

(Translation)

Minutes of the 5th Meeting of
District Planning, Development and Facilities Management Committee (3/20-21)

Date: 25 August 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 CHAN Yuen-sum, Sumly	Chairman, Tsuen Wan District Council
Mr CHOW Chun-hun, Gary	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr KWONG Chi-wing, Denis	Senior Executive Officer (District Management), Tsuen Wan District Office
Miss LAM Siu-yung, Daisy	Senior Executive Officer (District Council), Tsuen Wan District Office
Mr 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 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 LI Pui-sang	Contract Project Coordinator/2 (New Territories West), Civil Engineering and Development Department
 <u>For discussion of item 2</u>	
Mr YUEN Ting-fung, Jacky	Engineer/Tsuen Wan 1, Transport Department
 <u>For discussion of item 5</u>	
Ms CHUNG Dip-fun, Sarah	Senior Housing Manager (Wong Tai Sin, Tsing Yi and Tsuen Wan 2), Housing Department
 <u>For discussion of item 6</u>	
Mr WONG Chai-kwan	Chief School Development Officer (Tsuen Wan and Kwai Tsing), Education Bureau
Mr LEE Wing-chuen	Chief Health Inspector/Tsuen Wan 2 (Acting), Food and Environmental Hygiene Department
 <u>For discussion of item 7</u>	
Mr LEE Wing-chuen	Chief Health Inspector/Tsuen Wan 2 (Acting),

Food and Environmental Hygiene Department

For discussion of item 8

Mr LEE Wing-chuen	Chief Health Inspector/Tsuen Wan 2 (Acting), Food and Environmental Hygiene Department
Ms LAW Po-yee, Annie	Senior Engineer/5, Civil Engineering and Development Department
Mr WONG Chun-pong	Engineer/54, Civil Engineering and Development Department

For discussion of item 9

Mr LEE Wing-chuen	Chief Health Inspector/Tsuen Wan 2 (Acting), Food and Environmental Hygiene Department
Miss TSANG Yuk-chi, Fiona	Curator (Historical Buildings)1, Antiquities and Monuments Office

I Opening Remarks and Introduction

The Chairman welcomed the Chairman of the Tsuen Wan District Council (TWDC), Members and representatives from the government departments to the 5th meeting of the District Planning, Development and Facilities Management Committee (DPDFMC).

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 20 October 2020 and the deadline for submission of paper was 5 October 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.

3. The Chairman said that earlier, he received an impromptu motion relating to the temporary use of an open space from Mr CHIU Yan-loy and Mr LI Hung-por. Owing to the inadequacies in the consultation of the Tsuen Wan District Office (TWDO), some affected District Councillors were unaware of the said matter and therefore failed to air their dissenting views. As such, he accepted the impromptu

motion and would handle it under Item 12: Any Other Business.

II Item 1: Confirmation of Minutes of the 4th Meeting held on 30.6.2020

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

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

(A) Paragraphs 4 to 13 of the Minutes of the Meeting held on 30 June 2020: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall

5. 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) 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 (LandsD);
- (2) Mr YUEN Ting-fung, Jacky, Engineer/Tsuen Wan 1 (Engr/Tsuen Wan 1), Transport Department (TD); and
- (3) Mr CHOW Chun-hun, Gary, Assistant District Officer (Tsuen Wan) (Asst Dist Offr (Tsuen Wan)), TWDO.

Besides, he condemned the Highways Department (HyD) for its failure to send representatives to attend the meeting.

(Post-meeting note: The Secretariat received a written reply from the HyD after the meeting.)

(Note: Mr MAN Yu-ming joined the meeting at 2:38 p.m.)

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

- (1) the developer had fulfilled its obligation to construct a covered footbridge according to the land lease conditions. Hence, the DLO did not have further contractual foundations to request the developer to undertake additional work (e.g. providing a rain shelter at the staircase of the footbridge) apart from the repair, maintenance and cleansing of existing facilities; and
- (2) the said footbridge and staircase were situated on government land. The land title belonged to the Government. If the department concerned intended to construct a rain shelter at the staircase and would take up the management and repair of the rain shelter in the future, the DLO would make complementary efforts and provide assistance in land administration. For instance, the DLO would 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. Engr/Tsuen Wan 1 of the TD responded that the management and repair of the staircase next to Cheong Yiu Mansion fell beyond the TD's purview. The TD did not object to the provision of a rain shelter at the staircase by the relevant department or organisation in principle.

(Note: Mr LAU Cheuk-yu and Mr LAU Jackson joined the meeting at 2:40 p.m.)

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

- (1) the TWDO noted that different units held divergent views on the land title of the location concerned. The TWDO would gain a better understanding as to whether further clarification on the land title was required. It would also study whether the developer was responsible for constructing a rain shelter on the government land; and
- (2) having a discussion with Members and the departments concerned after the on-site inspection, the TWDO determined to convene an inter-departmental meeting and discuss with the departments on the ways to promptly construct a rain shelter. However, due to the epidemic, the inter-departmental meeting could not be held at the moment.

(Note: Mr KOT Siu-yuen joined the meeting at 2:42 p.m.)

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

- (1) he opined that the location concerned was part of the footbridge system. However, the TD indicated that the location was not under its management whereas the HyD failed to send representatives to attend the meeting. He pointed out that the captioned matter had been repeatedly discussed under Matters Arising from the Minutes of the Previous Meeting. He hoped that the TWDO would yield fruitful results at the inter-departmental meeting to facilitate prompt implementation of the project, instead of bringing the discussion on the captioned matter to a close whilst the departments continued to shrink from their responsibilities (Mr PUN Long-chung, Roy); and
- (2) in his opinion, the developer was not responsible for constructing a rain shelter at the location concerned because of past blunders made by the departments. He hoped that the TWDO would shortly hold the inter-departmental meeting to follow up on the project and proactively conduct the relevant preliminary work. Besides, he believed that the construction cost of a rain shelter would not be very high and the departments should have sufficient resources to cover the cost at the

district level. He therefore urged the departments concerned to promptly construct a rain shelter at the aforesaid location. Hence, when travelling past the location, pedestrians would no longer get wet in the rain or slip on the floor with stagnant water (Mr WONG Ka-wa).

10. The Chairman was dissatisfied with the TD's response. Moreover, he hoped that the TWDO would properly play its coordinating role and promptly hold the inter-departmental meeting once the epidemic eased, in order to pragmatically tackle the issues relating to the captioned measure which was beneficial to the public. He also hoped that the TWDO would provide concrete solutions at the next meeting. He would refer the captioned matter to the Traffic and Transport Committee (T&TC) for handling after a department undertook the construction of a rain shelter at the location concerned.

IV Item 3: Application for District Council Funds as regards Activities Co-organised by the Working Group on District Development, Planning and Economic Development and District Organisation
(DPDFMC Paper No. 29/20-21)

11. The Secretary introduced the paper and said that the Chairman, the Vice Chairman, Mr MAN Yu-ming, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr LAU Jackson, Mr LAI Man-fai and Mr TAM Hoi-pong were Members of the Working Group on District Development, Planning and Economic Development (the "Working Group"), so as to indicate that they had made declaration of their membership.

12. The Chairman said he had made declaration of his membership of the Working Group. As it was a nominal position, he could continue to preside at the meeting and participate in the discussion, decision-making and voting of the funding applications after making declaration of interest. Besides, according to section 48(12) of the Standing Orders, the Chairman decided that Members who had made declaration of their membership of the Working Group could participate in the discussion, decision-making and voting of the funding applications.

