the provision under the original standards. Otherwise, the interests of residents in the area would be exploited. The number of vehicles should be limited with a view to striking a balance between the number of vehicles and parking spaces in the long run (Mr YICK Shing-chung, Angus);
  - (2) she agreed to Member's suggestions. She also pointed out that the number of parking spaces in Tsuen Wan West was unable to meet the parking demand as the former public car park did. She thought that the problem of parking spaces could be tackled at policy level. For example, the number of parking spaces required should be estimated according to the number of households in the newly completed buildings so that there would be adequate parking spaces provided for the households. The problem of illegal parking was serious near Parc City due to the shortage of parking spaces in the area. She noted that, as mentioned by departments, a public car park would be provided at the location, but the number of parking spaces to be provided still could not meet the demand arising from the newly completed residential premises in Parc City and Ocean Pride, thus aggravating the shortage of parking spaces. In her opinion, it was necessary for the new residential buildings to provide some parking spaces for public use in addition to parking spaces provided for residents because many motorists would drive to the area from other districts (Ms CHAN Kim-kam);
  - (3) being a resident in Tsuen Wan West, he understood the serious shortage of parking space near Ocean Pride. The monthly charge of parking space for private cars had already reached as much as \$5,000. Although he had no idea of how to increase the number of parking spaces through planning, he opined that the planning of industrial land should be more flexible since there were not many new projects of residential

development in Tsuen Wan at present. Hence, he proposed to provide parking spaces by vacating the floors of some industrial buildings through the relevant policies (Mr LAU Cheuk-yu); and

- (4) the shortage of parking space in Tsuen Wan had been in existence for many years. The number of vehicles was far more than that of parking spaces in the territory, resulting in illegal parking of many vehicles. Some vehicles were even illegally parked outside traffic lanes marked with double yellow lines, thus causing obstruction to boarding/alighting of public transport passengers and leading to complaints. He considered that shortage of parking space was a serious planning problem. For example, when Ocean Pride, a property development project, was being planned above Tsuen Wan West Station, it was mistaken that residents in Ocean Pride would travel by MTR train of West Rail Line rather than by private car. However, it was in fact a reverse. As a result, it caused a serious shortage of parking spaces in the area. So, he deemed that private buildings should not be developed at MTR stations. Citing further examples, he pointed out that the number of hourly parking spaces of residential premises were originally restricted by the respective land lease. However, property developers would from time to time make use of legal loopholes and resort to different financial means to evade providing such parking space, making such restrictions only exist in name. As there was no breach of the lease conditions, the DLO could not take law enforcement action in the end (Mr CHIU Yan-loy).

30. Senior Town Planner/Tsuen Wan of the PlanD responded as follows:

- (1) the planning application no. A/TW/515 for the development project was originally required to be submitted to the Town Planning Board (TPB) for consideration on 17 January 2020. However, as the developer concerned had to deal with the comments from various departments, the Metro Planning Committee of the TPB agreed the deferment of consideration of the planning application on 17 January 2020;
- (2) owing to the deferment of consideration of the above planning application, the developer could be able to give response to the departmental comments and study the need to amend the parameters and design of the development project. Since handling of the comments and amendments to the application by the developer concerned were underway, the time of submitting the above planning application to the TPB for consideration was not available; and
- (3) the main role of the PlanD was to submit the planning application to the TPB for consideration after consolidate the comments given by various departments and the local community, or it would impose additional conditions if needed when the TPB processing the application.

31. Engineer/Tsuen Wan 1 of the TD responded as follows:

- (1) the TD had requested the applicant of the development project for application no. A/TW/515 to submit further information such as that on parking space. Upon receipt of the information, the TD would carefully examine and assess the impact of the application on the transport networks nearby and the supply of parking spaces. It then would give comments to the PlanD for considering the application. In case an individual planning application was found to have potential impact on the traffic in the area, the TD would request the applicant to propose and implement appropriate traffic improvement measures;
- (2) the TD noted that the department concerned was conducting a review of making amendments to the HKPSG concerning standards of parking space;
- (3) in addition to the provision of parking spaces for use by residents in the development projects according to the HKPSG, Ocean Pride and Parc City had provided an addition of 120 and 100 public parking spaces for private cars respectively; and
- (4) the TD noted the situation of parking space in Tsuen Wan, and would try the best to appropriately increase the supply of parking space in the district, such as provision of on-street metered parking spaces at suitable locations and provision of temporary car parks on government land where the long-term use was yet to be determined.

32. Mr LAM Sek-tim said that there would be 1 200 flats provided in the development project, but only 141 parking spaces would be available for use. As a result, the shortage of parking space in Tsuen Wan district would be aggravated. For example, if a half of the owners of the above 1 200 flats were also vehicle owners, it meant that there would be an increase of 600 vehicles in Tsuen Wan. He therefore hoped that the development project would provide at least 400 parking spaces for owners of the residential premises and 200 hourly parking spaces for nearby residents or people from other districts.

33. The Chairman said that the shortage of parking spaces at present had resulted in illegal parking of many vehicles in streets. In some cases, vehicles would even be illegally parked on two or three traffic lanes. He learnt from TD that a review of the HKPSG by the department concerned for increasing the number of parking spaces was in progress, he hoped that the department concerned would tackle the shortage of parking spaces in a practical manner.

#### VI Item 5: Situations of Re-development and Heritage Conservation of Ma Wan Old Village (DPDFMC Paper No. 5/2020)

34. The Chairman stated that the paper was submitted by Mr TAM Hoi-pong. The representatives of government departments responsible for giving response included:

- (1) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan, PlanD;
- (2) Mr CHEN Kin-tung, Tommy, Senior Estate Surveyor/Special Duties (DLO);

- (3) Ms SIU Lai-kuen, Susanna, Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO);
- (4) Miss TSANG Yuk Chi, Fiona, Curator (Historical Buildings)<sup>1</sup>, AMO; and
- (5) Mr MA Man-kwong, Ray, Curator (Archaeology), AMO.

35. Mr TAM Hoi-pong introduced the paper.

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

- (1) when he was responsible for the sales of Phase 1, Park Island many years ago, he had already known that a park was included in the planning. He was surprised by the delay of the project for such a long time. He enquired whether the departments concerned had failed to carry out their duties, ways for Members to monitor the progress, and which party was responsible for failing to comply with the contract terms (Mr LAU Cheuk-yu); and
- (2) Sun Hung Kai Properties Limited (SHKP) undertook to meet various kinds of requirements for the development of Ma Wan in those years. However, it did not honour many pledges after completing the development project. Moreover, the management of Noah's Ark had been far from satisfactory and it seemed that Phase 2 of the Ma Wan Park (MWP) would only be implemented in the distant future. Thinking that the Government was not active in the monitoring of the project, he therefore requested the Government to do its duty by monitoring SHKP to promptly honour its pledges. Furthermore, as heritage conservation was a task against time, he hoped that the government departments would step up their monitoring of SHKP (Mr LAI Man-fai).

