

(Translation)

Minutes of the 4th Meeting of
District Planning, Development and Facilities Management Committee (2/20-21)

Date: 30 June 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 SHUM Lester

Mr YICK Shing-chung, Angus

Mr LAM Sek-tim

Ms CHAN Kim-kam

Mr WONG Ka-wa

Mr KOT Siu-yuen

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 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 CHAN Sai-hung 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

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| | District Office |
| Miss LI Wan-ki, Wanki | Executive Assistant (District Council)3, Tsuen Wan District Office |
| Miss CHAN Hiu-yuen, Virginia | Executive Assistant (District Council)4, Tsuen Wan District Office |
| 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-ye, 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 SIU Man-kit, Terry | Engineer/14 (West), Civil Engineering and Development Department |
| <u>For discussion of item 2</u> | |
| Ms CHAN Hoi-ki, Maggie | District Engineer/General(3), Highways Department |
| <u>For discussion of item 7</u> | |
| Mr WONG Chai-kwan | Chief School Development Officer (Tsuen Wan and Kwai Tsing), Education Bureau |
| Mr YEUNG Kwok-po | Senior Property Service Manager (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department |
| <u>For discussion of item 11</u> | |
| Mr TSANG Lap-kei, Freddie | Senior Engineer/2 (West), Civil Engineering and Development Department |
| Mr KWAN Chi-fai | Associate Director, Consultant - Ove Arup and Partners Hong Kong Limited |
| Ms LING Ke-man | Resident Engineer, Consultant - Ove Arup and Partners Hong Kong Limited |
| Mr KWOK kwong | Superintendent, Contractor - Richwell Civil Joint Venture |
| Miss NG Nei-yin | Senior Health Inspector (Cleansing & Pest Control) Tsuen Wan (Acting), Food and Environmental Hygiene Department |

I Opening Remarks and Introduction

The Chairman welcomed the Members, representatives from the government departments and media workers to the 4th meeting of the District Planning, Development and Facilities Management Committee (DPDFMC) and introduced:

- (1) Mr CHAN Sai-hung who attended the meeting for the first time and replaced Mr YUNG Chi-wai to assume the post of Senior Inspector of Works (Tsuen Wan), Tsuen Wan District Office (TWDO); and
- (2) Mr SIU Man-kit, Terry, Engineer/14 (West) (Engr/14 (W)), Civil Engineering and Development Department (CEDD), who attended this meeting on behalf of Mr LI Pui-sang.

(Note: Mr LAM Sek-tim joined the meeting at 2:36 p.m.)

2. The Chairman reminded Members of sections 17(1) and 27 of the Tsuen Wan District Council Standing Orders (the “Standing Orders”) that any Member who wished to move a motion or ask any question at a meeting was required to give the Secretary a notice in writing ten clear working days before the meeting. Thus, he reminded Members that the date of the next meeting was 18 August 2020 and the deadline for submission of paper was 3 August 2020. In addition, according to section 28 of the Standing Orders, unless otherwise agreed by the Chairman, Members could speak once for each agenda item at the meeting and each Member could speak up to 1.5 minutes. A maximum of five Members could speak for each agenda item. A maximum of four Members could speak for an agenda item under which a motion was moved in order to reserve time for handling the motion. The Member(s) who had submitted a paper would have 2 minutes to make an introduction and 1 minute to draw a conclusion. The representatives of the departments would have up to 2 minutes to give response.

(Note: Mr SHUM Lester joined the meeting at 2:37 p.m.)

II Item 1: Confirmation of Minutes of the 3rd Meeting held on 28.4.2020

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

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

(A) Paragraphs 4 to 11 of the Minutes of the Meeting held on 28 April 2020: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall

4. The Chairman said that the relevant paper was submitted by Mr PUN Long-chung, Roy for the DPDFMC meeting held on 25 February 2020. The representatives from the departments responsible for giving response were:

- (1) Ms CHAN Hoi-ki, Maggie, District Engineer/General(3) (Dist Engr/G(3)), Highways Department (HyD);
- (2) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (Sr Estate Surveyor/TW), District Lands Office, Tsuen Wan and Kwai Tsing (DLO), Lands Department; and
- (3) Mr CHOW Chun-hun, Gary, Assistant District Officer (Tsuen Wan) (Asst Dist Offr (Tsuen Wan)), TWDO.

5. Dist Engr/G(3) of the HyD responded as follows:

- (1) the HyD was responsible for the repair and maintenance of the footbridge section across Castle Peak Road connecting the spiral staircase off Tsuen Fung Centre and the “Welcome to KOLOUR•Tsuen Wan” sign, whereas the repair and maintenance of the footbridge section between that sign and KOLOUR•Tsuen Wan fell beyond its purview. The two footbridge sections were structurally independent; and
- (2) the HyD was not responsible for the repair and maintenance of the location which was proposed by the Member for provision of a rain shelter.

6. Sr Estate Surveyor/TW of the DLO responded as follows:

- (1) the footbridge section and staircase proposed by the Member for provision of a rain shelter were situated on government land. The land title belonged to the Government; and
- (2) if the government department concerned intended to construct a rain shelter at the said location and would take up the management, repair and maintenance of the rain shelter in the future, the DLO would make complementary efforts and provide assistance in land administration. The DLO would also resume the area which was required by the department to construct the rain shelter from the developer, according to the department’s works schedule as well as the terms of the land lease and legal documents.

7. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO had conveyed Members’ views to the HyD and would discuss follow-ups on the project with the HyD.

8. The Chairman said that according to the DLO, the footbridge section concerned was on government land and the developer was responsible for the management and repair of the footbridge section. However, the current discussion focused on ascertaining which party was responsible for constructing a rain shelter there. If the HyD was responsible for constructing a rain shelter, the DLO should handle the land administrative work in tandem. On the contrary, if the developer was responsible for constructing a rain shelter, a government department should

discuss the matter with the developer.

9. The views and enquiries of Members were summarised as follows:
- (1) the Tsuen Wan District Council (TWDC) and departments had constructed many rain shelters in the district in the past. It was unreasonable that the aforesaid location was devoid of a rain shelter. He pointed out that the location persistently lacked management, resulting in problems of stagnant water and slippery ground. He hoped that short-term measures would be drawn up to solve those problems first. The HyD could subsequently take up the coordinating role and utilise its resources to construct a rain shelter. He also hoped that the HyD would proactively handle the provision of a rain shelter so that Members would not have to make such a request to the developer (Mr TAM Hoi-pong);
 - (2) he had enquired of the developer why it did not construct a rain shelter at the location concerned during the implementation of improvement works which were currently underway. The developer replied that it had nothing to do with the matter because the location was not under its management. According to the HyD, it was responsible for the repair and maintenance of the footbridge section of which the end was marked by the sign. However, as the location was on government land, he opined that the HyD should also take up the management of the staircase which was located in front of this end of the footbridge section (Mr LAU Jackson);
 - (3) the location concerned was on government land without a roof cover and the ground was quite slippery. The provision of a rain shelter there would be beneficial to residents in Tsuen Wan district. The TWDO acceded to his request for applying anti-skid dressing at the location under Minor Environmental Improvement Project. Also, the DLO clearly indicated that the location was on government land and the land title belonged to the Government. It therefore lacked further contractual foundations to request the developer to undertake additional work apart from the repair, maintenance and cleansing of existing facilities. As such, the Government was duty bound to construct a rain shelter for residents at the said location. Besides, the HyD was responsible for providing pedestrian facilities. He believed that the HyD could implement the project after resolving the issues of public-private partnership. He hoped that the HyD would accept the views of the district (Mr PUN Long-chung, Roy);
 - (4) he believed that the current deadlock probably resulted from past blunders. He hoped that the DLO would identify the relevant departments to tackle the problem of storm water pouring from both sides of the footbridge on rainy days. He believed that the provision of

a rain shelter was related to the Transport Department (TD). Also, he opined that it was necessary to ascertain which department would be responsible for the management of the rain shelter upon construction (Mr WONG Ka-wa);

- (5) upon clarification, it was now confirmed that the land title of the aforesaid location belonged to the Government. According to the land lease conditions, the developer was responsible for the management work. He pointed out that residents did not want to know which department/organisation was responsible for the management work; instead, they hoped that the problems at the location (e.g. crowdedness, persistently slippery ground and the lack of a rain shelter) would be solved as soon as possible. He thus opined that the TWDO should identify the responsible department. In fact, even if the location was on private land, rain shelters had been previously constructed on private land using government resources. For instance, despite being on private land, the rain shelter at Phase II, Tsuen King Garden was constructed using District Council (DC) funds and the repair and maintenance work were taken up by the TWDO. He did not understand why it failed to construct the proposed rain shelter by adopting the said approach at present. He hoped that the government departments would tackle the problem and promptly implement the captioned measure which was beneficial to the public (Mr CHIU Yan-loy); and
- (6) he enquired whether the HyD was willing to take up the construction of a rain shelter at the said location. He stated that he would not remove the captioned item from the Matters Arising from the Minutes of the Previous Meeting until a department or organisation undertook the project (the Chairman).

(Note: Mr KOT Siu-yuen joined the meeting at 2:48 p.m.)

10. Dist Engr/G(3) of the HyD responded as follows:
 - (1) being a public works department, the HyD was responsible for the repair and maintenance of public roads and related facilities under its management; and
 - (2) the HyD noted that the developer was currently responsible for the repair and management of the footbridge section outside KOLOUR•Tsuen Wan. The repair of this footbridge section fell beyond the HyD's purview.
11. The Chairman said that if the TD took up the coordinating role, the project should be handled by the Working Group on Development of Ancillary Facilities for Pedestrians under the Traffic and Transport Committee, which would give rise to

further complications. He did not share the claim that the HyD was unable to coordinate the project because it was a public works department. Also, he requested the TWDO to conduct coordination work and discuss the project with the HyD.

12. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO would take up the coordinating role and discuss the project with the TD. It would also convey to the TD that Members earnestly looked forward to constructing a rain shelter at the location concerned and urge the TD to tackle the problem in collaboration with the HyD.

13. Mr LAU Jackson suggested conducting an on-site inspection with the relevant departments and developer as well as reviewing the related legal documents.

14. The Chairman asked the Secretariat to make arrangements after the meeting.

(Post-meeting note: The DPDFMC conducted an on-site inspection with the HyD, DLO, TD and TWDO on 14 July 2020.)

(Post-meeting note: The supplementary information submitted by the DLO on 5 August 2020 was distributed to Members for perusal.)

IV Item 3: Proposal on Funds Allocation for the District Planning, Development and Facilities Management Committee 2020/21
(DPDFMC Paper No. 14/20-21)

15. The Chairman stated that the DPDFMC was allocated a total provision of \$21,004,000 in 2020/21, from which an amount of \$6,645,000 (including 5% deficit budget) was allocated to the Leisure and Cultural Services Department (LCSD) for organising activities, an amount of \$1,600,000 (including 5% deficit budget) was allocated to DC funds (Community Involvement Projects) and an amount of \$12,759,000 was allocated to implement district minor works projects.