13. The Chairman asked Members to make declaration of other interest. No Member made declaration of other interest.

14. The views and enquiries of Members were summarised as follows:
(1) he supported a study by the TWDC as it would provide a basis for proactive development of arguments. He learnt that the organisation which submitted the first funding application related to greening would look for a professional academic institution to conduct a study. The amount of funds under application was neither a large nor small sum.

However, with sole reference to the related documents, he found it difficult to get a full picture and learn about the objectives of the study. Generally speaking, this type of study could not be completed by an academic agency alone. The applicant organisation might have to seek assistance from professionals such as architects and arborists, and organise community engagement activities. He further pointed out that according to the funding records in the past, the organisation which submitted the second funding application had only organised activities of classic songs. He was unable to learn about the organisation's background just by looking at its name and registered address. As such, he doubted the anticipated outcome of the study and had reservations about the second funding application (Mr NG Hin-lung, Norris);

- (2) he pointed out that the applicant organisations of both funding applications would mainly spend the funds on engaging academic agencies to conduct studies. They could also claim Central Administrative Overheads. He did not have strong opinions on the two applicant organisations. However, he opined that as regards the funding applications concerned, the funds should only be payable to the respective applicant organisations in full. Besides, while supporting Innovative Solutions to Urban Greening in Tsuen Wan, he was worried that it would be difficult to apply the findings of the study. If this funding application was endorsed, he hoped that the Working Group would focus on following up the ways to apply the study results (Mr TAM Hoi-pong);
- (3) he hoped that more urban studies and planning work would be conducted using resources of the TWDC in the future. Also, he enquired of the representatives of the government departments attending the meeting whether they would draw reference from the advice to be given by academic agencies in the study reports and work in tandem by taking corresponding measures (the Vice Chairman); and
- (4) he suggested that upon the completion of the two study reports, a special meeting should be held and the relevant departments should be invited to discuss and review the study reports (Mr LAU Jackson).

15. The Chairman asked the Working Group to note Members' views and explore the ways to enhance Members' involvement in the studies.

16. District Leisure Manager (Tsuen Wan) (District Leisure Mgr(Tsuen Wan)) of the Leisure and Cultural Services Department (LCSD) responded that as long as the results of the study reports did not conflict with the LCSD's principles of greening work, the LCSD would make complementary efforts as far as possible. As the plants of a floral display, for example, withered easily, the LCSD seldom conducted

extensive planting of flowers at present on the grounds of environmental protection. Hence, subject to the contents of the study reports, the LCSD would work in tandem to beautify the cityscape as far as possible.

17. Mr NG Hin-lung, Norris proposed that an open ballot should be held for each of the funding applications. Members agreed to the proposal.

18. The Chairman asked Members to vote on Innovative Solutions to Urban Greening in Tsuen Wan. The voting result was set out as follows:

For (15 votes in total)

The Vice Chairman, Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr WONG Ka-wa, Mr 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 (1 vote in total)

Mr MAN Yu-ming

19. The Chairman asked Members to vote on Health•Sustainable Development in Tsuen Wan. The voting result was set out as follows:

For (8 votes in total)

The Chairman, Mr MAN Yu-ming, Mr WONG Ka-wa, Mr CHIU Yan-loy, Mr LAU Chi-hung, Mr LAU Cheuk-yu, Mr PUN Long-chung, Roy and Mr LAU Jackson

Against (3 votes in total)

Mr NG Hin-lung, Norris, Mr YICK Shing-chung, Angus and Mr LAM Sek-tim

Abstention (6 votes in total)

The Vice Chairman, Mr LI Hung-por, Ms CHAN Kim-kam, Mr KOT Siu-yuen, Mr LAI Man-fai and Mr TAM Hoi-pong

20. The Chairman announced that the following funding applications were endorsed:

<u>Name of Activity</u>	<u>Applicant Organisation/ Co-organiser</u>	<u>Amount Approved (\$)*</u>
-------------------------	---	----------------------------------

(1)	Innovative Solutions to Urban Greening in Tsuen Wan	Caritas Community Centre - Tsuen Wan	400,000.00
(2)	Health•Sustainable Development in Tsuen Wan	Idea Infinitive	400,000.00

*As the amount for application had exceeded the funding ceiling of \$220,000 of the DPDFMC under the power conferred, the two funding applications should be submitted to the TWDC for vetting and approval.

(Post-meeting note: The TWDC endorsed the two funding applications by way of circulation of papers.)

21. The Chairman said that to more effectively handle the implementation work of the aforesaid funding applications, he proposed that Mr CHAN Yuen-sum, Sumly, Chairman of the TWDC, he, Chairman of the DPDFMC and Mr CHIU Yan-loy, Convenor of the Working Group should be authorised to assist in handling the relevant matters. Members unanimously agreed to the proposal.

V Item 4: Proposed New Items under District Minor Works
(DPDFMC Paper No. 30/20-21)

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

(Note: Mr SHUM Lester joined the meeting at 2:58 p.m.)

23. The views and enquiries of Members were summarised as follows:
- (1) wooden structures were relatively old-fashioned and vulnerable. Most of the new structures would not be built with wood nowadays. Hence, regarding proposed new project item 1 – Improvement to pavilion near steps at Route Twisk (near lamp post W2699) leading to Shing Mun Catchwater, Tsuen Wan, he enquired whether it would continue to use wood for reinforcement or adopt alternative materials so that less maintenance effort would be required in the future and the pavilion would be more durable. He also enquired whether funding should be allocated to conduct maintenance works again shortly after the completion of proposed new project item 1 (Mr CHIU Yan-loy);
 - (2) he opined that the adoption of wood would not necessarily cause problems and therefore enquired about the specific improvement solutions of proposed new project item 1. Moreover, regarding proposed new project item 7 – Improvement works of chemical dosing pumps and dosing pipe for disinfection system at Tsuen King Circuit Wu Chung Swimming Pool, he enquired whether it would adopt the

disinfection technology which was also used in most swimming pools and replace the existing system which was overdue with a new system on the same level (Mr NG Hin-lung, Norris);

- (3) he proposed earlier that to enrich the TWDC's functions, the TWDO should install televisions at the community halls in Tsuen Wan district and outside the entrance of the TWDO for promotional purposes. He enquired about the progress of his proposal because it was excluded from the current list of proposed new items (Mr WONG Ka-wa); and
- (4) he pointed out to the HyD earlier that paving blocks which were currently laid in alternate red and yellow colours often got loose. As a result, loose paving blocks were found in all districts. However, the HyD informed him that the said type of paving block was adopted to facilitate repairs of underground ducts. Besides, learning that the LCSD used another type of paving block when implementing proposed new project item 4 – Improvement works of footpath at Tsuen Wan Park, he enquired whether a higher cost of repair would be incurred by this type of paving block and Tsuen Wan Park had a smaller number of underground ducts which would require repairs (the Vice Chairman).

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

- (1) the ozone sterilisation system with sand tanks, carbon tanks and balancing tanks was adopted in nearly all public swimming pools under the LCSD's management. Tsuen King Circuit Wu Chung Swimming Pool was no exception; and
- (2) the roads managed by the HyD had higher utilisation rates and more underground ducts. The LCSD found after a ground investigation that Tsuen Wan Park had fewer underground ducts and therefore anticipated that repairs would seldom be required. Hence, the LCSD switched to large paving blocks with better slip resistance and increased friction in order to minimise slips in the rain.