37. Executive Secretary (Antiquities & Monuments) of the AMO responded that the Antiquities Advisory Board had rated two historic buildings and structures in Ma Wan. They were named the Stone Tablets of the Old Kowloon Customs and Tin Hau Temple situating at No. 38 Ma Wan Town and were assessed to be historic buildings with Grade 3 status. Locating on a private land, Tin Hau Temple was managed by the respective manager.

38. Senior Town Planner/Tsuen Wan of the PlanD responded as follows:

- (1) the TPB approved the first Master Layout Plan (MLP) of the MWP with conditions in 1994. Subsequently, the developer had made several amendments to the MLP and the last amendment was approved in January 2014. The validity period of the original planning permission was 17 January 2018. However, the developer had applied for further renewal upon expiry of the above planning permission. Having considered various problems and circumstances encountered by the applicant during

the implementation of the development, the validity period of the planning permission had been extended to 17 January 2022. Facilities such as Noah's Ark and Nature Garden comprising Phase 1 of the MWP had been opened to the public, but Phase 2 of the MWP was yet to commence; and

- (2) the Heads of Agreement (HoA) for the development of Ma Wan was signed between the Government and the developer of the MWP in 1997, and the relevant information would be provided by the DLO.

39. Senior Estate Surveyor/Special Duties (DLO) of the LandsD responded as follows:

- (1) the MWP was developed according to the HoA signed between the Government and SHKP in 1997, and the 2-phase development project would be implemented in accordance with the MLP of the MWP approved by the TPB. The main features comprised in Phase 1 included Nature Garden, Noah's Ark, Solar Tower and so on were completed from 2008 to 2012 in phases. Therefore, the development of Phase 1 of the MWP had been completed; and
- (2) the development of Phase 2 of the MWP involved some difficult and complicated cases about village removal and rehousing as well as land exchange, etc. It would take time for clearance and vacation of the site by the DLO. The Government had all along been trying its best to follow up on this and had successfully solved the land title problems in some difficult and complicated cases concerning land exchange in a gradual manner. Efforts were still being made for follow up with a view to vacating the site as soon as possible.

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

- (1) he was disappointed at the response given by the departments, and enquired why the development project was approved (Mr LAU Cheuk-yu);
- (2) the key point of the agenda item was that there was no deadline set for implementing the next phase in the project, thus enabling SHKP to incessantly delay the project without withdrawing from it. He thought that the Government should set a deadline for each project for SHKP. Otherwise, the development of Ma Wan would be at a standstill only. If SHKP failed to honour its pledges before the deadlines, it would shoulder the social responsibility by withdrawing from the development project so that the Government could introduce another developer for the continuous development of Ma Wan (Mr WONG Ka-wa); and
- (3) the crucial point of the agenda item was that there was no deadline set for the development project. During his discussion with SHKP and the LandsD in recent years, he came to know that SHKP wanted to withdraw from the project. He thought that since SHKP had already recorded sizeable profits from the related property

development project, it was unwilling to continue to implement the project without monetary return, resulting in years of delays in the development project. He also thought that the purpose of the project currently proposed by SHKP, which would involve the implementation of large-scale construction, was for displaying most of the cultural relics amid shops or behind curved glass rather than for conservation. In his opinion, the proposal was purely a commercial solution of developing Ma Wan which could not tie in with monument conservation. So, it was the desire of him and most of the residents that SHKP should first make amendments to the planning application which would be expired in January 2022. The requirement of adding the elements of environmental and cultural conservation prior to project implementation should be included in the amendments. Besides, he enquired the AMO what the next steps were to take place for conserving Tin Hau Temple, the Stone Tablets of the Old Kowloon Customs and the rock inscription “Mui Wai”, and whether deadlines would be laid down for the works of heritage restoration (Mr TAM Hoi-pong).

41. Executive Secretary (Antiquities & Monuments) of the AMO responded as follows:

- (1) subsequent to the site visit conducted by Members and representatives of the Commissioner for Heritage’s Office and the AMO to Ma Wan on 21 January 2020, staff of the AMO and the commissioned archaeologists had carried out further study on the rock inscription “Mui Wai” in Ma Wan on 22 January 2020. In the light of the textual research carried out by the late Professor Jao Tsung-i, the rock inscription “Mui Wai” was related to the history of two Sung emperors who took refuge at the end of the Sung Dynasty;
- (2) with the aid of technology, the AMO attempted to study the condition at the bottom of the rock inscription without causing any damages to it. It had also collected samples for laboratory analysis on 22 January 2020;
- (3) the Development Bureau (DevB) had taken the initiative to liaise with all owners of private buildings each of which had been accorded with a historic building status, and encouraged the owners to apply for financial assistance for proper maintenance of the built heritage. The ceiling of grant for each successful application is HK\$2 million;
- (4) the AMO was willing to provide technical advice from the perspective of heritage conservation to the owners of graded historic buildings, and also welcomed the owner of Tin Hau Temple to discuss with the AMO on matters related to maintenance and repair. The AMO had also informed the rural committee concerned and the DLO that it could provide technical advice on maintaining the cover of the Stone Tablets of the Old Kowloon Customs ; and
- (5) the current conditions of the Tin Hau Temple were stable.

42. Senior Estate Surveyor/Special Duties (DLO) of the LandsD said that although the location of the Stone Tablets of the Old Kowloon Customs situated on a government site, the DLO would not carry out maintenance works for the cultural relics because it was neither a works department nor a department with the related expertise.

43. Mr TAM Hoi-pong expected that the AMO would conduct further analysis on the rock inscription “Mui Wai” in Ma Wan and, together with the DLO, repair the damaged parts of the Stone Tablets of the Old Kowloon Customs. Besides, he opined that conservation could not be implemented according to the developer’s original proposal. He also opined that it was the responsibility of the PlanD to discuss with the developer concerned on the development arrangements over the next few years with a view to working out new proposals that would facilitate the comprehensive development of conservation, environment and commerce. He requested the PlanD to expeditiously hold discussion with the developer.

44. The Chairman noted that the Secretariat had invited the DevB to attend the meeting in writing. However, the DevB did not give any reply before the meeting and was only represented by the staff of the AMO at the meeting. He expected that Members would have close liaison with the policy bureau and departments concerned after the meeting in order to resolve the problems of the development project and conservation in Ma Wan.