16. The Secretary introduced the paper.

17. Mr WONG Ka-wa enquired about the progress of “Request for Provision of District Council Electronic Information Displays” which was put forth at the last meeting.

18. The Chairman stated that the aforesaid matter would be followed up under Any Other Business.

19. Member unanimously endorsed the Proposal on Funds Allocation for the District Planning, Development and Facilities Management Committee 2020/21 and the administrative arrangements.

(Note: Mr MAN Yu-ming joined the meeting at 2:57 p.m.)

V Item 4: Proposed New Items under District Minor Works
(DPDFMC Paper No. 15/20-21)

20. Asst Dist Offr (Tsuen Wan) of the TWDO and District Leisure Manager (Tsuen Wan) (District Leisure Mgr(Tsuen Wan)) of the LCSD introduced five proposed new items under district minor works in Tsuen Wan in 2020-21.

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

- (1) he recommended that the TWDO should provide the list of repair items under proposed new project item 1 – Term contract for minor works items and maintenance of DC facilities in Tsuen Wan District (2020-2021). Besides, he commended the LCSD for accepting his views and clearly indicating the greening locations of proposed new project item 3 – Beautification works at Tsuen Wan District Leisure Venues. Moreover, he noted that 38 closed-circuit television (CCTV) cameras would be installed under proposed new project item 4 – Provision of CCTV at Shing Mun Valley Sports Ground. In his opinion, it was an excessive number of CCTV cameras to be installed. He also enquired on the LCSD's guidelines as to whether people affected by an incident could obtain relevant CCTV footages. Finally, he advised that to prevent flooding, it should refrain from using glue to strengthen block paving for proposed new project item 5 – Improvement works of footpath at Jockey Club Tak Wah Park (Mr TAM Hoi-pong);
- (2) he suggested that the TWDO should set out the repair items under proposed new project item 1 for review on the status of repairs. Besides, he opined that proposed new project item 4 was essential. However, he had reservations over it because an excessive number of 38 CCTV cameras would be installed and the project estimate was quite high (Mr LAI Man-fai);
- (3) he thanked the LCSD for putting forth proposed new project item 5 and enquired about the serviceable lifespan of the footpath upon resurfacing so as to ascertain whether the funding would be put into effective use. Besides, he opined that it would excessively install 38 CCTV cameras under proposed new project item 4 and the project estimate was rather costly (Mr LAU Jackson);
- (4) he recommended that the TWDO should provide the list of repair items under proposed new project item 1 for Members' reference. He also enquired whether the repairs for TWDC logos outside the TWDC entrance and on the footbridge were on the list. Furthermore, he agreed to the implementation of proposed new project item 2 – Common inspections and care works to District Council fitness equipment in Tsuen Wan District (2020-2021) and proposed new project

item 3. In addition, regarding proposed new project item 4, he enquired about the number of past instances in which no CCTV footage could be made available for the Police's investigations. He opined that the project would be less cost-effective if the number of such instances was insignificant. Finally, he pointed out that the application of glue in block paving would not only hinder the growth of trees but would also cause flooding during heavy rains. He thus suggested that no glue should be used when implementing proposed new project item 5 (Mr PUN Long-chung, Roy);

- (5) he opined that the estimate of proposed new project item 4 was relatively high and enquired about its cost-effectiveness. Besides, he enquired whether the LCSD had set the required number of CCTV cameras during the construction of Shing Mun Valley Sports Ground and about the reasons for proposing the installation of 38 CCTV cameras at present. He would resolutely object to the project if the LCSD refused to give response. Also, he enquired about the annual number of applications received by the LCSD for provision of CCTV footage relating to personal accidents (Mr LAU Cheuk-yu);
- (6) he proposed that the TWDO should set out the repair items under proposed new project item 1. He enquired whether an application for DC funds should be made for this project item on an annual basis. Moreover, he pointed out that a resident in Tsuen Wan district broke his or her leg when taking part in athletics activities. However, the insurance company could not make compensation due to the resident's failure to provide the relevant CCTV footages. He thus enquired about the sports grounds which had already been installed with CCTV systems in Tsuen Wan district and the number of service years of these CCTV systems. Also, he enquired whether the CCTV cameras to be installed under proposed new project item 4 were high definition cameras with night vision. Besides, he suggested that proposed new project item 5 should adopt a paving material resistant to growth of tree roots in order to prevent unevenness of the footpath upon resurfacing (Mr WONG Ka-wa); and
- (7) he was supportive of proposed new project item 5. However, he opined that a technology should be identified to properly address issues of tree roots during implementation. Otherwise, the footpath would become uneven again in a short while due to the growth of tree roots, resulting in a waste of money (the Chairman).

22. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:

- (1) the TWDO noted Members' views on proposed new project item 1. He pointed out that the contract mainly covered repairs for DC facilities such as seats and rain shelters in the district. Having been put into

service for a while, some DC facilities might rust or the components thereof might be damaged. The TWDO should request the contractor to promptly conduct repairs under this contract with a view to ensuring user safety and maintaining the pleasant appearance of facilities; and

- (2) the TWDO would report the information of the works concerned to Members upon consolidation.

23. The Chairman said that to his knowledge, the contract under proposed new project item 1 was a term contract of a recurrent nature. The TWDO could request the term contractor to provide small-scale and prompt repair services when necessary.

24. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:

- (1) according to the LCSD's guidelines, a member of the public should fill in the application form if he or she wished to obtain CCTV footage. The LCSD exercised stringent management and therefore would only receive one or two applications from time to time;
- (2) accidents had happened at venues managed by the LCSD in the past. When members of the public instituted proceedings, the LCSD was unable to give relevant evidence to the court due to the lack of CCTV footages. As a result, it was difficult for the court to determine the causes of accidents. There also had been thefts of channel covers at sports grounds. Hence, the LCSD wished to enhance the surveillance at its venues with a view to safeguarding public interest;
- (3) as Shing Mun Valley Sports Ground was a relatively sizable venue, it would require more complicated cabling work to set up a CCTV system and a higher project estimate would be inevitably incurred. The cameras of the CCTV system did not support night vision; and
- (4) the LCSD noted Members' views on proposed new project item 5 and would study the material for block paving with the Architectural Services Department (ArchSD). The ground would be lifted to a higher level in the improvement works. The LCSD was unable to guarantee the serviceable lifespan of the footpath upon completion of the improvement works. However, it hoped that for the next ten years, another improvement works would not be required due to cracked paving blocks.

25. Mr TAM Hoi-pong requested for a second round of remarks.

26. The Chairman said that a second round of remarks could not be arranged for Members due to the time constraint.

27. Mr LAI Man-fai proposed that a ballot should be held for each of the proposed new items under district minor works. Members agreed to the proposal.

28. Mr TAM Hoi-pong proposed that open ballots should be held. Members agreed to the proposal.

29. The Chairman asked Members to vote on proposed new project item 1 under district minor works. The voting result was set out as follows:

For (15 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr SHUM Lester, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr KOT Siu-yuen, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr PUN Long-chung, Roy and Mr LAU Jackson

Against (1 vote in total)

Mr LAI Man-fai

Abstention (1 vote in total)

Mr TAM Hoi-pong

30. The Chairman announced that proposed new project item 1 under district minor works was endorsed.

31. The Chairman asked Members to vote on proposed new project item 2 under district minor works. The voting result was set out as follows:

For (16 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr SHUM Lester, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr KOT Siu-yuen, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr PUN Long-chung, Roy, Mr LAU Jackson and Mr TAM Hoi-pong

Against (0 vote in total)

Abstention (1 vote in total)

Mr LAI Man-fai

32. The Chairman announced that proposed new project item 2 under district minor works was endorsed.

33. The Chairman asked Members to vote on proposed new project item 3 under district minor works. The voting result was set out as follows:

For (17 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr SHUM Lester, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr KOT Siu-yuen, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr PUN Long-chung, Roy, Mr LAU Jackson, Mr LAI Man-fai and Mr TAM Hoi-pong

Against (0 vote in total)

Abstention (0 vote in total)

34. The Chairman announced that proposed new project item 3 under district minor works was endorsed.

35. The Chairman asked Members to vote on proposed new project item 4 under district minor works. The voting result was set out as follows:

For (4 votes in total)

Mr MAN Yu-ming, Mr WONG Ka-wa, Mr KOT Siu-yuen and Mr CHIU Yan-loy

Against (11 votes in total)

The Vice Chairman, Mr NG Hin-lung, Norris, Mr SHUM Lester, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr PUN Long-chung, Roy, Mr LAU Jackson, Mr LAI Man-fai and Mr TAM Hoi-pong

Abstention (2 votes in total)

Mr LI Hung-por and Mr YICK Shing-chung, Angus

36. The Chairman announced that proposed new project item 4 under district minor works was not endorsed.

37. The Chairman asked Members to vote on proposed new project item 5 under district minor works. The voting result was set out as follows:

For (15 votes in total)

The Vice Chairman, Mr MAN Yu-ming, Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr SHUM Lester, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr KOT Siu-yuen, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr PUN Long-chung, Roy, Mr LAU Jackson and Mr LAI Man-fai

Against (0 vote in total)

Abstention (1 vote in total)

Mr TAM Hoi-pong

38. The Chairman announced that proposed new project item 5 under district minor works was endorsed.

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

- (1) he learnt that a semi-permeable technology was currently adopted in Singapore to tackle issues relating to tree roots and paving blocks. If the technology was not adopted to implement proposed new project item 5 and paving blocks were laid on top of tree roots as usual, it would fail to thoroughly resolve the problem. Hence, he abstained from voting on the project and hoped that the LCSD would seek Members' views on the technology (Mr TAM Hoi-pong); and
- (2) he shared the Member's view and therefore refrained from voting on proposed new project item 5 (Mr LAU Cheuk-yu).

VI Item 5: "Request for Provision of a Site for a Permanent Bazaar in Tsuen Wan"

(DPDFMC Paper No. 16/20-21)

40. The Chairman said that the paper was submitted by Mr WONG Ka-wa and Mr CHIU Yan-loy. The representative of the department responsible for giving response was Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW of the DLO. Besides, the written reply of the TD was tabled at the meeting.

41. Mr CHIU Yan-loy and Mr WONG Ka-wa introduced the paper.

42. Sr Estate Surveyor/TW of the DLO responded that according to records, Tsuen Wan Public Pier was a public facility managed by the TD. Therefore, activities could only be organised at Tsuen Wan Public Pier with the consent of the TD. The TD was also responsible for processing relevant applications.