25. Senior Inspector of Works (Tsuen Wan) (Sr Insp of Works (Tsuen Wan)) of the TWDO responded that the two wooden roof covers had been in use for over ten years. However, staff of the TWDO found after an on-site inspection that the structure of the wooden pavilion was fairly satisfactory. The main problems were water seepage from the roof covers and decay of individual parts of the wooden structure. In this connection, the TWDO would replace the roof covers of the pavilion and rotten wood planks of the wooden structure as well as repaint the pavilion. He believed that the pavilion would be durable upon renovation.

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

- (1) regarding the Member's proposal of installing televisions at the community halls and outside the TWDO's entrance for promotional

purposes, the TWDO was currently identifying suitable facilities and would conduct preparatory work (e.g. inviting quotations and collecting information);

- (2) the TWDO would consider the suitability of the locations mentioned by the Member; and
- (3) in the light of the epidemic, except for temporary heat shelters, all community halls were currently closed to ensure good hygiene conditions. During the epidemic, the TWDO conducted disinfection and cleansing work at the community halls on a regular basis and reduced unnecessary access. Hence, the installation works were pending commencement. The TWDO would promptly install the facilities concerned and duly report the progress to the DPDFMC after further enhancing the hygiene conditions of the community halls and completing all preparatory work.

27. Mr WONG Ka-wa disapproved of the TWDO's approach. In his opinion, provided that users of the community halls would not be inconvenienced, the installation works should be conducted as usual. He also believed that it would only require little manpower. He thus advised that the TWDO should consider conducting the installation works during the epidemic and further discuss specific arrangements with him and the Chairman after the meeting.

28. The Chairman asked the TWDO to study the Member's proposal.

29. The DPDFMC unanimously endorsed the funding applications which amounted to \$2,914,000 for seven proposed new items under district minor works in Tsuen Wan in 2020-21.

VI Item 5: Strongly Request the Housing Department to Draw up a Timetable for Provision of Additional Roof Covers for the Pedestrian Walkways in Lei Muk Shue Estate

(DPDFMC Paper No. 31/20-21)

30. The Chairman said that the paper was submitted by Mr WONG Ka-wa. The representative of the department responsible for giving response was Ms CHUNG Dip-fun, Sarah, Senior Housing Manager(Wong Tai Sin, Tsing Yi and Tsuen Wan 2) (Sr Housing Mgr/WTT2) of the Housing Department (HD). Besides, the written reply of the HD was tabled at the meeting.

31. Mr WONG Ka-wa introduced the paper.

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

- (1) in Lei Muk Shue Estate, apart from the three locations mentioned by the Member, the pedestrian walkway off Chuk Shue House and those

connecting Hong Shue House, Kin Shue House and Lei Muk Shue Shopping Centre were also devoid of roof covers. Besides, in Shek Wai Kok Estate, the pedestrian walkways at Shek To House, Shek Lin House and Shek Tsui House lacked roof covers at the moment. Actually, the coverage rate of sheltered pedestrian walkways in the entire Shek Wai Kok Estate was even lower than that in Lei Muk Shue Estate. Therefore, he did not share the claim that Shek Wai Kok Estate was better equipped with sheltered pedestrian walkways in comparison to Lei Muk Shue Estate. He suggested that besides Lei Muk Shue Estate, improvement works should also be proactively conducted for Shek Wai Kok Estate (Mr LAI Man-fai);

- (2) the pedestrian walkways of many public housing estates across the territory had better roof covers compared with those of public housing estates in Tsuen Wan district. Many pedestrian walkways were without roof covers in Lei Muk Shue Estate after redevelopment. In response to repeated requests made by District Councillors of the constituency areas, the HD eventually provided roof covers for some pedestrian walkways. However, the pedestrian walkway outside Lok Shue House still lacked a roof cover at present. He opined that the HD was duty bound to proactively review pedestrian walkways devoid of roof covers. The HD should also discuss whether it was necessary to install roof covers at the pedestrian walkways with District Councillors of the constituency areas, instead of considering the provision of roof covers for the pedestrian walkways one by one upon request from those District Councillors. He thus advised the HD to change its existing mindset and proactively listen to Members' views (Mr CHAN Yuen-sum, Sumly); and
- (3) he supported the provision of additional roof covers for pedestrian walkways in public housing estate. Fuk Loi Estate was constructed a long time ago. Many tenants had impaired mobility and were in need of barrier-free facilities. Hence, he hoped that apart from providing additional roof covers for pedestrian walkways, the HD would also proactively enhance barrier-free facilities in public housing estates (Mr KOT Siu-yuen).

33. Sr Housing Mgr/WTT2 of the HD responded as follows:

- (1) the HD would conduct various improvement works in a timely manner according to the situation of respective public housing estates;
- (2) regarding the provision of additional roof covers for pedestrian walkways in Lei Muk Shue Estate, the HD would consider Members' views and tenants' needs prudently and conduct a technical feasibility study; and
- (3) to conduct addition and improvement works at existing public housing

estates, the HD should consider an array of factors and would encounter more constraints. For example, the HD should consider the space required for the construction works, the quantity of underground utilities at the construction site and whether diversion was required, as well as the condition of the land. After completing a feasibility study, the HD would prioritise the construction works based on the requirements and concurrently consider tenants' and other stakeholders' views.

34. The views and enquiries of Members were summarised as follows:
- (1) Lei Muk Shue Estate Public Transport Interchange (the "PTI") was retrofitted with a roof cover five years ago. All along, tenants and District Councillors of the constituency areas had been striving for provision of a roof cover along the pedestrian walkway next to the PTI; however, up till the present moment, the HD still failed to draw up a timetable accordingly. He thus expressed dissatisfaction and hoped that the HD would provide a timetable as soon as possible. If the HD still failed to give concrete response in the future, he proposed that the DPDFMC should issue a letter and convey the views concerned to the Secretary for Transport and Housing (Mr WONG Ka-wa); and
 - (2) he commented that the HD failed to give a proper response to the issue concerned (Mr LAU Cheuk-yu).

35. The Chairman pointed out that the construction works concerned had been delayed for long. He was dissatisfied with the HD's bureaucratic response. He hoped that the HD would heed Members' views, and follow up on the captioned matter and provide a timetable after the meeting.

36. 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.

VII Item 6: The Problems Arising from the Idle Land on Wing Shun Street Beside the Staircases of Rear Entrance of City Point
(DPDFMC Paper No. 32/20-21)

37. 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 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);
- (3) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO; and
- (4) Mr LEE Wing-chuen, Chief Health Inspector/Tsuen Wan 2 (Acting) (Ch

Health Insp/Tsuen Wan 2 (Atg.)), Food and Environmental Hygiene Department (FEHD).