VII Item 6: Motion: Request the Government to Make Good Use of the 60-hectare Site of Hong Kong Disneyland Phase 2 for Construction of the Short-term Tenancy (STT) “Modular Housing Estate” in order to Alleviate the Problem of Undersupply of Housing  
(DPDFMC Paper No. 6/2020)

45. The Chairman said that the paper was submitted by Mr YICK Shing-chung, Angus and Mr LI Hung-por. The representatives of government departments responsible for giving response was Ms WONG Lai-chu, Phoebe, Senior Estate Surveyor/1 (District Lands Office, Islands) of the LandsD. Besides, the joint written reply of the Tourism Commission, Transport and Housing Bureau, PlanD and LandsD as well as the written reply of the DLO were tabled at the meeting.

46. Mr YICK Shing-chung, Angus and Mr LI Hung-por introduced the paper.

47. Mr TAM Hoi-pong opined that the ideas involved in the agenda item were controversial and many Members wanted to speak at the meeting. He therefore urged the Chairman to allow more Members to speak under the agenda item.

48. The Chairman replied that Members' proposed arrangement could not be entertained due to time constraint of the meeting. He suggested that the number of speakers be increased to seven and each Member could speak up to 1.5 minutes.

49. Mr LAM Sek-tim enquired whether the remaining time of a speech given by a Member who spoke less than 1.5 minutes could be transferred to the speaking time of another Member.

50. The Chairman replied that he would determine as appropriate.

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

- (1) although it was a controversial issue about the provision of opod and boxpod units, he believed that, under the circumstances of tight supply of housing and difficult in identifying land for housing construction, construction of transitional housing on vacant land by way of STTs help alleviate the deplorable situations of the applicants of public rental housing (PRH) on the waiting list and tenants of subdivided flats. He therefore supported the construction of transitional housing, holding that government departments should actively consider the construction of transitional housing on sites allocated on STTs. It would be a concessionary measure for the well-being of the people by timely provision of more flats to accommodate applicants of PRH on the waiting list and tenants of subdivided flats using faster and safer means for development on a larger site. He also considered that the duration of five years was only a short period which would exert great pressure on the organisations responsible for constructing or operating transitional housing. For this reason, he recommended the Government to set a longer period for such provision (Mr MAN Yu-ming);
- (2) understanding that there was a very keen demand for housing and the deplorable situations of relevant people at present, he had proposed some solutions such as increasing the plot ratio, relaxing the building height restrictions and expediting the redevelopments. He opined that it was necessary to consider both the tenancy and the opt-out arrangements of transitional housing, and the situation was similar to the consultation on the 5-year programme of opod and boxpod units as discussed in the TWDC meeting held in March 2019. The waiting time for PRH applications was as much as 5.1 years at present and was on the increase with each passing day, making him fail to understand how the arrangement for opt-out of tenancy in transitional housing was operating. Unless the arrangement for opt-out of tenancy was desirable, he could not support the motion. Moreover, in addition to the need of a place for work and rest, the public also needed the provision of general community facilities such as medical, cultural, recreational and sports facilities. Therefore, he

recommended to prudently consider the project concerned before supporting it (Mr NG Hin-lung, Norris);

- (3) with an ever-increasing population in Hong Kong, there was not only a shortage of parking space but also an undersupply of domestic premises. As the waiting time for PRH applications had already reached five years at present, he was worried that the waiting time would be doubled in the near future, and that there would be no accommodation for Hong Kong people. So, he opined that there was an urgent need for the construction of temporary housing. He pointed out that similar policies such as resettlement area had been implemented in Hong Kong in the past, which had at least been able to solve the housing problem of the public, lest they should suffer from the sun and rain. Moreover, he thought that it was a territory-wide problem and the initiative on siting should be taken. In addition, the Hong Kong Government should consider the issue from the perspective of the people in Hong Kong and give a home to all of them (Mr LAM Sek-tim);
- (4) he did not understand why resettlement area was raised for discussion then. In fact, the waiting time for PRH applications had become longer and longer and there was a certain demand for temporary housing by the public. In view of the lack of community facilities and the expensive travelling expenses at the site of Hong Kong Disneyland Phase 2 in Penny's Bay, he believed that it was necessary to consider the provision of community facilities such as medical and transport facilities as well as market needed by the grassroots residents after the development of temporary housing. He also opined that a comprehensive development at the entire site was required (Mr CHIU Yan-loy);
- (5) temporary housing was simply a transitional measure to help people meet their pressing needs while the ancillary facilities in the surrounding areas could be discussed later. He pointed out that the Government had reactivated the revitalisation scheme for industrial buildings two years ago, but there had been no successful cases yet. This indicated that the Government was unable to give response to the pressing needs of the public. He also indicated that representatives of government departments would only state the consultation exercises or planning works that had been conducted at the meeting without presenting to Members the relevant information on whether the problems had been resolved. Besides, he opined that the site for development of temporary housing was important. Many residents in temporary housing were grassroots. If the site was remote, the travelling expenses of residents would be very expensive. Thinking that the site should be near the town centre and working places, he suggested that the sites of former schools should be considered as sites for development (Mr LAU Chi-hung);

- (6) despite the large number of applicants for PRH, the construction of PRH was seriously behind schedule, resulting in an ever-increasing public demand for transitional housing. On the contrary, the interim housing provided by the Housing Department (HD) was continuously on the decrease. For example, demolition of Long Bin Interim Housing and conversion of Tin Yan Interim Housing to a public housing estate had been completed, and demolition of Shek Lei Interim Housing was about to take place. Only Po Tin Interim Housing in Tuen Mun was still in operation, but the supply could not meet the demand. Therefore, the Government had an urgent need to identify land for construction of transitional housing. Besides, many government departments had indicated that the site of Hong Kong Disneyland Phase 2 was not suitable for the construction of transitional housing. He enquired why the site could be used for provision of an isolation camp but not for a transitional housing development (Mr LAI Man-fai); and
- (7) he considered the agenda item controversial and worthy of discussion. He pointed out that the site was within the Ma Wan constituency and Islands DC where there were no facilities or transport ancillary facilities. If a transitional housing project for grassroots families was to be developed at the site, the related issues had to be considered. Being a vast and flat reclaimed land, the site would cause less negative impact on the environment than an artificial island and a near-shore reclamation site for development. As he opined that utilisation of the site for housing development was worth considering, he would move an amended motion later. Moreover, he stressed that Hong Kong could not solve the housing problem without implementing proper immigration control, reducing the daily quota for One-way Permits (OWPs) and reducing the quota of various talent admission schemes for talented persons in the mainland. He held that it was necessary to alleviate the housing problem in Hong Kong in the context of the population policy (Mr TAM Hoi-pong).

52. Mr YICK Shing-chung, Angus moved a motion: “Request the Government to make good use of the 60-hectare site of Hong Kong Disneyland Phase 2 for construction of the STT ‘modular housing estate’ in order to alleviate the problem of undersupply of housing”. The motion was seconded by Mr LI Hung-por.