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

- (1) many local residents had relayed to him their aspiration for setting up a bazaar in Tsuen Wan district. However, an organiser of bazaar could only apply for using venues under the LCSD for non-designated use and any activity involving cash transactions could not be held at venues of the Housing Department (HD), whereas venues at private housing estates would not be considered. Hence, he supported the provision of a permanent bazaar site in Tsuen Wan to promote the local economy. He hoped that various departments would make complementary efforts to actualise the request (Mr LAI Man-fai);
- (2) he was very supportive of setting up a bazaar and opined that it was one

of the approaches to promote stall economy. In his opinion, it should seek views on the proposed site from district organisations (e.g. owners' corporations of housing estates near the proposed site) before considering the suitability of the site for setting up a bazaar (Mr LAU Cheuk-yu);

- (3) he agreed to the provision of a permanent bazaar site in the district. He opined that temporary bazaars could also be set up in different areas. For example, the vacant site next to Sham Tseng Temporary Market and Cooked Food Centre might be made available for villagers of Sham Tseng to sell special agricultural produce. It would be beneficial to residents (Mr LAU Chi-hung);
- (4) she supported the provision of a permanent bazaar site in Tsuen Wan. Apart from the site proposed by the Members, many locations in Tsuen Wan district were worthy of consideration. She suggested that the working group should invite the stakeholders of bazaar (e.g. organisations which planned to organise bazaars, district organisations and stall owners) to give comments in the discussion on selecting a permanent bazaar site. By doing so, the working group could identify a site which could better meet the needs of stakeholders and set up a permanent bazaar in Tsuen Wan with the aim of promoting the local economy (Ms CHAN Kim-kam);
- (5) he hoped that a bazaar would be set up in Tsuen Wan. However, a bazaar in operation might cause hygiene and traffic problems, and have impacts on residents if it was set up adjacent to residential areas. He thus opined that it would be more desirable to select a site far away from residential areas for setting up a bazaar. Besides, many sites in Tsuen Wan district were worth considering in this regard. He suggested conducting a public consultation so that residents in Tsuen Wan district could express their views (Mr LAM Sek-tim);
- (6) he supported the broad direction of setting up a permanent bazaar. He pointed out that similar shops without special features were currently found in all shopping malls in Hong Kong. The establishment of bazaars could help stimulate the local economy and facilitate start-ups in the territory. Regarding the site proposed by the Members, as District Councillor of the constituency area, he had pointed out at a meeting of the Environment, Health and Climate Change Committee that he saw some people fishing rays at the pier in March 2020. However, the department concerned had never borne the management responsibility. It could be seen that the department failed to conduct management work in tandem. As such, he objected to setting up a bazaar at the proposed site. He suggested that a site suitable for the said purpose should be identified at Hoi On Road between Ocean Pride and Belvedere Garden (Mr YICK Shing-chung, Angus); and

- (7) while supporting the provision of a permanent venue at which organisations could apply for setting up bazaars on a regular basis, he commented that the site proposed by the Members was close to the waterfront and residential areas. Also, it only covered a small area. He thus doubted whether the site was suitable for setting up a bazaar. He hoped that the department concerned would give a further explanation. Besides, he noted that some district organisations had earlier commented on potential bazaar sites. Hence, he suggested inviting these organisations to give views at a meeting of the working group. He also proposed that the government departments should convert deserted sites into permanent bazaar sites (the Vice Chairman).

44. The Chairman stated that Members generally agreed to setting up a permanent bazaar in Tsuen Wan, prudently selecting a proposed site and thoroughly seeking views from the stakeholders. Hence, he proposed that the matter should be referred to the Working Group on District Development, Planning and Economic Development for follow-up.

VII Item 6: The Number of Lockers, Showering Rooms with Hot and Cold Water Supply and Toilet Facilities in the Sports Venues of Tsuen Wan District
(DPDFMC Paper No. 17/20-21)

45. The Chairman said that the paper was submitted by Mr LAU Cheuk-yu. The representative of the department responsible for giving response was Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan) of the LCSD.

46. Mr LAU Cheuk-yu introduced the paper.

47. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:

- (1) the LCSD would not include store rooms or toilets in the planning of all recreational venues. Having said that, it would equip all stadiums and sports venues with showering rooms with hot and cold water supply and lockers;
- (2) most venues under the LCSD in Tsuen Wan district were equipped with showering rooms with hot and cold water supply and lockers. Currently, there were a total of 240 showering rooms with hot and cold water supply and 1 181 lockers. The utilisation rate of lockers was about 50%;
- (3) generally speaking, the LCSD might fail to provide lockers inside toilets because of venue constraints. For example, due to limited space, no lockers were provided in the changing rooms of Kwok Shui Road Park and Tsuen King Circuit Playground & Rest Garden for the time being. The LCSD would review the feasibility of providing lockers therein afresh;
- (4) covering a small area, the changing rooms at Kwok Shui Road Park and

Tsuen King Circuit Playground & Rest Garden were only equipped with showering facilities with cold water supply at present. The LCSD would discuss with the ArchSD the feasibility of providing showering facilities with hot water supply; and

- (5) Sham Tseng Playground used to be a temporary playground in the past and the facilities were relatively crude. The LCSD had explored the feasibility of providing lockers after permanently taking over the playground in 2019. However, the construction of toilets was unattainable owing to limited space.

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

- (1) many people came to jog at the waterfront in Tsuen Wan from other districts and some of them were with disabilities. They would like to borrow the lockers and showering facilities at Tsuen Wan West Sports Centre. However, as they were not users of Tsuen Wan West Sports Centre, their requests were rejected by the staff of the sports centre. To his knowledge, it was true that there were insufficient lockers for loan to people who were not users of Tsuen Wan West Sports Centre. He opined that there was a keen demand for lockers and believed that there was sufficient space at this sports centre. He thus suggested that the LCSD should provide additional lockers at Tsuen Wan West Sports Centre for loan to users of the waterfront. Besides, he enquired about the whereabouts of stationary bicycles which could convert kinetic energy into electricity at Tsuen Wan West Sports Centre (Mr SHUM Lester);
- (2) he hoped that the LCSD would consider practicable ways to provide lockers at the venues concerned. Moreover, he noted that squat toilets at many public toilets in the district were suspended due to hygiene problems. Also, squat toilets were not elderly friendly. He thus opined that all squat toilets should be replaced (Mr LAM Sek-tim);
- (3) he agreed to the replacement of squat toilets. Moreover, he noted that not all sports venues in Tsuen Wan district were fitted with toilets. For instance, the basketball court near Sheeny Terrace at Allway Gardens was devoid of temporary toilets, causing inconvenience to users of the basketball court. He thus requested for setting up toilet facilities at this basketball court. Also, sports venues, especially soccer pitches, had insufficient storage facilities. Even though metal storage cages were made available at some soccer pitches, the demand for storage facilities was still unmet during peak hours. He hoped that the LCSD would study ways to facilitate the use of its facilities by venue users (Mr CHIU Yan-loy);
- (4) he enquired whether the three outdoor soccer pitches in Tsuen Wan district were devoid of lockers at present. He hoped that lockers would

be promptly set up at Sham Tseng Playground to meet users' needs (Mr LAU Chi-hung);

- (5) the demand for lockers correlated with the time when people exercised outdoors. It was true that many people jogged along the waterfront in Tsuen Wan and lockers were therefore in demand. Moreover, he learnt that storage cages were made available at soccer pitches several years ago. Many lockers were persistently occupied by people who were not venue users. Hence, he hoped that the LCSD would enhance the management of storage facilities (Mr WONG Ka-wa); and
- (6) he enquired whether the project proposed by the Member would be implemented using DC funds under district minor works or the internal resources of the LCSD. Besides, he asked the LCSD's representative to give response to Members' enquiry in respect of working out a timetable for regular inspection on ancillary facilities (the Chairman).

49. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:

- (1) staff of the LCSD would inspect the ancillary facilities at its venues on a daily basis. However, the ancillary facilities were often damaged due to high utilisation rates. The LCSD had to occasionally seek assistance from the ArchSD in conducting repairs. The repairs usually took two or three days. It might take more than one week if procurement of parts was required;
- (2) the LCSD would apply for DC funds under district minor works to set up lockers and implement improvement works for facilities at its venues;
- (3) many people who jogged outside Tsuen Wan Sports Centre would use lockers in the sports centre. If the LCSD failed to provide lockers for users of Tsuen Wan Sports Centre upon request, some of them would blame the LCSD for lending the lockers to joggers. Hence, the LCSD would only reserve 20% of the lockers for joggers. When designing Tsuen Wan Sports Centre, the LCSD did not take into account the number of lockers for use by people who were not users of the sports centre. To cater for the needs of joggers, the LCSD would procure additional lockers in due course;
- (4) the LCSD would generally reserve a certain number of squat toilets at new facilities. The LCSD noted Members' views on squat toilets. He would convey the views to the Headquarters in order to study the feasibility of converting squat toilets into pedestal toilets; and
- (5) the basketball court near Sheeny Terrace at Allway Gardens covered a small area. Generally speaking, the LCSD would not include toilet as a compulsory facility when designing facilities for a basketball court. Nevertheless, the LCSD would study the feasibility of providing toilets at this basketball court.

50. Mr LAU Cheuk-yu hoped that the LCSD would provide the relevant information in writing and set up more facilities beneficial to the public using DC funds.

51. The Chairman asked the LCSD to note Members' views and consider providing additional facilities such as toilets and lockers at its venues.

VIII Item 7: Re-planning of the Use of the Deserted School Premises of Tsuen Wan Lutheran School

(DPDFMC Paper No. 18/20-21)

52. The Chairman said that the paper was submitted by Mr LAI Man-fai. The representatives from the departments responsible for giving response were:

- (1) Mr WONG Chai-kwan, Chief School Development Officer (Tsuen Wan and Kwai Tsing) (Ch Sch Dev Offr (Tsuen Wan and Kwai Tsing)), Education Bureau (EDB);
- (2) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan), Planning Department (PlanD); and
- (3) Mr YEUNG Kwok-po, Senior Property Service Manager (Wong Tai Sin, Tsing Yi and Tsuen Wan) (Sr Property Service Mgr (Wong Tai Sin, Tsing Yi and Tsuen Wan)), HD.

Besides, the written replies of the EDB, PlanD and HD were tabled at the meeting.

53. Mr LAI Man-fai introduced the paper.

54. Ch Sch Dev Offr (Tsuen Wan and Kwai Tsing) of the EDB responded that upon review, the EDB confirmed that it was no longer required to reallocate the vacant school premises of former Tsuen Wan Lutheran School at Cheung Shan Estate for school use. According to the Central Clearing House (CCH) mechanism, the EDB had already handed over the school premises to the PlanD for long-term development use in 2017. Therefore, the school premises were not under the management of the EDB at present.

55. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the aforesaid school premises were situated within Cheung Shan Estate and included in the residence order of Cheung Shan Estate. Upon being reviewed under the CCH mechanism, the school premises site was recommended for residential use in the long term; and
- (2) the PlanD learnt that at the moment, the HD had no plan to redevelop Cheung Shan Estate. The school premises site could be put into short-term uses for the time being. It could consider using the site for residential purpose during the redevelopment of Cheung Shan Estate in the future.