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

38. Mr LUK Ling-chung, Antonio introduced the paper.
39. The views and enquiries of Members were summarised as follows:
- (1) he learnt that the land concerned would be used for constructing school premises soon. However, it was currently covered with weeds. There were also mosquito and rodent infestations. The hygiene conditions were poor. He hoped that the departments concerned would tackle the said problems (Mr WONG Ka-wa);
 - (2) according to information, the data on the land concerned and City Point were included in the land lease of a comprehensive development area. Obviously, future users of the land had nothing to do with City Point. He thus enquired whether the LandsD would, when reviewing or granting the land lease, consider carving out the land concerned and drawing up a separate land lease for review in order to determine the future planning use of the land (Mr CHIU Yan-loy);
 - (3) if the Legislative Council approved the allocation of funds, the school building works would commence by the end of 2021 at the earliest. Meanwhile, he hoped that the departments concerned would request the Mass Transit Railway Corporation Limited (MTRCL), which was currently responsible for managing the land concerned, to properly address the problems of weeds, mosquitos and pests (Mr SHUM Lester);
 - (4) the housing problem in Tsuen Wan was severe. Many people lived in sub-divided flats. He enquired whether the Government had estimated the quantity of idle land in Tsuen Wan and would make good use of the idle land to alleviate the public's housing problem (Mr LAU Chi-hung); and
 - (5) as the MTRCL owned considerable land, he believed that it was experienced in land management. The land concerned was managed by the MTRCL at present. He enquired whether the FEHD and LCSD would occasionally approach the MTRCL for land management so as to learn more about how the MTRCL managed the land. Besides, he enquired about the specific procedures for constructing primary school premises upon resumption of the land in the future, i.e. the Government should construct primary school premises after the MTRCL's handover of the land, or the MTRCL should construct primary school premises before returning the land to the Government (Mr LAU Jackson).
40. Ch Sch Dev Offr (Tsuen Wan and Kwai Tsing) of the EDB responded as

follows:

- (1) he learnt that the land concerned was under the MTRCL's management at present. According to the prevailing mechanism, it would only be allocated by the LandsD to the EDB for building school premises under permanent government land allocation (PGLA) when the works commenced; and
- (2) the EDB allocated the land to C.C.C. Chuen Yuen First Primary School for reprovisioning purpose under the School Allocation Exercise. Over the past two years, the EDB had been discussing various matters (e.g. the design of the new school premises and arrangements) with C.C.C. Chuen Yuen First Primary School and its sponsoring body. According to the current progress, the EDB preliminarily planned to consult the TWDC on the school building project in early 2021, and expected to make a funding application in the 2020/21 legislative session. If the funding application was approved, the EDB anticipated that the works would commence in the third quarter of 2021 at the earliest and take about 33 months to complete.

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

- (1) the aforesaid land next to City Point on Wing Shun Street was a piece of private land, i.e. section A of Tsuen Wan Town Lot No. 403. According to the record of the Land Registry, the registered owner of the private land was Tsuen Wan West TW7 Property Development Limited at present. The DLO learnt that for the time being, the private land was managed by the MTRCL, the agent of the registered owner;
- (2) the land and adjacent City Point were covered by the same land lease. According to the land lease, the developer should undertake site formation works for the land and reserve it for future development of the relevant departments. The land was currently reserved for the EDB's school building project. The EDB had also drawn up a timetable accordingly. In this connection, the DLO would tie in with the EDB's timetable and arrange with the land owner to voluntarily surrender the private land to the Government. The DLO would also allocate the land to the EDB by PGLA for implementation of the school building project; and
- (3) the land was currently managed by the MTRCL. Having received complaints on weeds and mosquito infestation, the DLO had already issued a letter to the MTRCL accordingly. The MTRCL indicated in the reply that it had arranged anti-mosquito work and clearance of refuse inside drainage channels. The DLO would follow up on the situation in a timely manner and instruct the MTRCL to properly conduct land maintenance work. The DLO would also convey Members' concern on the said problems (e.g. the land was weedy) to the

MTRCL in order to facilitate its follow-ups.

42. Sr Town Plnr/Tsuen Wan of the PlanD responded that the land had been zoned for school use in the planning of the development project of adjacent City Point. The PlanD was also aware that the EDB had already drawn up a specific development plan.
43. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded as follows:
- (1) the FEHD conducted anti-mosquito work at public places once a week; and
 - (2) as the land concerned was private land, the FEHD would apply anti-mosquito spray around its periphery on a monthly basis to tackle mosquito infestation. The latest application of anti-mosquito spray was on 18 August 2020.
44. The views and enquiries of Members were summarised as follows:
- (1) he requested that the DLO should urge the MTRCL to make on-going efforts to tackle the issues concerned before the commissioning of the school premises (the Acting Chairman);
 - (2) he opined that mosquito infestation was a nuisance and enquired whether the FEHD would issue a summons to persons associated with this type of nuisance (Mr LAU Cheuk-yu);
 - (3) he asked the departments to give response as to whether they would consider craving out the land concerned in the planning (Mr WONG Ka-wa); and
 - (4) noting that the current owner of the aforesaid land was Tsuen Wan West TW7 Property Development Limited, he enquired whether it only owned this piece of land in Tsuen Wan district. Besides, after using the land which was additionally granted in the past together with the land of City Point for years, the land owner could currently hand it over to the Government without paying a cent. In his opinion, the land owner had taken full advantage of the land. As such, he enquired whether it was stipulated in the land lease conditions that apart from the ownership of the land, the land owner should take up relevant management work or give other undertakings. Moreover, a weedy environment was favourable for breeding of mosquitos. He hoped that the departments concerned would pay attention to weeding work. Finally, he noted the designation of the land for school use in the land lease. He enquired about the feasibility of concurrently building primary and secondary school premises on the land as it covered an extensive area. He further pointed out that there were examples of joint operation of primary and secondary schools in Tung Chung and other districts (Mr YICK Shing-chung, Angus).

45. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) the entire section A was marked by pink and red lines in the land lease. The developer should undertake future management and repairs of the land in addition to site formation works. When the land was required by the Government, the DLO would request the land owner to voluntarily surrender it for relevant purpose according to the long-term development timetable of the department concerned. Also, the land was not designated for any purpose in the land lease;
 - (2) the DLO had only enquired of the Land Registry about the name of land owner of the aforesaid land. It did not have information on other housing estates at the moment and would provide supplementary information after the meeting;
 - (3) for the time being, the DLO did not have information on the undertakings given when the land lease was signed in the past. Generally speaking, the DLO would seek views on each land lease from the government departments concerned. It believed that the Government previously planned to build school premises on the aforesaid land. However, the DLO would provide supplementary information on the actual situation after the meeting; and
 - (4) the MTRCL had arranged anti-mosquito work and clearance of refuse inside drainage channels after communicating with the DLO. The DLO had also following up on the weeding work with the MTRCL earlier, and believed that the MTRCL would take follow-up actions. After the meeting, the DLO would further follow up on the matters and furnish the TWDC with a supplementary reply in writing.
46. The views and enquiries of Members were summarised as follows:
- (1) he noted that the land owner was only responsible for conducting site formation works for the land concerned. It was not responsible for the maintenance, anti-mosquito and weeding work before the Government's official resumption of the land for construction of new facilities. He enquired of the departments about the solutions if the land owner was unwilling to undertake the relevant work. He commented that he had all along been objecting to the Government's practice of requesting a land owner or developer to undertake land maintenance work. In his opinion, the land should be handed over to the Government upon completion of a development project. The weeding and anti-mosquito work for the land should be undertaken by the LandsD (Mr CHIU Yan-loy);
 - (2) he understood that the land concerned was private land. However, there was nuisance which adversely affected the public. He thus enquired why the Government failed to issue a summons to the MTRCL