53. Mr WONG Ka-wa wanted the Secretariat to explain whether the amended motion moved by Members constituted a direct negation of the original motion.

54. The Secretary said that according to section 21 of the Standing Orders, “The Chairman shall determine whether a motion accepted for amending the original motion constitutes a direct negation of the original motion.” If this is the case, the Chairman shall ask Members to vote

against the original motion and prepare a new motion at or after the meeting. Therefore, the Chairman might determine whether an amended motion constituted a direct negation of the original motion after Members had moved the amended motion.

55. Mr TAM Hoi-pong pointed out that although different political parties would tackle the housing problem with different approaches, they as a whole understood that it was inappropriate to increase the supply of housing alone without reducing newcomers to the territory because this would make the problem worse. Such being the case, he considered it necessary to include the population-related issue in the motion and emphasized the need for proper planning of the site instead of providing housing on STTs. Hence, he moved an amended motion: “Request to first control the growth of new arrivals, then consider to make good use of the 60-hectare site of Hong Kong Disneyland Phase 2 for housing construction, and make proper planning in order to alleviate the problem of inadequate housing supply”. The amended motion was seconded by Mr PUN Long-chung, Roy.

56. The Chairman determined that the amended motion moved by Members did not constitute a direct negation of the original motion.

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

- (1) he opined that the amended motion contained two agenda items, namely population policy and temporary housing respectively. If he supported one of the agenda items but opposed the other, then the result of voting would not clearly indicate his position. He therefore requested the Chairman to consider to separately vote on the two agenda items instead of voting in one go (Mr NG Hin-lung, Norris);
- (2) the original motion mentioned the alleviation of the housing demand of PRH applicants, whereas the amended motion mentioned newcomers entering Hong Kong who were not eligible to apply for public housing. For this reason, he agreed that the amended motion involved two agenda items as stated by Members (Mr WONG Ka-wa);
- (3) he respected the Chairman’s ruling. However, he opined that addition of a condition to the original motion was equivalent to the abolition of the original motion. He agreed to reduce the number of OWPs, but it was necessary to hold discussion with the Central Government and the proposal could not be implemented within a short time. Consequently, adding a condition to the original motion seemed to be in support of the original motion superficially, but had abolished the original motion actually (Mr LI Hung-por); and
- (4) he agreed to the Chairman’s ruling and pointed out that Members might vote on the amended motion (Mr LAU Cheuk-yu).

58. The Chairman opined that “to first control the growth of new arrivals” was the prerequisite to consider “to make good use of the 60-hectare site of Hong Kong Disneyland Phase 2 for construction of housing”. The original motion directly requested the Government “to make good use of the 60-hectare site of Hong Kong Disneyland Phase 2 for construction of housing”. As to the amended motion, there were not too many changes made to the original motion except for the addition of “and make proper planning”. Although a Member had moved an amended motion after adding a condition to the original motion, the objective was also to make good use of the 60-hectare Phase 2 site. In this connection, he determined that the amendment did not constitute a direct negation of the original motion.

59. Mr NG Hin-lung, Norris said that during the DC Election just held, many problems originated from the deliberation on wordings involving one or two words in the motions only. Citing an example in the DC Election for illustration, he considered it unfair by adjudicating whether those concerned would vote for or against in the light of five words only. Although he highly respected the Standing Orders, but opined that it would be very unclear to declare the stand in the voting. He would walk out in protest of the Chairman’s insistence on voting on the amended motion.

(Note: Mr NG Hin-lung, Norris walked out.)

60. Mr LAI Man-fai indicated his choice of remaining in the meeting and not to vote.

61. The Chairman respected Members’ individual decision, judgment and action. He invited Members to cast vote for the amended motion. The result of voting was 8 in favour, 4 against and 1 abstention. The amended motion was endorsed.

(Post-meeting note: The Secretariat had relayed the motion to the Chief Secretary for Administration’s Office, Commerce and Economic Development Bureau, Transport and Housing Bureau, Tourism Commission, PlanD and LandsD in writing on 27 February 2020.)

#### VIII Item 7: Organisation of Holiday Bazaar in Shek Wai Kok

(DPDFMC Paper No. 7/2020)

62. The Chairman stated that the paper was submitted by Mr LAI Man-fai. The representatives of government departments responsible for giving response included:

- (1) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr (Tsuen Wan), LCSD;
- (2) Ms OSBORN Wai-fong, Rita, Chief Health Inspector (Tsuen Wan) 2, FEHD;
- (3) Mr CHENG Chi-hung, Senior Housing Manager /Wai Tai Sin, Tsing Yi and Tsuen Wan 2, HD; and

- (4) Mr KAN King-ming, Victor, Housing Manager/Wai Tai Sin, Tying Yi and Tsuen Wan 8, HD.

63. Mr LAI Man-fai introduced the paper.

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

- (1) Shek Wai Kok Estate market existed in name only since residents still needed to buy food at the market in Tsuen Wan town centre. It was a rather difficult task for the elderly, hence there was an urgent need to provide a well-equipped market. He pointed out that many organisations would hold recreational activities such as performances on the podium of the commercial complex in the estate on Saturdays, Sundays and public holidays. Similarly, the usage rate of the hard-surface soccer pitch was quite high as well. So, he opined that holiday bazaars and the public recreational activities had to strike a balance. More importantly, after consulting the public and obtaining sufficient data, it would facilitate the DC to successfully take forward the scheme of bazaar. Nevertheless, he opined that it was necessary to lay down clear regulations concerning hygiene and fire safety management of a bazaar and inform the applicants of the ways of handling (Mr MAN Yu-ming);
- (2) the utilization rates of the shops in Shek Wai Kok Estate Market and Cheung Shan Estate Market were very low in recent years. A public housing estate should be equipped with the related ancillary facilities. Otherwise, residents would be forced to buy food and daily commodities in Lei Muk Shue, and some even had to do so by travelling to Tsuen Wan town centre. As a result, Chuen Lung Street, Ho Pui Street, San Tsuen Street and so were very congested during peak periods and even pedestrian-vehicle conflict occurred. Hawkers also caused noise nuisance, causing various kinds of problems in the community. If a bazaar was to be provided in Shek Wai Kok Estate or Cheung Shan Estate, it might address the residents' needs and alleviate the problems of heavy pedestrian and traffic flows during peak hours in Tsuen Wan town centre, thereby reducing the occurrence of traffic accidents. Therefore, he agreed to provide a bazaar in Cheung Shek and the vicinity (Mr LAM Sek-tim);
- (3) there were many food premises in Cheung Shan Estate and Shek Wai Kok Estate in the old days, but the utilization rate was very low at present. Some shops had even been changed for other uses. Noting that the HD required the tenants to operate every week after they had rented the shops, he hoped that department would conduct inspections. In the past, the planning of public housing would take the basic needs of grassroots including food, clothing, housing and transportation into account. However, markets in public housing estates had become the investors' tool for

making money ever since the HD had sold the markets to the Link Real Estate Investment Trust in those years. In his opinion, to cope with the very high rents of subdivided flats at present, bazaars would enable the elderly to earn a small amount of income by their handicrafts. Therefore, he supported the paper (Mr WONG Ka-wa); and