56. Sr Property Service Mgr (Wong Tai Sin, Tsing Yi and Tsuen Wan) of the HD responded as follows:

- (1) the HD was responsible for the management and repair of the school premises concerned; and
- (2) being the administrator, the HD would properly conduct a feasibility study according to the recommended use under the CCH mechanism, and tie in with any recommended short-term uses in the future.

57. The Chairman asked the representative of the PlanD to brief Members on the operation of the CCH mechanism.

58. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the CCH mechanism was a system under which the PlanD reviewed afresh the long-term use of a vacant site upon handover; and
- (2) the PlanD reviewed long-term uses suitable for the site concerned after the EDB confirmed that the vacant school premises would no longer be used for educational purpose. In view of various factors including the school environment, the PlanD considered that the site should be put into residential use to complement the surrounding environment.

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

- (1) according to the PlanD, consideration could be given to using the site concerned for residential purpose during the redevelopment of Cheung Shan Estate in the future. While there was no redevelopment plan for Cheung Shan Estate at the moment, the site would continue to remain vacant. He thus suggested putting the site into other uses in the short term (Mr LAU Jackson);
- (2) he did not recommend including green belt and reclamation as land supply options. The site concerned had been left vacant for years and would only serve as a polling station during elections. Hence, he hoped that a planning would be conducted for this site as soon as possible. Besides, Cheung Shan was mainly consisted of public housing estates. From the planning perspective, he considered a diversified community more desirable. Therefore, he opined that it should give priority to considering the construction of Home Ownership Scheme (HOS) flats at the site. Even if it would be eventually used for the redevelopment of Cheung Shan Estate, some space should be reserved for constructing a block of HOS flats (Mr TAM Hoi-pong);
- (3) currently, the shortage of land supply gave rise to the shortage of housing supply. Although he agreed to the long-term planning use of the site concerned, he proposed that the PlanD should draw reference from the Light Housing project in Sham Tseng and collaborate with a

non-governmental organisation (NGO) under a short term tenancy (STT). Upon securing resources, the NGO could renovate the school premises as a hostel for rental to families in need so as to resolve their housing difficulties (Mr LAU Chi-hung);

- (4) he noted that according to the PlanD, the school premises of Tsuen Wan Lutheran School (Cheung Shan Estate) would be used for residential purpose. However, there was no redevelopment plan for Cheung Shan Estate at the moment. He thus proposed that the site of this school premises should be used for constructing transitional housing units, with a view to meeting the pressing needs of many tenants of sub-divided flats and people who had been waiting for public rental housing for more than three years in Tsuen Wan district (Mr MAN Yu-ming);
- (5) he pointed out that the HD had no redevelopment plan for Fuk Loi Estate which was over 50 years old at the moment, whereas Cheung Shan Estate was only about 40 years old. If the PlanD planned to use the site concerned during the redevelopment of Cheung Shan Estate, it would only be put into use at least ten years later. He thus proposed that instead of persistently leaving the site vacant, the land use concerned should be promptly reactivated in order to consider using the site for construction of temporary transitional housing units or study the construction of HOS flats at the site in the future (Mr YICK Shing-chung, Angus);
- (6) he had visited the site concerned with an NGO in 2017 to see whether the school premises could be reused. However, the school premises were dilapidated with basic facilities (e.g. water and electricity supplies) removed. Upon assessing the conditions of the school premises, according to the NGO, it might take over \$100 million to repair the school premises. He noted that the EDB decided not to reuse the school premises and had handed over the site to the PlanD for the redevelopment of Cheung Shan Estate. However, the redevelopment of Cheung Shan Estate would not be conducted in the foreseeable future (Mr CHIU Yan-loy);
- (7) the location of the aforesaid school premises was inconvenient. There were many elderly residents in Cheung Shan Estate, Shek Wai Kok Estate and Lei Muk Shue Estate next to the school premises. Hence, he suggested that instead of leaving the site vacant, the school premises should serve as a venue for provision of check-up and medicine collection services for the elderly after being reconnected with water and electricity supplies. By doing so, the site would be put into effective use (Mr LAM Sek-tim);
- (8) he was pleased to note that the EDB had handed over the site concerned. He pointed out that there were insufficient temporary housing units, youth organisations, residential places for the elderly as well as

residential places and centres for mentally handicapped people in the district. He hoped that the DPDFMC would convey the relevant views to the Development Bureau (DEVB) in writing for consideration by the relevant policy bureaux. Besides, he supported the redevelopment of Cheung Shan Estate. However, he believed that the redevelopment work would not be conducted within a short period of time and therefore advised that the PlanD should release the site for use by people in need (Mr WONG Ka-wa); and

- (9) he learnt before the meeting that a charitable institution which was exempt from tax under section 88 of the Inland Revenue Ordinance in Tsuen Wan district intended to operate its private school at the site concerned, and was also willing to bear the renovation cost of the school premises. However, he believed that the charitable institution would probably have other ideas after learning of the renovation cost which would be up to \$100 million. If the charitable institution yielded fruitless results from the discussion with the EDB, he hoped that the PlanD would provide the charitable institution with other options in respect of school expansion for consideration (the Chairman).

(Note: Mr SHUM Lester left the meeting at 4:10 p.m.)

60. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the long-term planning use of the site concerned was residential use. However, it did not mean that the vacant site could only be used for constructing housing units during the HD's redevelopment of Cheung Shan Estate. The existing school premises could be put into short-term uses where necessary or serving the community before demolition and redevelopment;
- (2) both the HD and EDB indicated in their written replies that the EDB was currently considering using the site for short-term educational purposes. Any private school interested in using the school premises could discuss with the EDB the possibility of utilising the site before development. Any institution interested in providing elderly services at the site could give views to the HD which was responsible for managing the school premises at present, so as to learn more about the arrangements for using the site for short-term purposes; and
- (3) the PlanD learnt that the Transport and Housing Bureau (THB) was coordinating transitional housing projects in Tsuen Wan and other districts. If the THB intended to construct transitional housing units at the aforesaid site, the PlanD would provide planning support as usual.

61. Ch Sch Dev Offr (Tsuen Wan and Kwai Tsing) of the EDB responded as follows:

- (1) the EDB reiterated that it was no longer required to reallocate the school

premises concerned for school use. The site had already been handed over to the PlanD for long-term development use according to the CCH mechanism;

- (2) under the prevailing school allocation mechanism of the EDB, private schools were not eligible for applying for school sites/school premises from the EDB for school use;
- (3) according to information, the EDB had received an application from a private school in Tsuen Wan district. It requested for the EDB's assistance in allocating vacant school premises. The EDB had clearly explained to the private school that it failed to meet the requirements of the school allocation mechanism. For example, only aided schools or international schools which operated under the regularised curriculum were eligible under the said mechanism. The EDB had also provided the private school with the relevant information, and advised the private school to consider and plan its direction of development; and
- (4) the school premises had already been handed over to the PlanD. If the EDB intended to put the school premises into short-term educational uses, it should submit the proposed uses to the PlanD for scrutiny. Also, the EDB would have to compete with other departments which were also interested in using the school premises. Currently, the EDB was considering utilising the school premises for short-term educational purposes and consulting the relevant departments.

62. The Chairman stated that the EDB should comply with a number of regulations. However, he hoped that, as he had mentioned at the first formal meeting, the government departments would act in the manner of "facilitating implementation" in the current DC term. The officials should adopt an open attitude and keep abreast of the times, especially when addressing items raised by the DPDFMC, with a view to facilitating the realisation of people's aspirations.

63. Sr Property Service Mgr (Wong Tai Sin, Tsing Yi and Tsuen Wan) of the HD responded as follows:

- (1) while noting Members' views on the use of the school premises concerned, the HD was not in a position to make a decision on the matter; and
- (2) the HD played the role of administrator. With respect to any proposed uses (e.g. residential home and school uses) for the site, the HD would study the feasibility of the uses and formulate repair proposals pursuant to the CCH mechanism.

64. Mr LAI Man-fai was pleased to note that the EDB had handed over the site concerned in 2017 and the PlanD recommended that it should be put into residential use. In his opinion, the HD should make early planning. As Cheung Shan Estate

was constructed over 40 years ago, it should be redeveloped inevitably in the foreseeable future. If Cheung Shan Estate was structurally safe and redevelopment was not necessary in a short while, he opined that consideration should be proactively given to constructing HOS flats at the site. Cheung Shan Estate was an aged community. The commissioning of new HOS flats would help revive the community. Residents of these HOS flats would bring new spending power and positive impacts to the community. No matter the site would be used for redevelopment or construction of HOS flats or transitional housing units, he hoped that the HD and relevant departments would conduct early planning for the site and avoid leaving the school premises vacant.

65. Mr WONG Ka-wa proposed that the DPDFMC should convey Members' views to the DEVB in writing.

66. The Chairman requested the policy bureaux and departments to note Members' views and proactively conduct follow-ups, in order to promptly put the school premises which had been left vacant for years into short- and medium-term uses or long-term uses. Besides, he would forward the relevant part of the minutes to the DEVB for consideration.

(Post-meeting note: The Secretariat conveyed Members' views to the DEVB in writing on 4 August 2020.)

67. The Chairman stated that as the next agenda item was raised by him, he would ask the Vice Chairman to take over the chair temporarily.

(Note: Mr KOT Siu-yuen left the meeting at 4:20 p.m.)

IX Item 8: The Progress of Construction of the New Community Hall
(DPDFMC Paper No. 19/20-21)

68. The Acting Chairman said that the paper was submitted by Mr LUK Ling-chung, Antonio. The representatives from the departments responsible for giving response were:

- (1) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD;
- (2) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (3) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCSD; and
- (4) Mr CHOW Chun-hun, Gary, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written reply of the PlanD was tabled at the meeting.

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

70. Sr Town Plnr/Tsuen Wan of the PlanD responded that according to the Outline Zoning Plan (OZP), the community hall site was zoned as a Government,

Institution or Community (G/IC) site with a maximum building height of three storeys. It was also reserved for constructing a community hall. Therefore, the construction of a community hall at the site was in line with the planning intention of the PlanD.

71. Sr Estate Surveyor/TW of the DLO responded that the site concerned had an area of about 1 710 square metres. It was currently leased to Produce Green Foundation as a community garden for elderly farming and related uses under Tsuen Wan STT No. 1304. If the long-term development of the site was confirmed by the department concerned, the DLO would provide land administrative support (e.g. terminating the said STT) accordingly.

72. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the LCSD was unable to provide supplementary information because A Community Garden for the Elderly was not under its management.

73. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:

- (1) the TWDC had proposed in the past that the G/IC site connecting Lot No. 393 (i.e. the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street) should be used for constructing a community hall. The government departments acceded to the proposal upon discussion. The TWDO was currently conducting preparatory work for the construction of a community hall at the site;
- (2) to fully utilise the site, which had a restricted plot ratio, the TWDO had discussed with different departments ways to make a concerted effort to exploit the plot ratio to the full. Apart from constructing a community hall, the TWDO would establish facilities such as a Neighbourhood Elderly Centre sub-base and Child Care Centre at the site in collaboration with the Social Welfare Department (SWD);
- (3) the TWDO had already commissioned the ArchSD to draw up a design, conduct a tender exercise and engage a contractor for the project. As the project was still at the initial stage, the TWDO was unable to provide a detailed timetable at the moment. The TWDO would seek the TWDC's views in a timely manner after obtaining the information in detail; and
- (4) the garden was currently leased to an NGO, Produce Green Foundation, under a STT. The TWDO would learn more about whether other STT sites were available for lease to Produce Green Foundation in the future. It would also discuss with the ArchSD and SWD the possibility of adding green elements (e.g. provision of a green roof or rooftop nursery) to the new community hall.

(Note: Mr MAN Yu-ming left the meeting at 4:28 p.m.)

74. The views and enquiries of Members were summarised as follows:
- (1) an account of the current status of the proposed community hall was clearly given in the Member's paper. However, the relevant timetable was unavailable for the time being. He neither wished to see a very tall new building nor cause a waste of land. While agreeing to the construction of a community hall and provision of elderly and child services, he opined that the SWD should also provide other services at the site concerned. He thus suggested that the departments should heed the views of new-term Members. Also, he hoped that the relevant departments or working groups would conduct an in-depth district consultation and consider accepting more views of current-term Members, in order to refine the design of community hall (Mr WONG Ka-wa);
 - (2) he enquired whether the number and types of facilities to be constructed were currently specified in the terms of the land lease apart from the three-storey height limit. He also enquired about the expiry date of contract of the garden and the responsible department. He pointed out that the Planning Standards and Guidelines for Tsuen Wan district had become outdated and definitely, there was a shortage of parking spaces in the district. Learning that a basement could be constructed at the site concerned, he enquired whether a depth limit was imposed on the basement and parking spaces could be provided in the basement, with a view to catering for the needs and use of residents in the surrounding areas (Mr YICK Shing-chung, Angus);
 - (3) there was a serious shortage of community halls in Tsuen Wan district. Currently, only Princess Alexandra Community Centre, Shek Wai Kok Community Hall and Lei Muk Shue Community Hall were situated in the town centre. The facilities of community halls in Tsuen Wan town centre were always fully booked. He had requested five or six years ago that a community hall should be constructed at the site concerned as soon as possible. He also learnt that the departments concerned had conducted a consultation on the project in 2015/16. However, the project was still at the initial stage at present. He hoped that various departments would promptly implement the project and draw up a proposal within the current DC term. Moreover, he agreed that additional community facilities should be provided at the site in order to integrate with the overall development of the community. In addition, he was concerned about whether the site would be sufficiently equipped with traffic ancillary facilities to avoid causing adverse impacts on residents nearby (Mr CHIU Yan-loy);
 - (4) as Tsuen Wan district had all along been severely short of venues for organising community events, a new community hall should be

constructed without further ado. He learnt that the site concerned was zoned as a community hall site several years ago. However, the project was still under planning at present. He thus enquired when an implementation timetable would be drawn up. He also hoped that the community hall site would not be left vacant for too long and progress would be made in the current DC term (Mr LAI Man-fai);

- (5) he enquired of the TWDO about the commissioning date of the community hall at Sai Lau Kok Garden in Tsuen Wan town centre (Mr LAU Jackson); and
- (6) he asked the TWDO to inform Members of the parties to which the community hall at Sai Lau Kok Garden would be loaned. Besides, he hoped that the departments would expedite the construction progress of the community hall with a view to completing the works within the current DC term (Mr LAU Cheuk-yu).

75. Sr Estate Surveyor/TW of the DLO responded as follows:

- (1) the site concerned was not regulated by a land lease because it fell beyond a private lot currently; instead, the site was leased to Produce Green Foundation as a community garden under a STT. The STT, which was effective from March 2003, was granted for a term of 18 months and thereafter quarterly;
- (2) to terminate the STT, a three-month prior notice should be given. If the long-term development timetable for the community hall was confirmed, the DLO would serve a tenancy termination notice to the tenant having regard to the time required by the TWDO; and
- (3) if the TWDO determined to construct a community hall at the site, the site would be granted to the TWDO under Government Land Allocation (GLA) and regulated by a land allocation document. The 3.5-metre height restriction set out in the current STT was only applicable to the site serving as a community garden at present and would not apply under the GLA in the future.

76. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the maximum building height of the community hall site was set at three storeys (excluding the basement) so that the new community hall could blend in with the surrounding environment, especially Tsuen Wan Park. The PlanD did not wish to see a very tall building at the said site. However, it basically encouraged or allowed underground development for a building; and
- (2) the OZP did not stipulate any requirement on the depth of a building. The depth should be determined from the technical perspectives and according to the development needs.

77. District Leisure Mgr(Tsuen Wan) of the LCSD had nothing to add.
78. The Acting Chairman stated that the project had been under development for years. He hoped that although a complete timetable was unavailable at the moment, the TWDO would brief Members on the information of the next steps of the project.
79. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) the construction of a community hall was in the pipeline several years ago. However, meeting the plot ratio requirement (i.e. to fully utilise the site) was the toughest challenge encountered during the implementation of the project. It could not be overcome by the TWDO constructing a community hall alone. The TWDO should discuss with other departments the facilities which could be provided at the site and this process took time. The TWDO finally determined to provide elderly and child care centre services, which were in demand in the district, in collaboration with the SWD at the site;
 - (2) the TWDO had sought assistance from the ArchSD in constructing a community hall at the site. The ArchSD was currently conducting the tender exercise and would proceed with the design upon engagement of a contractor. The TWDO would urge the ArchSD to speed up and seek Members' views when sufficient information was available;
 - (3) the TWDO had all along been reviewing the project and was anxious about it. However, the TWDO was unable to provide a complete timetable for the time being because the project was at a relatively preliminary stage. It would promptly consult Members once concrete information was on hand; and
 - (4) the multi-purpose activity room at Sai Lau Kok Garden was not a formal community hall. Currently, it was on loan to the SWD and relevant departments, serving as an operation center for delivery of prescription medications to Hong Kong people in the Mainland who failed to collect prescription medications back in Hong Kong amid the epidemic. The delivery service would continue for a while. The TWDO was currently studying the rental and management arrangements of the multi-purpose activity room as well as the opening hours after the SWD finished using the facility.
80. The Acting Chairman believed that the tender exercise had an expiry date. He thus did not share the claim that no timetable of the next steps of the project could be made available. He hoped that as the coordinating department, the TWDO would step up its efforts to handle and follow up on the project.
81. The views and enquiries of Members were summarised as follows:
- (1) he made it clear that it was pleasant to have a community garden in the

district and he did not submit the captioned paper for the purpose of evicting the community garden. He hoped that an alternative location would be identified for relocating the community garden during the implementation of the community hall project, so that it could remain in the established area. Besides, he found after checking the relevant minutes that a community hall would be constructed at the said site and therefore enquired the departments concerned of the progress of the project. While the TWDO was implementing the project, it failed to provide the relevant timetable. He hoped that the TWDO would seriously follow up on the project (Mr LUK Ling-chung, Antonio); and

- (2) he enquired whether a building with more than three storeys could be constructed at the site to address the pressing needs of people apart from those of elders and children. Besides, he hoped that new-term Members would not reject the project despite holding divergent views. He also requested the departments concerned to promptly seek Members' views within this DC term (Mr WONG Ka-wa).

82. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) to fully utilise the site, the TWDO had made every effort to discuss the project with the SWD; and
- (2) the building height limit of three storeys excluded a basement. In fact, the site required for constructing a three-storey building and a basement would cover an extensive area. If the space provided in a three-storey building with a basement was still insufficient, the relevant planning application could be submitted to the Town Planning Board (TPB) for consideration under the mechanism of minor relaxation according to the Town Planning Ordinance (Cap. 131).

83. The Acting Chairman hoped that the project would meet the demand of residents nearby and balance the needs of different parties. Individual Members could give views to the TWDO on planning or services to be provided by the relevant departments in the new building after the meeting.

84. The Chairman resumed the chair.

(Note: Mr LI Hung-por left the meeting at 4:55 p.m.)

X Item 9: Request for Discussion of Improvement of Play Equipment for Children in Town Centre, Yi Pei Square and Sam Pei Square
(DPDFMC Paper No. 20/20-21)

85. The Chairman said that the paper was submitted by Mr LAM Sek-tim. The representatives from the departments responsible for giving response were:

- (1) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD; and
- (2) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan),

LCSD.

86. Mr LAM Sek-tim introduced the paper.
87. The views and enquiries of Members were summarised as follows:
- (1) he was pleased about the Member's proposal and pointed out the shortage of children's playgrounds in Tsuen Wan district. According to the LCSD's information, there were 35 playgrounds with play equipment for children in Tsuen Wan district, among which a total of six were situated between Tsuen Wan Station and Tsuen Wan West. According to other information, the score of public play equipment for children in Tsuen Wan in 2015 was -2 and the area of children's playground per capita was nearly zero, indicating that Tsuen Wan district basically lacked play equipment for children. Also, no play equipment for children was set up in Tsuen Wan town centre. While a lot of play equipment for children was available in the luxury residential area around Tsuen Wan West Station, there were only several pieces of play equipment for children in Jockey Club Tak Wah Park and Tai Pei Square Playground. It resulted in inequality between the rich and poor. The higher the population density, on the contrary, the lesser the play equipment. There was also an over-concentration of play equipment. As a result, smaller play spaces were made available for children and it was dangerous when they ran or played therein. He hoped that the LCSD or PlanD could conduct planning more properly in the future to avoid giving people a sense of being discriminated and a misunderstanding that different sets of equipment were set up for the rich and poor respectively (Mr LAU Jackson);
 - (2) Yi Pei Square and Sam Pei Square had a relatively unique design of which buildings were built on the periphery with a playground in the middle. Sam Pei Square Playground had been enclosed for some time. The businesses of shop operators nearby were on decline after the enclosure. Residents were also adversely affected in everyday life. He hoped that the government departments would show compassion to the shop operators and residents and adopt other approaches to implement the project at Sam Pei Square Playground, instead of conducting the works slowly after the enclosure (Mr LAU Cheuk-yu);
 - (3) he learnt that being designed by local designers, the redevelopment project of Yi Pei Square Playground had a theme of communal living room. Community involvement activities and several rounds of consultation had also been conducted for the project. However, Yi Pei Square Playground had been enclosed for a long time. Many shop operators nearby were facing operational difficulties and some had to close their businesses due to the economic environment at present.