- with a view to accelerating its actions (Mr LAU Cheuk-yu);
- (3) as the land mentioned by the Member was sizeable, he enquired whether the EDB would make good use of the entire land and provide Members with related documents for reference. Besides, he enquired whether the DLO could request the MTRCL to arrange an on-site inspection for District Councillors of the constituency areas nearby to learn about the progress of the repair and maintenance works during implementation. Furthermore, he opined that the land owner should take up the maintenance and repair responsibilities because the location concerned was on private land (the Acting Chairman); and
 - (4) he was aware that the DLO had recently asked the MTRCL to conduct anti-mosquito work and clear refuse inside drainage channels. However, the land was not weeded yet, resembling a rainforest. In his opinion, anti-mosquito, pest control, refuse clearance and weeding work should be conducted on a regular basis. He thus did not only request the DLO to provide a written reply but also required the MTRCL to submit an annex, listing all the tasks which it had undertaken to conduct and the respective frequency. By doing so, residents could feel relieved. Besides, he enquired about the future use of the current site of C.C.C. Chuen Yuen First Primary School on Wo Tik Street, and whether the works were delayed due to disagreement between the EDB and school sponsoring body or other special causes. He also hoped that the EDB would implement the works as soon as possible (Mr LUK Ling-chung, Antonio).

47. Sr Estate Surveyor/TW of the DLO responded that the DLO reiterated that according to the land lease, the land owner should undertake the management and maintenance of the land concerned in addition to the site formation works. For instance, the land owner should tackle environmental hygiene problems of the land.

48. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded that the FEHD would issue a summons to the land owner or agent once it found and proved mosquito infestation at a location within private land. However, the FEHD did not have the relevant information at the moment. It would provide supplementary information after the meeting.

(Post-meeting note: The supplementary information submitted by the FEHD on 30 September 2020 was distributed to Members for perusal.)

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

- (1) lacking information on the area of the land concerned, the EDB was unable to give response as to whether it would utilise the entire piece of

land. Having said that, according to the EDB's guidelines, there was a designated area for public primary schools in general. The new school premises should not exceed the designated area;

- (2) the existing site of C.C.C. Chuen Yuen First Primary School should be returned to the Government after acceptance of the new school premises. The EDB would reallocate the land if it considered that the land should be used for other educational purposes. However, if the EDB considered that the land was no longer required for school use upon deliberation, it would hand over the land to the Government according to the Central Clearing House mechanism. The Government would coordinate and arrange the future use of the land, whereas the EDB did not have any plan at the moment; and
- (3) over the past two years, the School Building Section of the EDB had all along been discussing the design of school premises and arrangements with the school and its sponsoring body. Disagreement had never arisen.

50. The Acting Chairman stated that the relevant responsibilities were clarified at present. He believed that the FEHD would handle the matters impartially after identifying mismanagement of the land concerned or receiving complaints on the land in the future. Besides, he requested that the DLO should urge the MTRCL to conduct repairs and maintenance work, provide a clear timetable as well as inform District Councillors of the constituency areas and those from nearby constituency areas of the progress of the work.

51. The Chairman resumed the chair.

VIII Item 7: Request for Discussion of the Installation of Electronic Scales, Octopus Processors and Receipt Printers for Shop Operators in the Markets Managed by the FEHD in Tsuen Wan District
(DPDFMC Paper No. 33/20-21)

52. The Chairman said that the paper was submitted by Mr LAM Sek-tim. The representative of the department responsible for giving response was Mr LEE Wing-chuen, Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD.

53. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded as follows:
- (1) the FEHD welcomed the use of electronic money, a contactless payment option which could effectively reduce the risks of infection; and
 - (2) the FEHD had discussed the matter concerned with the Octopus Cards Limited (OCL). Staff of the OCL would hold a briefing at Yeung Uk Road Market on the next day of the meeting. They would explain the use and advantages of the Octopus payment system to Members and representatives of stall tenants attending the briefing. The FEHD

would arrange a similar briefing again, if necessary, to further introduce the Octopus payment system to representatives of the market.

54. Mr LAM Sek-tim introduced the paper.

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

- (1) banknotes and coins often got wet in markets, resulting in hygiene problems. It would also pose a greater risk of disease transmission amid the epidemic. The Octopus payment system was adopted in many private markets a long time ago. Hence, he was pleased to note that the FEHD planned to introduce Octopus card as a payment option for its markets. Moreover, short-weight malpractice was common in markets. If the FEHD provided electronic scales in markets, it would help reduce disputes and protect the interests of consumers (Mr LAI Man-fai);
- (2) he was pleased to note that the FEHD would gradually introduce electronic payment systems for its markets. He also pointed out that the FEHD should draw reference from the practice adopted in new markets in the territory, and it was not necessary for the FEHD to make significant alterations (Mr LAU Jackson);
- (3) Octopus card transactions were time-saving. However, she suggested that to provide stakeholders with more choices, the FEHD should consider introducing other electronic payment options (e.g. PayMe) in addition to Octopus card. Also, while agreeing to the provision of electronic scales in markets, she enquired whether the operating costs of electronic scales, the Octopus payment system and receipt printers should be fully borne by shop operators or the Government would shoulder certain proportion of the costs. In addition, she pointed out that each market had its own Market Management Consultative Committee (MMCC). Hence, she hoped that the relevant decision would be discussed at meetings of the MMCC so that stall tenants and users of the market could express their views (Ms CHAN Kim-kam); and
- (4) he supported the Member's proposal. Instead of coordinating the installation of the Octopus payment system in the market, the FEHD would only arrange for the OCL and shop operators to discuss the matter on their own. Shop operators had to pay the OCL service charges for installation of the Octopus payment system. However, a shop operator whose Octopus processor was damaged would have to wait three to six months before the OCL conducted repairs. Besides, the Octopus payment system required a standalone cordless phone to operate. Small shop operators found the installation procedures rather troublesome. Hence, he hoped that the FEHD would consider taking

up the coordinating role in the installation of the Octopus payment system (Mr WONG Ka-wa).

56. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded as follows:
- (1) he learnt that apart from Octopus card, the current processors of the OCL also supported other payment methods (e.g. Apple Pay, Samsung Pay and O! ePay); and
 - (2) the decision on whether to use the Octopus payment system was a commercial decision of stall tenants. The FEHD respected stall tenants' wishes and would leave the choice of whether to use the system to them. The FEHD would not make the adoption of the Octopus payment system compulsory in the market.

IX Item 8: Explore the Blueprint for Future Development of Tsuen Wan Harbourfront and Request to Study the Feasibility of Provision of Large-scale Flower Field

(DPDFMC Paper No. 34/20-21)

57. 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 NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD;
- (2) Ms LAW Po-yee, Annie, Senior Engineer/5 (Sr Engr/5), Civil Engineering and Development Department (CEDD);
- (3) Mr WONG Chun-pong, Engineer/54, CEDD;
- (4) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCSO;
- (5) Mr LEE Wing-chuen, Ch Health Insp/Tsuen Wan 2 (Atg.), FEHD; and
- (6) Mr CHOW Chun-hun, Gary, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the joint written reply of the Development Bureau (DEVB), CEDD, LCSO, FEHD and PlanD and the written reply of the CEDD were tabled at the meeting.