- (4) low utilization rate of the shops in markets of the public housing estates was a common phenomenon, he therefore recommended the HD and FEHD to explore whether there was any management problem. He enquired why there was no supply to the public demand. He opined that the departments concerned should consider making adjustment to rents and ancillary facilities such as introduction of corresponding policies to tie in with the ageing community. He also supported that provision of bazaars would solve the problem. He opined that the departments concerned should rent the shops to non-profit-making organisations at low rents for supply of daily commodities to residents (Mr LAU Chi-hung).

65. Senior Housing Manager/ Wai Tai Sin, Tsing Yi and Tsuen Wan 2 of the HD responded as follows:

- (1) the Hong Kong Housing Authority (HKHA) would tie in with the Government's policies. If the HKHA received a specific proposal regarding establishment of bazaars in a public housing estate under its management, it would consider the feasibility of the proposal and the impacts of the proposal on the housing estate concerned in the light of the specific contents of an individual proposal and the circumstances of the housing estate concerned, including whether the proposal would cause environmental hygiene problems, obstruction of public passages, nuisances to residents and illegal hawking activities, etc.;
- (2) the proposal was required to gain the support of the respective community and DC, to obtain the required licences/permits, as well as to comply with and carry out the provisions of all ordinances, regulations and by-laws concerned; and
- (3) being the manager of venues, the HKHA would assist the proponents to consult residents and other stakeholders through the Estate Management Advisory Committees.

66. District Leisure Manager (Tsuen Wan) of the LCSD responded as follows:

- (1) leisure venues under the management of the LCSD were mainly used for recreation and sports activities. However, the LCSD would not prohibit organisations from applying for use of leisure venues under its management for non-designated use having regard to various demands for use by the public and organisations; and

- (2) the LCSD kept an open mind towards organizing bazaars, and organisations might attempt to apply for use of its leisure venues for non-designated use. An organiser successfully held a bazaar at a leisure venue in Kwai Tsing district through application for use of the venue for non-designated use. Nevertheless, the LCSD could determine the timeslots available for rental of venue subject to the number of applicants.

67. Chief Health Inspector (Tsuen Wan)<sup>2</sup> of the FEHD responded as follows:

- (1) the FEHD kept an open mind towards bazaars. If bazaars were to be organised at the podium of the commercial complex, soccer pitch or basketball court in Shek Wai Kok Estate, the FEHD would handle the applications for licences or permits submitted by the operators at full steam;
- (2) bazaar organisers were mainly required to apply for two kinds of licences, namely, a Temporary Places of Public Entertainment Licence and a provisional food business licence or Restricted Food Permit. Upon receipt of an application for organization of bazaar, the FEHD would consult the departments concerned on matters regarding building and fire safety as well as hygiene, and would tie in with the applicant by processing of the application as soon as possible; and
- (3) the FEHD would adopt the licensing arrangement of “single permit, multiple use” to the same organisation which would organise activities of the same nature and theme and would need to organise bazaars on several days or periods with a view to facilitating the public to establish bazaars.

68. Mr LAI Man-fai believed that all Members agreed that there was an urgent need to organize bazaars in Shek Wai Kok Estate and Cheung Shan Estate in order to solve the current problem of the market concerned which only existed in name only. However, the cooperation from government departments was required, otherwise the organisers could only apply for the remaining sites in the estate. He also wanted to strike a balance between bazaars and the demand for entertainment and recreation. The Government should therefore make appropriate arrangement and allocation, introduce the bazaar policy and form an inter-departmental working group to deal with the matters related to bazaars in Hong Kong.

69. The Chairman concluded that there was a total of three agenda items concerning bazaars in the meeting. As the terms of reference of the Working Group on District Development, Planning and Economic Development under the DPDFMC also covered the matters, he hoped that the working group would follow them up in future. Moreover, he also requested the departments concerned to give due consideration to the views given by Members, actively give response and remove the obstacles.

(Note: Mr LAI Man-fai left the meeting at 4:48 p.m.)

IX Item 9: Request for Discussion of the Application of Change of Land Use for Construction of 19-storey Residential Property of Y/TWW/5

(DPDFMC Paper No. 9/2020)

70. The Chairman stated that the paper was submitted by Mr LAU Chi-hung. The representatives of government departments responsible for giving response included:

- (1) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan, PlanD;
- (2) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (DLO), LandsD; and
- (3) Mr LEUNG Cho-chiu, Estate Surveyor/Tsuen Wan 3 (DLO), LandsD.

71. Mr LAU Chi-hung introduced the paper.

72. The views and enquiries of Members were summarized as follows:

- (1) the applicant had been continuously applying for the development of residential property and hotel on the site of the existing Chan Kee Plaza in Sham Tseng in the past two to three decades. In 2013, the lot owner of Chan Kee Plaza in Sham Tseng had also submitted the relevant application. However, the lot owner was the DC Member of the constituency concerned, thus having a conflict of interest. In addition, the application site was zoned a Government, Institution or Community (GIC) site, but the Government had not provided any community facilities on the site. Therefore, the residents objected to the application. He said that there were no community facilities provided in Sham Tseng, and the residents' aspiration for the provision of a complex with community facilities such as community centre, sports centre and post office to serve the tens of thousands of residents in the area was clear. For this reason, he strongly opposed to the planning application concerned and hoped that the Government would do its duty by developing community facilities on the GIC site. Departments should also participate in studying how to improve the community facilities in Sham Tseng (Mr CHIU Yan-loy);
- (2) when he was residing in Manhattan Hill in Mei Foo, the development of a "toothpick-building" in the area proposed by a developer had result in protests by many residents. Obviously, 95% of the people at present opposed the application concerned, and so did the DC Members and residents. He requested that the Bureau concerned could consider the application for change of land use with prudence. Moreover, to tackle the current problem of land shortage, he opined that more sensible and innovative planning could be considered to strike a balance, and believed that no one would support the construction of a 19-storey residential building at the

application site. He suggested that the consultation paper be published only after the Government had conducted a comprehensive study (Mr LAU Cheuk-yu); and

- (3) noting that residents in Sham Tseng were much concerned about the agenda item, he pointed out that the applicant had repeatedly submitted planning applications for the development of hotel and residential property on the application site. He had raised the objection to the planning application to the TPB in writing, hoping that the PlanD would take Members' views into consideration and carefully examine the impacts of the project on traffic and environment as well as the great opposition from the local community. In his opinion, it would be more desirable to maintain the original land use of GIC at the application site (Mr TAM Hoi-pong).