While welcoming the department's adoption of new perspectives, he hoped that in the future, it would seek the TWDC's and residents' views on another thematic sitting-out area which covered a larger area. He pointed out that at least two neighbourhood centres of social welfare organisations at Yi Pei Square were willing to provide assistance. He thus suggested that to refine the project, the government departments concerned should contact these organisations to seek their assistance in collecting views from residents in places with a high density of subdivided flats. Besides, he hoped that the redevelopment works for Yi Pei Square Playground and Sam Pei Square Playground would be completed promptly or in phases so that some facilities could be opened to residents (Mr CHIU Yan-loy);

- (4) apart from Yi Pei Square Playground and Sam Pei Square Playground, Hoi On Road Playground in his constituency area had a scattered distribution of facilities. It gave a false impression to residents, youngsters and children that there was no park in the area. Moreover, he opined that the Member sympathetically drew up the captioned paper and proposed the way forward from the children's and community's points of view. He hoped that when conducting conversion, the LCSD and relevant departments would listen to more voices of youngsters and children in order to create a place in which they would enjoy playing. Also, he suggested that to meet the needs of different stakeholders, the departments should further consult them and allow them to try the facilities. By doing so, it could also prevent the recurrence of similar instances where residents found the seats along the waterfront uncomfortable in spite of the creative designs (Mr YICK Shing-chung, Angus);
- (5) apart from Yi Pei Square Playground and Sam Pei Square Playground, he opined that there was a shortage of children's playground facilities in Tsuen Wan district and across the territory. He enquired of the PlanD about the established proportion of population to children's play equipment. Moreover, a lot of smaller play equipment for children was unattractive or had become obsolete. He thus commented that when redeveloping children's playground facilities in the future, the departments should actively listen to the views of parents or children and set up larger facilities with a view to creating more activity space for children (the Vice Chairman); and
- (6) he supported the Member's proposal. Moreover, he pointed out that he had visited tenants of subdivided flats in the old areas in Tsuen Wan. He learnt during the visit that having limited activity space, some children could only play on bunk beds for most of the time. He hoped that more places would be made available for children to stretch out in order to enhance their wellbeing (the Chairman).

88. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
- (1) according to the OZP, the use of the sites of Yi Pei Square Playground and Sam Pei Square Playground as playgrounds was always permitted. Yi Pei Square Playground and Sam Pei Square Playground were sizeable, covering an area of about 960 square metres and about 1 900 square metres respectively; and
 - (2) the PlanD understood that there was a demand for sitting-out areas in the community. It also noted that the LCSD was currently conducting redevelopment works for Yi Pei Square Playground.
89. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD had been participating in the Micro-parks Project since 2018. It introduced new concepts and perspectives to the redevelopment project of Yi Pei Square Playground in partnership with the ArchSD and a non-profit-making organisation, Design Trust. After seeking children's views on proposed play equipment, the LCSD would set up new facilities including a merry-go-round and facility resembling a slide at Yi Pei Square Playground. The playground was originally equipped with elderly facilities without play equipment for children. Children could only climb onto the elderly facilities for fun. The LCSD therefore selected this playground to conduct the project on a trial basis and would review the progress. He believed that residents would be very pleased if the project succeeded;
 - (2) the aforesaid design differed from the current management mode of the LCSD. Hence, the LCSD should discuss it with the Fire Services Department and HyD at length;
 - (3) Yi Pei Square Playground had been enclosed since September or October 2019 but the epidemic gave rise to unavoidable delays in the works. The LCSD anticipated that the works would be completed in October 2020. However, having regard to the current circumstances, the conversion works would be probably delayed;
 - (4) the LCSD would implement the Five-Year Plan for Sports and Recreation Facilities at Tsuen Wan Park and Tsuen Wan Riviera Park, converting the play equipment for children into inclusive facilities for people with disabilities resembling those set up at Tuen Mun Park. This project would be implemented over a longer time span with a view to making progressive improvements; and
 - (5) the LCSD noted Members' views on Sam Pei Square Playground.
90. The Chairman learnt that the conversion works for Yi Pei Square Playground were currently underway. He enquired whether the LCSD planned to conduct conversion works for Sam Pei Square Playground.

91. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD had no plan to conduct conversion works for Sam Pei Square Playground at the moment. It would make a decision according to the outcome of the conversion works for Yi Pei Square Playground upon completion;
 - (2) the conversion works for Yi Pei Square were implemented by utilising, apart from the resources of the LCSD, a subsidy of \$10 million from the Hong Kong Jockey Club so that the entire venue would be improved; and
 - (3) there was a basketball court in the middle of Sam Pei Square Playground. Hence, the LCSD should study the relevant design, for example, to rearrange the facilities.

92. The Chairman hoped that the LCSD would promptly study the improvement project for Sam Pei Square Playground and provide supplementary information (e.g. the anticipated completion date of the improvement works for Yi Pei Square Playground) in writing after the meeting, so that the Secretariat could forward the information to Members for perusal.

93. Mr LAM Sek-tim pointed out that Yi Pei Square Playground was a major playground for children in the district. He hoped that the government departments would clearly indicate the completion date of the conversion works for Yi Pei Square Playground. Moreover, the current condition of Sam Pei Square Playground was extremely unsatisfactory. At the playground, there was illegal gambling day and night. Some people even urinated and defecated casually, smoked and spat inside it. Parents therefore did not allow their children to visit this playground. Also, refuse collection vehicles were parked at the two entrances of Sam Pei Square Playground. In his opinion, it could no longer be called a playground. He had advised the Police to deploy more officers to conduct patrol at Sam Pei Square Playground. However, no police officers were sent to address the illegal gambling problem at the scene. Hence, he hoped that the LCSD would assist in resolving the illegal gambling problem and provide additional facilities at Sam Pei Square Playground, so that children could play at the playground at ease.

94. The Chairman asked the LCSD to enhance law enforcement.

XI Item 10: Request the Government to Study the Planning of Community Facilities in Sham Tseng
(DPDFMC Paper No. 21/20-21)

95. The Chairman said that the paper was submitted by Mr LAU Chi-hung. The representative from the department responsible for giving response was Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan of the PlanD. Besides, the written replies of the PlanD and TD were tabled at the meeting.

96. Mr LAU Chi-hung introduced the paper.
97. The views and enquiries of Members were summarised as follows:
- (1) Sham Tseng was devoid of community facilities. Residents of Sham Tseng had to travel to Tsuen Wan town centre if they needed to use community halls or welfare or recreation facilities. Residents of Sham Tseng had all long been earnestly looking forward to the construction of a community complex in the area. Also, the provision of an elderly centre, youth centre, study room and public library in Sham Tseng was discussed in earlier years. However, the G/IC site at the centre of Sham Tseng was still vacant at present. The site of former pump house of the Drainage Services Department (DSD) was currently used by a nearby restaurant as a temporary car park. He enquired when this temporary car park site would be developed into a community complex (Mr CHIU Yan-loy); and
 - (2) although Sham Tseng fell within Tsuen Wan district, it was far away from the town centre. The population density of Sham Tseng had grown alongside the commissioning of many housing estates in the vicinity. Residents of Sham Tseng therefore had a keen demand for community facilities and services. He hoped that a facility resembling a community hall would be constructed in Sham Tseng and the project would be implemented as soon as possible (the Vice Chairman).
98. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
- (1) the site concerned was situated under the flyover near Tuen Mun Road in Sham Tseng. According to the approved Tsuen Wan West OZP No. S/TWW/19, the site was zoned as a G/IC (1) site. Given the geographical constraints and environment of the land in this sub-zone, the authorities only permitted the provision of designated G/IC facilities within the sub-zone. The application for provision of some other community and social welfare facilities could be made to the TPB and approval might be granted; and
 - (2) the vacant site mentioned by the Member covered an area of about 400 square metres off the public toilets at Sham Tseng Village. It served as a fee-paying car park earlier. According to the notes of the approved Tsuen Wan West OZP No. S/TWW/19, the use of Temporary Public Vehicle Park (Excluding Container Vehicle) was always permitted within a G/IC (1) site. Therefore, the PlanD would not object to developing a public car park at the site in principle.
99. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) the site next to Sham Tseng Temporary Market and Cooked Food Centre

was previously leased as a temporary fee-paying car park under Tsuen Wan STT No. 1539. However, the operator of the car park earlier requested for termination of the STT with effect from 11 May 2020. The DLO would conduct another tender exercise and lease the site for use as a temporary fee-paying car park under a STT. It was currently consulting various departments and would conduct a district consultation according to the departments' advice; and

- (2) if the relevant department confirmed that the site would be used for long-term development (e.g. the provision of an integrated community facility proposed by Members), the DLO would provide land administrative support according to the timetable.

100. The Chairman enquired whether a department should take the initiative to submit an application to the TPB for scrutiny in order to construct the facility concerned. He also enquired which department should spearhead such a project in general.

101. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the aforesaid site was situated underneath or beside the flyover. Due to the environmental constraints, the site was basically unfit for construction of community facilities for residential purposes. It would be more suitable to construct facilities which were not environmentally sensitive at the site;
- (2) to develop welfare facilities at the site, a government department should take the lead in conducting a preliminary design and technical assessment; and
- (3) if welfare facilities would be provided at the site, the SWD would generally consider whether a community complex should be constructed. In fact, the site only covered an area of about 400 square metres. A technical and architectural feasibility study should be conducted when consideration was given to constructing a community complex at this site.

102. Mr LAU Chi-hung enquired whether the site concerned would briefly serve as a car park after the demolition of the building next to Sham Tseng Temporary Market and Cooked Food Centre. Besides, he pointed out that the entire Sham Tseng area lacked planning. He thus requested the TWDO to take the lead in promoting the planning and development of Sham Tseng.

103. Sr Estate Surveyor/TW of the DLO responded as follows:

- (1) he learnt that the DSD had applied for removing its facilities which were no longer in use at the site to the north of the car park. It would approximately take one year to complete the removal works. A fresh

review on the short-term use of the site would be conducted upon the completion of the removal works; and

- (2) the DLO would promptly consult the relevant government departments and members of the community on existing vacant sites. It would also learn about whether a tender exercise could be promptly conducted.

104. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:

- (1) the department responsible for managing the facilities concerned should be the leading department. If a government complex was to be constructed, the main user of the complex would take up the leading role and coordinate with other departments to promote the implementation of the project. Citing the provision of a community hall as an example, he said that as the TWDO was one of the major users, it would take up the leading role together with the SWD; and
- (2) the TWDO would convey Members' earnest aspiration for constructing larger community facilities at the site concerned to the relevant government departments. The departments could therefore consider whether development should be conducted or new facilities should be provided at the site. The TWDO would also discuss the said matter with other departments even though it was unable to play the leading role.

105. The Chairman was pleased that the site concerned would continue to serve as a temporary car park in the short- and medium-term, with a view to fully utilising the site. Besides, he understood that a building height limit was imposed on the site. However, he hoped that to make the best use of the site, the TWDO would assist in conducting coordination and liaison work to identify the departments which were interested in using the site on a medium- or long-term basis.