58. Mr YICK Shing-chung, Angus introduced the paper.
59. The views and enquiries of Members were summarised as follows:
- (1) he learnt that the CEDD was arranging an on-site inspection (the Chairman);
 - (2) he pointed out that the works conducted at the construction site next to Ocean Pride had adverse impacts on the surroundings. He hoped that an on-site inspection would be promptly conducted to learn about the actual status and completion date of the works. Besides, he enquired whether the authorities would conduct reclamation works at Rambler Channel. He said that residents from this area and those nearby were concerned about it (Mr LAU Cheuk-yu);
 - (3) he travelled past the construction site of the cycle track every day and

did not find many workers working at the site at present. He enquired about the progress of construction of the cycle track as well as the future development and overall planning for the harbourfront. Moreover, he agreed that greening and planting of flowers could help create a more beautiful cityscape. He also enquired of the authorities about the policy considerations in drawing up the Greening Master Plan (GMP) (Mr LAU Chi-hung);

- (4) she pointed out that currently, many construction projects were suspended and members of the community were unable to grasp the progress of construction works. Besides, she suggested that to enhance the interaction between the environment and people in the community, it should consider constructing a community garden apart from proceeding with the horticultural work (e.g. installing planters, planting trees and setting up a large-scale flower field for provision of ornamental plants). In addition, she had reservations about the proposal of assigning all the coordination work to the LCSD. She understood that inter-departmental management would hamper certain procedures. However, if the LCSD took up the management of the site concerned alone, it might only consider various tasks from the recreational and leisure perspectives and failed to take into account special points of view necessary to the environmental development in the community. She hoped that the departments concerned would consider this issue (Ms CHAN Kim-kam); and
- (5) he noted that Members had mixed views on the future development of Tsuen Wan harbourfront because they were unclear about the matter. Hence, he hoped that to encourage views from Members, the government departments would brief them on the blueprint for overall development in the future from a macro perspective (the Vice Chairman).

60. Sr Town Plnr/Tsuen Wan of the PlanD responded that the harbourfront site mentioned by the Member had been zoned as an open space site. The detailed design of the LCSD and other relevant departments would dovetail with the construction works of the CEDD.

61. Sr Engr/5 of the CEDD responded as follows:

- (1) the CEDD noted that Members aspired for extensive planting of flowering plants;
- (2) having conducted a consultation on the project earlier, the CEDD learnt that many residents aspired for planting of flowering plants. Hence, the design of the GMP entailed the planting of flowering trees (e.g. Camel's Foot tree and Yellow Pui) at appropriate locations and the selection of suitable flowering shrubs for planting; and

- (3) the CEDD decided to plant various types of trees and shrubs after considering the overall greening design and nearby environment.

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

- (1) in the light of environmental protection and ecological considerations, the LCSD had refrained from setting up a floral display for long. To beautify the harbourfront, the LCSD would plant flowering plants which would not wither easily at the site concerned;
- (2) the LCSD noted Members' views. It would consider conducting landscaping conversions for the green area at the harbourfront prior to the commencement of construction works of the cycle track, with a view to attracting more visitors who came to admire the view;
- (3) the DEVB indicated in the written reply that the location concerned would be jointly managed by different departments. If the LCSD played the management role alone, more constraints would arise. For example, members of the public might fail to freely use the location as at present; and
- (4) the LCSD was currently studying the feasibility of allowing people with pets to enter Tsuen Wan Park and enjoy the park facilities with other users in an inclusive atmosphere. It wished to implement this arrangement as soon as possible.

63. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded that the rocky beach outside the harbourfront site was under the FEHD's management. The FEHD would also conduct cleansing at the public places concerned as usual. Between November and May, the FEHD would clear refuse once a month. Between June and October, it would collect refuse biweekly due to an increase in refuse caused by seasonal factors. Nevertheless, the FEHD would enhance the frequency of refuse collection subject to the situation at the site.

64. Asst Dist Offr (Tsuen Wan) of the TWDO responded that upon receiving enquiries or complaints on harbourfront management, the TWDO would give response as far as possible or refer the enquiries or complaints to the departments concerned for handling.

65. Mr YICK Shing-chung, Angus said that indeed, the planting of additional trees could further beautify the harbourfront. However, when travelling past the harbourfront, he found that some pedestrians tripped over raised roots of trees which were planted not long ago. Hence, he hoped that the Government would consider solutions to the said problem before implementing the policy concerned. Furthermore, he enquired whether the departments would consider drawing reference from the direction of tree planting taken for Tai Tong Road, Yuen Long. Moreover, he did not mind whether the harbourfront would be managed by one or multiple

departments in the end. However, he enquired how the departments would handle irregularities which fell beyond their management purview and whether they would conduct joint operations. Finally, he pointed out the serious problem of illegal parking of bicycles at present. While illegally parked bicycles could be found at Tsuen Wan West Station Public Transport Interchange and other locations along the harbourfront, the departments concerned were slow in taking follow-up actions upon receiving complaints. Hence, he hoped that the departments would work harder to tackle the problem.

66. Sr Engr/5 of the CEDD responded that the CEDD anticipated that the greening works of the GMP in Tsuen Wan district would commence by the end of 2020. As far as newly planted trees were concerned, the CEDD would not opt for tree species with relatively invasive roots in selection of tree species. Also, the CEDD would enlarge tree pits as far as possible, in order to create more space for growth of tree roots and therefore minimise the lifting of pavements caused by tree roots.

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

- (1) the LCS D would learn more about whether the planting of tree species such as Yellow Pui along the harbourfront would also give a spectacular view similar to the row of trees on Tai Tong Road, Yuen Long. Yet, due to a higher salinity, the harbourfront had relatively saline soil. The LCS D could only determine whether the tree species concerned should be planted at the harbourfront after studying whether they were adaptable to saline soil; and
- (2) if any bicycle was illegally parked within an area under the LCS D's purview, the LCS D would institute prosecution according to the Pleasure Grounds Regulation (Cap. 132BC). However, if the bicycle was illegally parked on a public road, the LCS D did not have the respective law enforcement power. The case should probably be referred to other departments for law enforcement.

68. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded that the FEHD would discuss with the Lands D on the solutions to the illegal parking of bicycles, if any, at public places.

69. Mr CHAN Yuen-sum, Sumly pointed out that Members had attended an exchange session with representatives from the CEDD. The representatives of the CEDD had undertaken at the exchange session that the CEDD would seek views on the planting arrangements for constituency areas from respective Members before conducting relevant construction works under the GMP. Noting that the construction projects of the GMP would commence at the end of 2020, he hoped that the CEDD would fulfil its undertaking to consult Members before carrying out the construction

works and provide all Members with further updates. In this way, it would prevent scenarios where Members were unaware of newly planted trees or road obstruction caused by tree roots in the district in the future.

70. The Chairman hoped that the CEDD would note the Member's views.

X Item 9: Re-opening of Vacant Buildings in Tak Wah Park
(DPDFMC Paper No. 35/20-21)

71. The Chairman said that the paper was submitted by Mr LAU Jackson. The representatives from the departments responsible for giving response were:

- (1) Miss TSANG Yuk-chi, Fiona, Curator (Historical Buildings)¹, Antiquities and Monuments Office (AMO);
- (2) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCSD;
- (3) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO; and
- (4) Mr LEE Wing-chuen, Ch Health Insp/Tsuen Wan 2 (Atg.), FEHD.