73. Senior Town Planner/Tsuen Wan of the PlanD responded as follows:

- (1) upon the completion of the public inspection period of the planning application in mid-February, the PlanD had received the representations of more than 500 members of the public in opposition to the application mainly due to factors related to traffic and community facilities. As it was pending the comments given by the departments concerned, the PlanD was still in assessment of the planning application and did not take any position for the moment; and
- (2) the PlanD was collecting the comments given by the departments concerned. It would then consolidate the comments collected from the departments and the public before submitting them to the TPB. In view of the public objections and some of the departmental comments, the applicant might submit supplementary documents in response. The PlanD would submit the paper to the TPB by 3 April 2020 at the earliest, but the date could not be confirmed for the time being.

74. Senior Estate Surveyor/Tsuen Wan (DLO) of the LandsD responded as follows:

- (1) the application site of the planning application included lots 99, 100, 101 Remaining Portion (RP), 110 RP, 171C and 183 in Demarcation District 390 and adjoining government land, Sham Tseng, Tsuen Wan West. The current proposal of residential development was in breach of the existing lease conditions; and
- (2) if the TPB granted approval to the application for the amendments to the plan, the owner had to apply to the DLO for amendments to the land lease concerned. Upon receipt of the application, the DLO would consult the government departments concerned. Should approval be granted to the amendments of the land lease, the owner would be required to accept the basic conditions and terms, including payment of regrant premium and administrative expenses.

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

- (1) he objected to the application and pointed out that the local community was mainly concerned about the traffic problem. At present, the junction off Chan Kee Plaza near Bellagio was a bottleneck of vehicular traffic. The congestion would be aggravated if an additional access for vehicle was to be provided at the junction. Besides, he believed that the TPB was also much concerned about the urban structure. He indicated out that many housing estates in Sham Tseng such as Rhine Garden were built inwards at the bends along Castle Peak Road. On the contrary, the development of Chan Kee Plaza was built outwards on the site. If a residential development would be implemented according to the proposed plan, a building would rise straight up in the middle of Sham Tseng and would not be in line with the surrounding environment in the area. Moreover, although the existing land lease was a private one, the lot was zoned as a GIC site. He requested the DLO or PlanD to provide related information on the land lease for in-depth discussion (Mr NG Hin-lung, Norris); and
- (2) the opinion of the local community was clear that 95% of them were in opposition to the application. He hoped that the government departments concerned would perform its gate-keeping role with a view to avoiding the needless oppositions from the residents and the aggravated social conflict. Besides, the population in Sham Tseng was more than 17 000 and more than 19,000 residents in rural Tsuen Wan would also use the community facilities in Sham Tseng. Since there was a serious undersupply of community facilities in Sham Tseng, the application for change of land use at the application site had aroused a great response from the residents. He requested the government departments to pay attention to the needs of the residents (Mr LAU Chi-hung).

76. Senior Estate Surveyor/Tsuen Wan (DLO) of the LandsD would provide Members with the related information on the land lease after the meeting.

77. The Chairman remarked that Members objected to the application for change of land use and expected that the government departments concerned would listen to them.

(Post-meeting note: The Chairman had relayed Members' comments to the TPB in writing on 27 March 2020.)

X Item 10: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall  
(DPDFMC Paper No. 10/2020)

78. The Chairman stated that the paper was submitted by Mr PUN Long-chung, Roy. The representatives of government departments responsible for giving response included:

- (1) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (DLO), LandsD; and
- (2) Mr LEUNG Cho-chiu, Estate Surveyor/Tsuen Wan 3 (DLO), LandsD.

Besides, the written reply of the Highways Department (HyD) was tabled at the meeting.

79. Mr PUN Long-chung, Roy introduced the paper.

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

- (1) the location concerned involved different land title problems and was with a heavy pedestrian flow. The public was also concerned about the agenda item. The location had been provided with skid resistant surfacing to prevent pedestrians from slipping. However, the gaps on the skid resistant surfacing would easily lead to stagnant water during the rainy season. He thought that it was necessary to avoid causing stagnant water during rainy days and provide a non-skid floor at the location in the short term so as to prevent the aged and infirm persons from slipping there. In the long run, he hoped that various government departments would work together to provide a cover at the location. He enquired which departments would be responsible for the provision. If there was none, he enquired whether the DC could conduct a consultancy study on the construction of a cover. Moreover, although half of the site had been enclosed, he did not receive any notification of works. He requested the HyD or DLO to respond to the enquiry (Mr TAM Hoi-pong); and
- (2) he enquired about the information on the works being implemented at the location (the Chairman).

81. Senior Estate Surveyor/Tsuen Wan (DLO) of the LandsD responded as follows:

- (1) being not provided with a cover, the staircase was connecting with Tsuen Wan Town Lot 223 RP, namely, Cheong Yiu Building, on ground level and with Tsuen Wan Town Lot 301, namely, the covered footbridge extending from Kolour Mall, Tsuen Wan. The construction, maintenance and repair of the footbridge were undertaken by Henderson Land Development Company Limited (Henderson Ltd), the developer of Tsuen Wan Town Square and Kolour Mall, Tsuen Wan;
- (2) the DLO was retrieving the information regarding the connection of the staircase, including the land records in the past 40 years, with a view to verifying the responsible department or organisation at that time for following up on the proposed

provision of a rain shelter. According to the preliminary information, prior to the construction of a footbridge by Henderson Ltd in 1978, the connection of the staircase was connected to a government footbridge across Castle Peak Road. Subsequently, Henderson Ltd constructed the existing covered footbridge in the 1980s; and

- (3) the DLO had conducted a site inspection to the works being implemented at the footbridge, but had not yet received the plan submitted by Henderson Ltd for the works. The DLO would liaise with Henderson Ltd for further information.