XII Item 11: Concern about the Progress of Construction Works and Future Management as well as the Use and Planning Issues of the Cycle Track and Peripheral Facilities of Tsuen Wan Harbourfront
(DPDFMC Paper No. 22/20-21)

106. The Chairman said that the paper was submitted by Mr YICK Shing-chung, Angus. The representatives from the departments responsible for giving response were:

- (1) Mr TSANG Lap-kei, Freddie, Senior Engineer/2 (West) (Sr Engr/2 (W)), CEDD;
- (2) Mr SIU Man-kit, Terry, Engr/14 (W), CEDD;
- (3) Mr KWAN Chi-fai, Associate Director, Consultant - Ove Arup and Partners Hong Kong Limited (OAP);
- (4) Ms LING Ke-man, Resident Engineer, Consultant - OAP;
- (5) Mr KWOK kwong, Superintendent, Contractor - Richwell Civil Joint Venture;

- (6) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCS D;
- (7) Miss NG Nei-yin, Senior Health Inspector (Cleansing & Pest Control) Tsuen Wan (Acting) (Sr Health Insp(Cleansing & Pest Control) Tsuen Wan (Atg.)), Food and Environmental Hygiene Department (FEHD); and
- (8) Mr CHOW Chun-hun, Gary, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written reply of the DEVB was tabled at the meeting. The Chairman pointed out that as the DEVB was unable to send representatives to attend the meeting, it asked the CEDD to give response on its behalf.

107. Mr YICK Shing-chung, Angus introduced the paper.

108. Sr Engr/2 (W) of the CEDD responded that the cycle track concerned would be managed by the TD upon commissioning. If the TD amended the regulations to allow vehicles to travel on general cycle tracks, the amended regulations would also be applicable to the cycle track concerned.

109. Associate Director of Consultant - OAP responded as follows:

- (1) the management models of the cycle track of Tsuen Wan harbourfront and existing cycle tracks in other districts were basically the same. The cycle track would be under the TD's management whereas the Hong Kong Police Force (HKPF) would be responsible for law enforcement. The repair and maintenance of other facilities along the cycle track would be taken up by other departments; and
- (2) he believed that if a person cycled outside a cycle track, the HKPF would properly advise him or her to use the cycle track.

110. District Leisure Mgr(Tsuen Wan) of the LCS D responded as follows:

- (1) staff of the LCS D would issue advice to or institute prosecutions against persons who parked bicycles within areas under the LCS D's management according to the Pleasure Grounds Regulation (Cap. 132BC); and
- (2) the LCS D would report tougher cases to the Police in order to seek its assistance in instituting prosecutions.

111. Sr Health Insp(Cleansing & Pest Control) Tsuen Wan (Atg.) of the FEHD responded as follows:

- (1) generally, the FEHD would conduct joint operations with the TWDO and DLO to remove bicycles which were illegally parked in public places; and
- (2) the FEHD provided sweeping services for areas which fell beyond the LCS D's purview along cycle tracks under construction. It was also responsible for the management of the public toilets at Hoi Hing Road.

112. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO would work with the departments concerned to remove illegally parked bicycles on a regular basis.

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

- (1) he earnestly looked forward to the super cycle track. Also, he pointed out that while the works had commenced for some time, the publicity and signs for the cycle track were still very unclear. He hoped that the departments concerned would give an explanation in this regard. Besides, he enquired about the number of parking spaces to be set up at the cycle track and whether ancillary facilities would be provided. He also suggested conducting an on-site inspection (Mr LAU Cheuk-yu);
- (2) it was envisaged that the super cycle track would connect Tsuen Wan and Tuen Mun. He learnt that the advance works were expected to be completed in the fourth quarter of 2020. However, no consultation had been conducted on the alignment and planning for the Tsuen Wan-Sham Tseng and Sham Tseng-So Kwun Wat sections of the cycle track so far. Also, the relevant information had not been provided yet. Residents of his constituency area were concerned about the alignment of the Sham Tseng section and often enquired him of the progress of the cycle track project. Hence, he hoped that the departments concerned would brief Members on the current progress and overall development of the cycle track project (Mr LAU Chi-hung); and
- (3) he enquired about the department responsible for the management of the cycle track upon commissioning (the Chairman).

114. Sr Engr/2 (W) of the CEDD responded as follows:

- (1) a total of 194 parking spaces would be provided at the cycle track, among which 69 parking spaces would be set up at the resting station under Tsing Tsuen Bridge, 115 parking spaces at the cycle hub near Tsuen Wan West Station and ten parking spaces at the rest station near Bayview Garden;
- (2) the facilities at the cycle hub near Tsuen Wan West Station included toilets, training ground for beginner cyclists to practise and other cyclists to do warm-up exercises, greenery plants, covered seating and water dispensers;
- (3) the CEDD would provide more guiding signs for the cycle track facilities. The TD's designated signs would also be set up along the cycle track;
- (4) the CEDD received many views on the Bayview Garden-Sham Tseng and Sham Tseng-Tuen Mun sections of the cycle track through the consultations in the past. It was currently reviewing and studying

alignment proposals which were cost-effective and acceptable to residents. The CEDD would seek views from District Councillors of the constituency areas concerned in a timely manner and properly implement the cycle track project;

- (5) the cycle track would be managed by the TD upon commissioning; and
- (6) the CEDD welcomed the proposal of conducting an on-site inspection with Members.

115. Mr YICK Shing-chung, Angus enquired about the concrete timetable for the commissioning of the cycle track and whether the cycle track would be commissioned in the first quarter of 2021. Pointing out that the illegal parking problem at the waterfront was relatively serious at present, he hoped that the departments would conduct joint operations more frequently during the initial period following the commissioning of the cycle track. Besides, he hoped that the departments would provide supplementary information about the management of parking spaces, including the provision of guiding signs of bicycle parking spaces for residents and the formulation of regulations which ensured that residents would only cycle along the waterfront. In addition, the concept of phase II of the Waterfront Enhancement Scheme had been developed. He enquired of the departments about the direction of future management or planning. Furthermore, he hoped that it would refrain from adopting squat toilets as far as possible. He enquired whether green elements such as solar panels could be incorporated into the cycle track project. Also, he hoped that the publicity work would be enhanced so that more members of the public would use the cycle track.

(Note: Mr NG Hin-lung, Norris left the meeting at 5:50 p.m.)

116. The Chairman pointed out that the advance works of the cycle track were expected to be completed in the fourth quarter of 2020. However, when travelling past the construction site of the cycle track, he found that it was still enclosed by hoardings and the environment was dusty. The works seemed never-ending and residents were very worried. He hoped that the CEDD would handle the provision of guiding signs and the relevant publicity work upon the commissioning of the cycle track. Besides, he asked the CEDD to arrange an on-site inspection with Members after the meeting.

XIII Item 12: A Motion: Re-planning of the Site of the Junior Police Call at Tai Ho Road, Tsuen Wan
(DPDFMC Paper No. 23/20-21)

117. The Chairman said that the paper was submitted by Mr LAU Jackson, Mr PUN Long-chung, Roy and the Vice Chairman. The representatives from the departments responsible for giving response were:

- (1) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD; and
- (2) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO.

Besides, the written reply of the HKPF was tabled at the meeting.

118. The Chairman was dissatisfied with the written reply of the HKPF.

119. Mr LAU Jackson, Mr PUN Long-chung, Roy and the Vice Chairman introduced the paper.

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

- (1) only a few sites were available for use in Tsuen Wan town centre, resulting in the shortage of community activity centres and lack of sites serving as recovery stations and community service centres in Tsuen Wan district. He noted that the Junior Police Call (JPC) Clubhouse at Tai Ho Road was only open sometimes and the JPC's webpage was seldom updated. Therefore, he suggested that the Government should consider fully utilising the plot ratio of the said site or relocating the JPC Clubhouse. By doing so, fresh planning work could be conducted for the site to convert the existing two-storey building into a community complex for accommodation of recovery stations and community service centres. The HKPF stated in its written reply that the JPC Clubhouse had to be temporarily closed due to vandalism. However, in fact, it was only open for two hours from 4:00 p.m. to 6:00 p.m. on Mondays, Wednesdays and Fridays. As such, he doubted whether it was appropriate for the JPC Clubhouse to occupy the site in Tsuen Wan town centre (Mr LAU Jackson);
- (2) he requested the Secretariat to record his remarks in full. He pointed out that Tsuen Wan had been short of sites all along. Given the shortage of sites for construction of community facilities, children living in sub-divided flats in Tsuen Wan town centre had limited space for activity. However, as the JPC Clubhouse occupied the site in Tsuen Wan town centre, he opined that the HKPF should give an account of the number of participants and details of activities held by the JPC. He regretted that the HKPF failed to assign representatives to attend the meeting and indicated in the written reply that the captioned matter fell beyond its terms of reference. According to the HKPF's written reply, over 5 000 people used the JPC Clubhouse every year. It was only temporarily closed because of recent social incidents. However, he learnt that upon expiry of the application period, only 100 people enrolled for the 2019 JPC Fight Crime Summer Camp which offered a quota of over 1 000 residential and day camp places. As a result, the activity was cancelled. Also, no application for the activity had been received in 18 out of the 21 police districts. In his opinion, young people had totally lost confidence in the Police Force and very few people used the JPC Clubhouse. The JPC Clubhouse was temporarily

- closed at the moment. Instead of being wasted, this precious lot should be planned for provision of better facilities beneficial to people in Tsuen Wan, e.g. play areas for children or community facilities for street sleepers or tenants of sub-divided flats (Mr PUN Long-chung, Roy); and
- (3) according to the written reply of the HKPF, Tsuen Wan district JPC had over 9 000 members and the JPC Clubhouse was used by over 5 000 people annually. Even if there was no repetitive calculation, it only accounted for 1% or 2% of the total population in Tsuen Wan district. He held that the JPC Clubhouse failed to be put into effective use. Moreover, the public had a lower level of confidence in the Police Force than before owing to social incidents, resulting in a drop in users of the JPC Clubhouse. In his opinion, it was difficult for the Police Force to restore the public's confidence in the foreseeable future. Hence, the aforesaid site should be converted instead of being left idle. Also, he enquired of the PlanD about the plot ratio and height limit of the site and the procedures for changing land use (the Vice Chairman).

121. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:

- (1) the lot concerned had an area of about 114 square metres at the junction of Market Street and Tai Ho Road. According to the OZP, it was zoned as a Residential (Group A) site and the height limit was 80 metres above Principal Datum;
- (2) if the lot was used for construction of residential buildings, the maximum plot ratio would be 5; if it was used for non-residential purposes, the maximum plot ratio would be 9.5;
- (3) the uses (e.g. a community service centre) mentioned in the Members' paper were always permitted. If a smart recovery station was set up on a lower floor (i.e. a non-residential floor with a designated design) inside a building, this use was also always permitted;
- (4) from the perspective of land planning, the uses mentioned in the Members' paper could be basically categorised into uses which were set out in the OZP. Also, a government department should take the lead in conducting a technical assessment. Taking the proposed community complex as an example, he said that the department should probably consult the SWD as to whether it planned to construct such a facility; and
- (5) as the site area of the said location was rather small, a feasibility study on building design should be conducted. Also, many technical difficulties should be overcome. Besides, the site was located at the intersection of the flyover and road junction at Tai Ho Road. If residential facilities for street sleepers were to be constructed there, it was probably required to conduct a noise and air quality assessment and formulate corresponding relief measures.

122. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) the site of the JPC Clubhouse at Tai Ho Road, Tsuen Wan currently belonged to the Government, covering an area of about 110 square metres; and
 - (2) if the site was no longer required by the relevant government departments (e.g. the HKPF and Government Property Agency (GPA)) and a leading department determined that the site would be used for other long-term developments upon a fresh review, the DLO would provide land administrative support accordingly (e.g. handling applications under the GLA).
123. The views and enquiries of Members were summarised as follows:
- (1) he was a JPC member when he was young. Back then, people respected police officers. However, since the movement of opposition to the proposed legislative amendments in 2019, young people were no longer willing to participate in activities of the JPC. It could be illustrated by the cancellation of the JPC Fight Crime Summer Camp due to an insufficient number of participants. He questioned how many JPC members out of about 9 000 members would still take part in activities held by the JPC. The site of the JPC Clubhouse at Tai Ho Road, Tsuen Wan was a prime location in Tsuen Wan town centre. It was a waste of land resources if the site was allocated to an organisation with a small number of participants. In this connection, he supported re-planning to make better use of the site (Mr LAI Man-fai);
 - (2) the Tsuen Wan JPC Clubhouse was situated at a prime location in the district, at which Chuen Yuen Church and a betting branch of the Hong Kong Jockey Club were previously set up. The JPC Clubhouse was set up at the site in 1988. Over the past year, the JPC Clubhouse was not in operation due to various causes and the situation would not be significantly changed in the foreseeable future. He suggested that instead of leaving the site idle and wasting land resources, which reduced the activity space and opportunity for the youth, the TWDO should discuss the resumption of the site with the HKPF and enquired of other social welfare organisations whether they were interested in taking up the operation of a youth clubhouse at the site (Mr CHIU Yan-loy);
 - (3) he was a JPC member when he was young. According to the HKPF's written reply, it had nothing to do with the agenda items discussed by the DPDFMC. If the captioned matter fell beyond the major terms of reference of the HKPF, he enquired in what capacity the HKPF gave response on behalf of the JPC. Besides, Lady Trench Methadone Clinic was next to bus stops and the road was rather narrow. He thus suggested that the site concerned should be converted into a methadone

- clinic (Mr LAM Sek-tim);
- (4) the HKPF indicated in the written reply that the captioned matter fell beyond its major terms of reference. However, he pointed out that the JPC was an organisation under the Police Community Relations Office of the HKPF. He thus did not understand why the HKPF stated that the captioned matter fell beyond its major terms of reference and failed to send representatives to give response at the meeting. He further pointed out that in the past year, the Facebook page of Tsuen Wan JPC was used to report matters of the Police Force and the JPC did not organise any activities. The JPC Clubhouse was at a prime location in Tsuen Wan with an expansive price per square foot. Land resources were precious in Hong Kong. A re-planning could be studied for the site even though it covered a small area. A new building might be constructed there, in which a floor could be reserved for the JPC Clubhouse and the remaining floors could serve as a methadone clinic and youth service centre. It could therefore attract more visitors as well as benefit the community and citizens, with a view to avoiding a waste public money (Mr YICK Shing-chung, Angus);
 - (5) in his opinion, the HKPF fumbled for words in the written reply. He hoped that the DPDFMC would issue a letter to the HKPF and requested it to clearly explain the written reply. Besides, the tenancy was fair in Tsuen Wan district. The location opposite the aforesaid site used to have the highest pedestrian flow in the world. Currently, the monthly rent for a ground-level shop was about \$200 per square foot. With reference to this, the rent of the JPC Clubhouse was calculated to be about \$300,000 to \$400,000. Yet, it was only used by 5 000 people each year. Hence, he hoped that the DPDFMC would issue a letter to the Audit Commission (AC) to ascertain whether the JPC Clubhouse, which had a rather low utilisation rate, was eligible for occupying such an expansive site (Mr LAU Cheuk-yu); and
 - (6) he commented that there was no difference between the HKPF's written reply to the captioned matter and the one it issued to the Social Service and Community Development Committee. Expressing dissatisfaction in this regard, he neither agreed to nor accepted the HKPF's explanation. He said that the JPC was under the management of the HKPF. Therefore, the HKPF should not refuse to send representatives to give response at the meeting even though the JPC fell beyond its major terms of reference (the Chairman).

124. Mr LAU Jackson moved a motion on “re-planning of the site of the Junior Police Call at Tai Ho Road, Tsuen Wan”. Mr PUN Long-chung, Roy and the Vice Chairman seconded.

125. The Chairman asked whether Members would like to put forth a revised motion. No Members put forth a revised motion.

126. The Chairman asked Members to vote on the motion. The voting result was 11 votes in favour, 0 vote against and 0 abstention. The motion was endorsed.

127. The Chairman said that the Secretariat would forward the relevant part of the minutes to the HKPF and AC.

(Post-meeting note: The Secretariat conveyed in writing the endorsed motion to the DEVB, HKPF, PlanD and DLO on 3 July 2020 and Members' views to the HKPF and AC on 4 August 2020.)

(Post meeting note: The supplementary information submitted by the DEVB on 28 July 2020 and the information submitted by the AC on 10 August 2020 were distributed to Members for perusal.)

XIV Item 13: Information Papers

(A) Report on Progress of District Minor Works
(DPDFMC Paper No. 24/20-21)

128. Asst Dist Offr (Tsuen Wan) of the TWDO reported on the relevant information.

(Note: Mr LAI Man-fai left the meeting at 6:14 p.m.)

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

- (1) he enquired about the progress of project item 2 – Maintenance of access from Tai Mo Shan Road to Sze Lok Yuen Youth Hostel, Tsuen Wan. He suggested that consideration should be given to shelving the project if smooth implementation was unattainable (Mr CHIU Yan-loy); and
- (2) he enquired why project item 6 – Improvement works at Chiu Tam Path Garden was still included in the captioned report considering that it had already been completed in January 2017 (Mr LAU Cheuk-yu).

130. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO learnt after discussing with the department concerned that it was impossible to implement project item 2 due to constraints arising from the environment and stream ecology. The TWDO would review the project afresh and refer it to professional departments for handling. If the project failed to be implemented, the TWDO might shelve it to achieve more effective utilisation of resources.

131. District Leisure Mgr(Tsuen Wan) of the LCSO responded that project item 6 was still included in the captioned report for Members' reference because the

ArchSD required some time to settle the outstanding payment upon the completion of certain items under this project. The LCSD would further follow up on the project with the ArchSD.

132. The Chairman asked the LCSD and ArchSD to proactively follow up on the situation where completed project items were still included in the captioned report.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department
(DPDFMC Paper No. 25/20-21)

133. District Leisure Mgr(Tsuen Wan) of the LCSD introduced the paper. He pointed out that the multi-purpose arena of Tsuen Wan West Sports Centre was currently closed for urgent repairs to replace the floor damaged by water seepage during heavy rain in early June 2020. He anticipated that the multi-purpose arena would be reopened to the public in November 2020.

(C) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department
(DPDFMC Paper No. 26/20-21)

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

(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. 27/20-21)

135. Senior Librarian (Tsuen Wan) (Sr Libn(Tsuen Wan)) of the LCSD introduced the paper.

136. Mr LAM Sek-tim suggested that the LCSD should promote books on traditional Chinese characters or Cantonese at public libraries.

137. Sr Libn (Tsuen Wan) of the LCSD responded that the LCSD noted the Member's views. She pointed out that the LCSD was concerned about the needs of residents in Tsuen Wan district. Members had also given views on various activities to the LCSD in the past. The LCSD would make complementary efforts as far as possible when planning activities.

(E) Items Resolved by Circulation by the District Planning, Development and Facilities Management Committee during the Period from 21 April to 19 June 2020
(DPDFMC Paper No. 28/20-21)

138. The Secretary introduced the paper.

139. Mr LAM Sek-tim pointed out that the proposed model of drinking fountain was outdated and therefore objected to the funding application for proposed new

project item 4 under district minor works – Provision of drinking fountain with bottle filler at Tsuen Wing Street Playground. He also suggested that when a newer model of drinking fountain or a model which achieved better sanitary conditions was available in the market, the LCSD should submit another paper for Members' discussion as to whether drinking fountains should be set up at Tsuen Wing Street Playground.

140. The Chairman stated that regarding the funding applications for proposed new projects under district minor works which were not endorsed, Members could request the LCSD to conduct a review afresh and resubmit funding applications to the TWDC for scrutiny. Members could further discuss the details with the LCSD after the meeting.

(Note: Mr TAM Hoi-pong left the meeting at 6:24 p.m.)

XV Item 14: Any Other Business

141. The Chairman asked Senior Executive Officer (District Management) (SEO (Dist Mgt)) of the TWDO to provide supplementary information on "Request for Provision of District Council Electronic Information Displays" which was put forth at the last meeting.

142. SEO (Dist Mgt) the TWDO gave supplementary remarks as follows:

- (1) when procuring materials and services, the Government should conduct tendering exercises or invite tenders pursuant to the Stores and Procurement Regulations. According to the Stores and Procurement Regulations, five tenders should be obtained for the procurement of materials or services which were worth between HK\$50,000 and HK\$1.4 million. Generally speaking, the tendering procedures would take about one to six months subject to actual circumstances;
- (2) the TWDO would consult the departments concerned on the specifications and durability of electronic displays, wall structures of buildings, electricity supply and load, installation details and other points to note before proceeding with the procurement procedures for provision of DC electronic information displays;
- (3) the TWDO would arrange site visits to community halls and community centres together with staff from the departments concerned, including the GPA, Electrical and Mechanical Services Department and ArchSD. By doing so, the TWDO could obtain advice on procurement items from these departments and therefore determine the funding required for procurement.

143. Mr WONG Ka-wa enquired about the timetable of provision of DC electronic information displays and whether the works could commence before the

next DPDFMC meeting.

144. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:

- (1) the TWDO was currently studying locations suitable for installation of DC electronic information displays at community halls and community centres. It would arrange site visits for staff of the relevant departments after identifying suitable locations. The TWDO would also seek professional advice on connection and safety issues from the departments; and
- (2) if the project was technically feasible, the TWDO would proceed with the procurement procedures so that the project could promptly commence.

(A) Date of Next Meeting

145. The Chairman reminded Members that the next meeting was scheduled for 18 August 2020 and the deadline for submission of paper was 3 August 2020.

(Post-meeting note: The 5th meeting of the DPDFMC was rescheduled for 25 August 2020.)

XVI End of the Meeting

146. There being no other business, the meeting was adjourned at 6:29 p.m.

Tsuen Wan District Council Secretariat
27 July 2020