Besides, the written replies of the AMO and Agriculture, Fisheries and Conservation Department (AFCD) were tabled at the meeting.

72. Mr LAU Jackson introduced the paper.

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

- (1) he opined that Jockey Club Tak Wah Park, which was situated in Tsuen Wan town centre, had an antique flavour. The layout also consisted of traditional Chinese pavilions. However, the park was under-utilised. Some locations were even used for display of the LCSD's notices which were incompatible with the overall layout of the park. He thought that the notices were eyesores. To blend in with the quaint ambience of the park, he suggested that the vacant buildings in the park should be loaned to non-governmental organisations (NGOs) from the cultural and creative field. The NGOs could assist in managing the park and beautifying the park facilities with a view to making effective use of the resources therein (Mr LAU Chi-hung);
- (2) he agreed to the Member's proposal. He hoped the departments concerned would heed Members' views so as to avoid the kind of blunder made in the case of the Airport Core Programme Exhibition Centre in Sham Tseng, where no improvement had been made so far despite his request for improvement put forward two years ago (Mr WONG Ka-wa);
- (3) he supported the Member's proposal. He believed that by adopting designs compatible with the landscape, the three antique buildings inside Tak Wah Park could be used as teahouses or for organising activities in tune with the cultural atmosphere of the park. He hoped that the departments concerned would seriously consider Members'

- views and proactively work in tandem (Mr MAN Yu-ming);
- (4) he agreed to the Member's proposal. Pointing out that Tak Wah Park was an attraction in Tsuen Wan district, he regretted that some monuments were left idle and not put into use. Unless the monuments only served as exhibits, he proposed revitalising Tak Wah Park and setting up social enterprises (e.g. people with low income or members of the community could run small businesses such as teahouses or cafes) in the park. It did not only improve the overall image of Tak Wah Park but also created employment opportunities. Moreover, he learnt that illegal gamblers at Shek Pik Resettlers' Playground, Tsuen Wan changed to gamble at Tak Wah Park in the wake of frequent enforcement operations by the Police (Mr LAM Sek-tim);
 - (5) he pointed out that currently, the public might have a false impression that several monuments inside Tak Wah Park were used as resting rooms of the LCSD. Hence, he was concerned about the cultural publicity and promotion work for the antiquities and monuments in the park. He noted that a resource centre of the Environmental Protection Department (EPD) was set up in the monument concerned from 1997 to 2016. He enquired whether the resource centre was closed in 2016 because it lacked visitors or failed to be used to the fullest. Furthermore, he held that the historical value of many monuments in Tsuen Wan district was not fully unleashed. As such, he suggested that with reference from the old houses in Kowloon Walled City Park, display boards should be set up inside Old House, Hoi Pa Village, Tsuen Wan to introduce the history and cultural background of the monument. Visitors could therefore learn about the history of former Hoi Pa Village, Tsuen Wan. To fully unleash the historical value, the three buildings should not only serve as exhibits (Mr CHIU Yan-loy); and
 - (6) the AMO had been established for 44 years since 1976. The main duties of the AMO included organising the protection, restoration and maintenance of monuments and arranging adaptive reuse of suitable historical buildings. He pointed out that Old House, Hoi Pa Village, Tsuen Wan had remained vacant for nearly four years. It was even found that staff of the LCSD rested inside it. This monument was wasted. Besides, the mission of the AMO was to protect and conserve Hong Kong's archaeological and built heritage; to encourage and promote public participation in heritage preservation; and to foster a sense of belonging and identity and to strengthen Hong Kong's own unique culture. The values of the AMO included being customer-oriented and providing quality service. Yet, the AMO left the said antiquities and monuments idle for the time being. Hence, he hoped that the AMO would give response in this regard. Moreover, he enquired whether Old House, Hoi Pa Village, Tsuen Wan was no longer

under the AMO's purview upon allocation to the EPD and the AMO had resumed the management rights of monuments in the past. Finally, he enquired whether the FEHD used the buildings concerned as resting rooms or for other purposes (the Chairman).

74. Curator (Historical Buildings)1 of the AMO responded as follows:
- (1) in Tak Wah Park, Old House, Hoi Pa Village, Tsuen Wan was a declared monument. Chan Yi Cheung Ancestral Hall and Old House of the Former Hoi Pa Tsuen were Grade III historic buildings;
 - (2) Old House, Hoi Pa Village, Tsuen Wan served as the Tsuen Wan Environmental Resource Centre since 1997. The building was under the EPD's management and the Architectural Services Department undertook the repair and maintenance work. Although the resource centre was temporarily closed since the end of 2016, the building was still under the management of the EPD and its use should therefore be determined by the EPD. Old House, Hoi Pa Village, Tsuen Wan was managed by the EPD at present. However, as the building was a declared monument, the AMO would conduct inspections to learn about its condition every year. Currently, this declared monument was in good condition and structurally satisfactory;
 - (3) Old House of the Former Hoi Pa Tsuen was not vacant at present. A quarter of the internal space accommodated the office of the 3D Laser Scanning Survey Sub-unit under the AMO, whereas the remaining three quarters housed the offices of the Intangible Cultural Heritage Office and New Territories West Tree Team of the LCSD. Chan Yi Cheung Ancestral Hall was also under the management of the LCSD; and
 - (4) Old House, Hoi Pa Village, Tsuen Wan was a government property. The management should be taken up by the department in charge of the property, i.e. the EPD. Also, the usage rights, management rights and ownership of the property would not be affected by its designation as a declared monument. The AMO did not have the power to resume Old House, Hoi Pa Village, Tsuen Wan and there was no precedent for resuming a declared monument.
75. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) Old House of the Former Hoi Pa Tsuen and Chan Yi Cheung Ancestral Hall were under the LCSD's management. In recent years, the LCSD had already attempted to put into practice the ideas mentioned by Members;
 - (2) to some extent, Old House of the Former Hoi Pa Tsuen was revitalised. It currently served as offices but not resting rooms. The 3D Laser Scanning Survey Sub-unit, New Territories West Tree Team and Intangible Cultural Heritage Office operated in the said building; and

- (3) more than a year ago, the LCSD attempted to identify docents in Tsuen Wan district to provide guided tours at Chan Yi Cheung Ancestral Hall. Unfortunately, its efforts were in vain. As the internal structure of Chan Yi Cheung Ancestral Hall was not very complex, the LCSD had set up an explanatory board outside the building. Besides, an organisation paid a visit to Chan Yi Cheung Ancestral Hall more than a year ago. Intending to convert the building into a cafe, the organisation found after an in-depth exploration that the conversion cost would be very high. As a result, it did not further liaise with the LCSD after the visit.

76. Sr Estate Surveyor/TW of the DLO responded that there were three special buildings in Tak Wah Park. Old House of the Former Hoi Pa Tsuen and Chan Yi Cheung Ancestral Hall fell within PGLA No. TW440 and were allocated to the LCSD. Old House, Hoi Pa Village fell within PGLA No. TW371 and was allocated to the EPD. Therefore, the LCSD and EPD should respectively consider the proposal of putting the special buildings into other uses, and rent out the buildings for the relevant uses on their own.

77. Ch Health Insp/Tsuen Wan 2 (Atg.) of the FEHD responded that only public toilets were under the FEHD's management in Tak Wah Park. The FEHD had never used other locations of the park as resting rooms. Hence, it had no comment on Members' proposals.