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

- (1) he requested the DLO to promptly inform Members of the information on the works of the footbridge once available. He enquired the TWDO whether there were some other ways to assist in handling the proposal of constructing a rain shelter (the Chairman);
- (2) there was a lot of public space under private management in Tsuen Wan district. Developers' unwillingness to carry out maintenance works and construct facilities for the benefits of the people had resulted in various kinds of problems. The ownership of some public space under private management could not even be confirmed when problems arose. He pointed out that the footbridge at the Discovery Park was supposed to be jointly owned and maintained by the residential premises and shopping centre of Discovery Park which, however, were reluctant to pay the maintenance fee, rendering the footbridge dilapidated. The situation was similar to that of the footbridge at Kolour Mall at present. He was therefore opposed to the Government's allocation of land to public space under private management through land lease. Besides, he had seriously demanded the government departments concerned, including the DLO or Buildings Department, to make clarification of the works being implemented at Kolour Mall. As learnt, plan submission was required even for implementation of a public works items of Class III. Although the location was enclosed with hoardings, plans were not submitted yet. As it might have violated the relevant legislation, he requested the departments concerned to seriously deal with it. He also enquired about the rental arrangement of the office of the Agriculture, Fisheries and Conservation Department (AFCD) under the footbridge (Mr CHIU Yan-loy);
- (3) he pointed out that the location was a main access and that the footbridge was constructed in 1978. Also, he was surprised that the departments were not clear about the ownership of the connection to the footbridge. He hoped the departments to provide the relevant timetables and resolve the problem as soon as possible. Moreover, since the TWDO was responsible for coordination, he enquired whether

the TWDO should be responsible to manage places which were not under the management of any departments (Mr LAU Cheuk-yu); and

- (4) being the DC Member of the constituency concerned, he was surprised that the location was left unmanaged for 40 years. He enquired which department was responsible for provision of skid resistant surfacing there. Moreover, half of the footbridge had been enclosed at present, neither the DLO was aware of the situation nor departments had informed the DC Member of the constituency concerned of such information. Furthermore, he asked when the DLO would inform Members of the department which was responsible for the management of the staircase connection, and how the coordination would carry out to facilitate the provision of a cover at the location in future (Mr LAU Jackson).

83. Senior Estate Surveyor/Tsuen Wan (DLO) of the LandsD responded as follows:

- (1) the DLO had retrieved the records for many years and the responsibility for the maintenance of the connection at the staircase was pending clarification. The DLO had also sought assistance from the district survey office which, apart from providing the relevant aerial photographs and information the other day, would provide in the following week the information on the conditions of the site concerned in the past for reference. Having reviewed the related information, the DLO would study how to follow up on the proposed works of providing a rain shelter as soon as possible if the responsibility for the construction and management of the site for the relevant year could be identified; and
- (2) even if the HyD had indicated that the connection at the staircase did not currently fall within the area where it was responsible for maintenance, the related information showed that the staircase connection was already in existence prior to the construction of the footbridge by Henderson Ltd. Hence, the DLO would further review this with the HyD.

84. Estate Surveyor/Tsuen Wan 3 (DLO) of the LandsD said that the office of the AFCD was situated inside a government property managed by the Government Property Agency (GPA). The DLO was processing the application for long-term allocation of the land with a view to allocating the government property to the AFCD for management.

85. Assistant District Officer (Tsuen Wan) of the TWDO responded as follows:

- (1) the TWDO noted the problem which was stated in the paper and believed that departments would tie in with the DC during the current term to handle the issue; and
- (2) the problem of ambiguous boundaries among sites was not uncommon in the past. When the TWDO encountered the problem of indeterminate ownership in the course

of works implementation, it would request the DLO for clarification. Given that the existing situation was comparatively complicated, the DLO had indicated that it would step up its effort in dealing with this. Even if the location was not managed by the TWDO and thus would not be directly dealt with it, it would still reflect Members' keen desire to the departments concerned and conduct regular inspections, hoping that the departments to actively follow up on this.

86. The Chairman requested the DLO to practically follow up the problem and make further report at the next meeting of the DPDFMC. In case it was a problem that the DLO could not solve alone, he requested the TWDO to coordinate and intervene at appropriate time to resolve the problem.

(Post-meeting note: The Secretariat had relayed the supplementary information submitted by the DLO to Members for perusal on 20 March 2020.)

#### XI Item 11: Information Papers

##### (A) Report on Progress of District Minor Works

(DPDFMC Paper No. 11/2020)

87. Assistant District Officer (Tsuen Wan) of the TWDO reported the relevant information.

88. The Chairman indicated that only three Members could speak for each information paper except for the Report on Progress of District Minor Works (DMW) due to time constraint.

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

(1) he pointed out that a funding of \$1.5M had been reserved for constructing a sculpture of butterfly under works item 5 – Landmark construction of Chuen Lung in Tsuen Wan. Thinking that it was a small “white elephant” project which was more or less the same as the sculpture of roasted goose in Sham Tseng, many residents in the area and people in Hong Kong were opposed to the works. Being the DC Member of the constituency concerned, he requested TWDO to cancel the works for optimal use of the funds (Mr CHIU Yan-loy);

(2) he agreed to cancel works item 5 – Landmark construction of Chuen Lung in Tsuen Wan and use the funds for some other works in future. Besides, works item 3 – Installation of District Council Electronic Information Displays had been placed on the Report on Progress of DMW for a long time. He hoped that the current term of the DC could install the electronic information display at appropriate locations, so as to enhance the transparency of information and demonstrate the work of the current term of the DC to the public (Mr WONG Ka-wa);

- (3) at the beginning of the current DC term, he proposed to review the works accumulated in the previous term. He pointed out that the DC was inclined to enhance the information transparency. So, he asked why works item 3 – Installation of District Council Electronic Information Displays was suspended after the GPA had raised objection. He learnt that it was a current global trend of using colour Luminescent Electronic Display (LED) advertising signs for displaying activity posters which were replaceable. He considered it worthy to take the information into account. Moreover, he enquired whether the funding of \$1.5M reserved for works item 5 – Landmark construction of Chuen Lung in Tsuen Wan could be kept for other uses after cancelling this project. Furthermore, he noted that, as mentioned by the LCSD, the works item 41 – Installation of shark prevention net at Ma Wan Tung Wan Beach could be completed before the onset of the bathing season. However, the project might not be implemented as scheduled due to the recent COVID-19 epidemic. He therefore asked whether the project could be completed as scheduled before the bathing season (Mr TAM Hoi-pong); and
- (4) he doubted about the total cost of about \$0.8M for provision of water dispensers under works items 46 to 49 and thought that it was not hygienic to use water dispensers. He enquired about the current utilization rate of water dispensers and whether the utilization rate would be affected by the COVID-19 epidemic (Mr LAU Cheuk-yu).

(Note: Mr YICK Shing-chung, Angus joined the meeting at 5:30 p.m.)

90. Assistant District Officer (Tsuen Wan) of the TWDO responded as follows:

- (1) the works mentioned by Members were consistent with the works being reviewed by the TWDO. As some DMW projects had been included in the list for a few terms of the DC, the TWDO would also consider whether it was necessary to make adjustment to the format of the Report on Progress of DMW;
- (2) the TWDO might delete or cancel works item 5 – Landmark construction of Chuen Lung in Tsuen Wan after obtaining Members' consent; and
- (3) the allocation for works item 3 – Installation of District Council Electronic Information Displays was \$1 only because many difficulties were encountered in the planning process of the project. For example, the GPA objected to the project due to technical reasons such as the possible impacts on pedestrians caused by overheating of the electronic information displays in operation. Moreover, as also mentioned by Members, rapid development was seen in modern technologies. So, it was questionable whether electronic information display was still suitable for use or whether newer devices were available for use as replacement. In this connection, the

TWDO proposed to delete the works item from the report for the time being and submit it again for processing by the DPDFMC only after the planning process had become more mature.

91. District Leisure Manager (Tsuen Wan) of the LCSD responded as follows:

- (1) works implementation of works item 41 – Installation of shark prevention net at Ma Wan Tung Wan Beach was affected by the COVID-19 epidemic. However, subsequent to a review conducted on the day before, the LCSD noted that shark prevention nets would be installed in March and believed that the works could be completed before opening the beaches for public use in April; and
- (2) Members of the previous term of the DC had repeatedly requested for provision of additional water dispensers. The LCSD had also received the requests from many residents for providing water dispensers at various locations. Provision of water dispenser also served an environmental purpose. Therefore, the LCSD provided additional water dispensers at different locations at the requests, and would gradually submit fund applications for providing water dispensers at other places.

92. Mr WONG Ka-wa did not agree to cancel works item 3 – Installation of District Council Electronic Information Displays and suggested that further discussion to be held after the meeting.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 12/2020)

93. District Leisure Manager (Tsuen Wan) of the LCSD introduced the paper.

(C) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 13/2020)

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

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

- (1) she learnt that eligible organisations could apply to organise activities through the LCSD Venue Partnership Scheme. She hoped that the LCSD could relax the requirements of organisations for applying the Scheme in future. This might facilitate more diversified district organisations to participate in the Scheme so that the fund would not be monopolised by organisations with adequate resources or the same organisation all the time (Ms CHAN Kim-kam);

- (2) he pointed out that there was not much change about the LCSD's free cultural and entertainment programmes over the years, thereby giving an impression that the entire combination was somewhat ageing. He enquired what channels were available for raising comments to the LCSD (Mr LAU Cheuk-yu); and
- (3) he believed that Members could raise comments to the LCSD by phone (the Chairman).

(Note: Mr NG Hin-lung, Norris and Mr MAN Yu-ming left the meeting at 5:36 p.m. and 5:38 p.m. respectively.)

96. Senior Manager (New Territories South) Promotion of the LCSD responded as follows:

- (1) the LCSD Venue Partnership Scheme was an independent scheme with specific purposes and objectives of establishment. The Committee on Venue Partnership was responsible to process applications and formulate the direction of development of the Scheme. Members were welcomed to visit the website of the LCSD for details of the Scheme;
- (2) if the abovementioned Committee believed there was room for improvement such as threshold requirements of applicants, they would consider or adjust the Scheme accordingly when rolling out the next round of application ; and
- (3) regarding the discrepancy between the arrangement of some free district-based cultural and entertainment programmes and the expectation of the public, the LCSD welcomed Members to raise comments so that the LCSD could know the programmes and preference which residents in different areas wanted to enjoy, enabling it to perfect the provision as far as possible. The LCSD could have further discussion with Members after the meeting.

(D) Report on Promotional Activities and the Enrolment Rate in Tsuen Wan District Public Libraries by the Leisure and Cultural Services Department

(DPDFMC Paper No. 14/2020)

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

98. The Chairman requested Members to note the following information papers:

(E) Membership List of District Planning, Development and Facilities Management Committee 2020-23

(DPDFMC Paper No. 15/2020);

(F) Terms of Reference of District Planning, Development and Facilities Management Committee 2020-23

(DPDFMC Paper No. 16/2020); and

(G) Dates of Meetings of District Planning, Development and Facilities Management Committee between April 2020 and February 2021 (DPDFMC Paper No. 17/2020).

XII Item 12: Any Other Business

(A) Date of Next Meeting

99. The Chairman reminded Members that the next meeting was scheduled on 21 April 2020, and the deadline for submission of paper was 2 April 2020.

(Post-meeting note: The date of the third meeting of the DPDFMC was postponed to 28 April 2020.)

XIII Adjournment of Meeting

100. There being no other business, the meeting was adjourned at 5:42 p.m.

Tsuen Wan District Council Secretariat

23 March 2020

Terms of Reference of the Working Groups under  
District Planning, Development and Facilities Management Committee in 2020-23

(I) Working Group on Community Halls and Recreation and Sports Facilities

- (1) To advise government departments on management issues such as security, maintenance, cleaning, booking and utilisation rate of community halls in the District;
- (2) to encourage and foster local organisations to organise social and recreational activities at community halls which suit residents' needs;
- (3) to monitor progress of community hall works in the District;
- (4) to advise government departments on development and management of recreational and sports facilities in the District;
- (5) to provide opinions on recommendation of recreational and sports facilities in the District made by government departments;
- (6) to monitor progress of works concerning recreational and sports facilities in the District; and
- (7) to report its work to the DPDFMC on a regular basis.

(II) Working Group on District Development, Planning and Economic Development

- (1) To research and advise on planning, land use, community facility and building in the District;
- (2) to promote, research and advise on community involvement activities pertinent to community planning, building and development;
- (3) to express concern over the situation and trend of economic development in Tsuen Wan District;
- (4) to create the favourable environment for steady economic development in Tsuen Wan District through organising various types of activities (such as exhibitions, workshops, visits and bazaars); and
- (5) to report its work to the DPDFMC on a regular basis.

Membership lists of the Working Groups under  
District Planning, Development and Facilities Management Committee in 2020-23

Working Group on Community Halls and Recreation and Sports Facilities

Convenor : Mr LAI Man-fai  
Members : Mr MAN Yu-ming, MH  
Mr LI Hung-por  
Mr LAM Sek-tim  
Ms CHAN Kim-kam  
Mr LUK Ling-chung, Antonio (joined after the meeting)  
Mr WONG Ka-wa  
Mr KOT Siu-yuen (joined after the meeting)  
Mr LAU Chi-hung  
Mr PUN Long-chung, Roy

Working Group on District Development, Planning and Economic Development

Convenor : Mr CHIU Yan-loy  
Members : Mr MAN Yu-ming, MH  
Mr YICK Shing-chung, Angus  
Mr LAM Sek-tim  
Ms CHAN Kim-kam  
Mr LUK Ling-chung, Antonio (joined after the meeting)  
Mr WONG Ka-wa  
Mr LAU Chi-hung  
Mr LAU Cheuk-yu  
Mr LAU Jackson  
Mr LAI Man-fai  
Mr TSE Man-chak  
Mr TAM Hoi-pong