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

- (1) she enquired whether the three buildings concerned were permanently allocated to the two departments and as a result, no tendering exercise for revitalisation would be conducted in the short term. She pointed out that many revitalisation projects of the Government were commercially oriented in the past. She advised that when revitalising a monument, the government departments should consider the local culture, the link with the community or even the value of the monument. To maintain the significance of revitalisation, they should not only consider the principle of awarding the highest bidder the project or the space for commercial development. Besides, she suggested that before conducting a tendering exercise for revitalisation, the LCSD should use part of the internal spaces for public purposes so that people could enter and relate to the monuments (Ms CHAN Kim-kam);
- (2) he questioned whether the EPD lacked resources so that it needed to set up an environmental resource centre in the park. He also enquired of the AMO about the relevant arrangements for land allocation. Besides, he noted that a few years ago, an organisation intended to set up a cafe at Chan Yi Cheung Ancestral Hall, which was under the LCSD's

management. However, it would be costly to do so because the building, as a monument, was expensive to maintain. Hence, he proposed that the Government should take up the maintenance of the monument instead of the organisation and the LCSD should discuss the proposal with the AMO (Mr LAU Jackson); and

- (3) he enquired whether the AMO would supervise the works conducted at the monuments (the Chairman).

79. Curator (Historical Buildings)¹ of the AMO responded as follows:

- (1) she learnt that the decision to allocate the declared monument to the EPD was made in the past by the LandsD or Government Property Agency, which were responsible for managing government land and properties. As the AMO was not a department responsible for managing government land or properties, it had no information on the allocation of the land to the EPD back then; and
- (2) any works involving a declared monument should comply with the relevant regulations of the Government. The AMO would also give technical advice from the perspective of heritage conservation, and monitor the works to ensure that the heritage value of the building would be unaffected.

80. The Chairman was dissatisfied with the AMO's response. Pointing out that the AMO's mission was to provide more services for the public, he hoped that the AMO would make additional efforts. Tak Wah Park covered an extensive area. The management rights basically belonged to the LCSD and only one building was managed by the EPD. He was pleased to note that an organisation intended to operate a teahouse inside the park. However, the location concerned was not a restaurant in an ordinary park or a refreshment kiosk at a swimming pool. It would be rather difficult for the LCSD to handle the matter alone. Also, the LCSD might not have sufficient professional knowledge. Generally speaking, as far as management was concerned, the AMO was better fitted to operate a quaint teahouse in a monument. However, the AMO was unwilling to undertake the work at present. Hence, he hoped that the LCSD would take the lead and study the feasibility of the said arrangement for the public.

81. Mr WONG Ka-wa pointed out that the buildings concerned had potential for development. He proposed that the DPDFMC should issue a letter to the DEVB and Home Affairs Bureau (HAB) to convey Members' views.

(Post-meeting note: The Secretariat conveyed Members' views to the DEVB and HAB in writing on 24 September 2020.)

XI Item 10: About the Temporary Closure of Leisure Facilities and Application

for Reallocation or Refund of Hire Charges of Leisure Facilities
(DPDFMC Paper No. 36/20-21)

82. 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.

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

- (1) from 29 January 2020 to present, the LCSD had to close its venues occasionally. The LCSD was aware that the closure of venues would result in many refund applications. However, it would be rather time-consuming to require venue hirers to separately fill in an application form for refund. In view of this, the LCSD proactively approached venue hirers by phone and enquired about their particulars, which would be forwarded to the Treasury for follow-up on refund;
- (2) the LCSD actively handled a total of 8 286 refund applications for fee-charging facilities upon receipt. It had processed 6 674 applications so far, which accounted for about 80% of the total number of applications. Currently, the LCSD was making every effort to process the remaining applications but failed to reach some hirers;
- (3) there were privacy issues and the LCSD requested applicants to hand over original receipts. Hence, submission of applications by post was preferable. For the time being, the LCSD would neither consider provision of drop-in boxes for public submission of application forms nor accept applications made via email or fax;
- (4) the Office of the Ombudsman had conducted an investigation on touting activities and released a report setting out the follow-up and improvement measures. Hence, the LCSD introduced an anti-touting operation a few years ago. Regarding online advance booking of venues and facilities for individuals, the booking period was shortened to ten days. Regarding cancellation of advance bookings due to rainy weather, the reallocation period was shortened to 15 days or refund would be arranged; and
- (5) the LCSD was uncertain when its venues could be reopened amid the epidemic. Hence, it would refund all venue hirers the hire charges in full following the closure of venues due to the epidemic, instead of arranging reallocation.

84. Mr LAU Cheuk-yu introduced the paper. He commended the LCSD for proactively making refund arrangements.

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

- (1) he noted that it took some time to complete the refund procedures at present. However, some applicants submitted refund applications

more than two months ago but still had not received refunds at the moment. He hoped that the LCSD would speed up the refund procedures (Mr WONG Ka-wa); and

- (2) more than 80% of the refund applications had been processed. He commented that the situation was satisfactory. However, some applicants still had not received refunds despite having submitted refund applications in February 2020. He hoped that the LCSD would expedite the processing of refund applications. Moreover, the Government announced on the day of the meeting that some outdoor premises for activities involving little physical contact would be reopened. He enquired when the advance booking service would resume after the implementation of the said measure (Mr LAI Man-fai).

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

- (1) the LCSD was uncertain about the confirmed re-opening time of its venues. It would notify Members once further updates were available; and
- (2) the LCSD would process the refund applications and then forward the relevant information to the Treasury. The Treasury would generally refund applicants the hire charges within six to eight weeks. However, the process might take longer because there were many refund applications. Members were welcome to provide the LCSD with information for follow-up if they noticed any omissions.

XII Item 11: Information Papers

(A) Report on Progress of District Minor Works (DPDFMC Paper No. 37/20-21)

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

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

- (1) project item 2 – Maintenance of access from Tai Mo Shan Road to Sze Lok Yuen Youth Hostel, Tsuen Wan was proposed many years ago. It was mentioned at the last meeting that this project could not proceed because of issues relating to the environmental assessment. He thus enquired about the latest progress of project item 2 and the details of the actual expenditure of about \$2 million (Mr CHIU Yan-loy);
- (2) he enquired why the latest construction budgets of project item 14 – Term contract for minor works items and maintenance of DC facilities in Tsuen Wan District (2019-2020) and project item 18 – Common inspections and care works to District Council fitness equipment in Tsuen Wan District (2019-2020) exceeded the amounts approved by the DPDFMC and about the details of these two projects. Also, he

enquired about the details of project item 32 – Beautification works at Tsuen Wan District Leisure Venues (Mr LAM Sek-tim);

- (3) he enquired whether the DPDFMC had approved the funding application for project item 1 – Improvement works to Tsuen Wan Promenade. Pointing out that the project had been in the pipeline for ten years, he would like to learn about the reasons why the project outline was still pending. Moreover, he opined that in this knowledge age, residents were concerned about personal privacy. Hence, he hoped that the LCSD would provide additional information on project item 21 – Improvement works of CCTV cameras and recording system at Tsuen Wan West Sports Centre, for example, the locations to be installed with CCTV cameras and the implementation methods, and whether the CCTV cameras supported facial recognition (Mr YICK Shing-chung, Angus); and
- (4) he believed that project item 1 would probably be cancelled. He thus enquired about the handling of funds approved by the DPDFMC for this project. Besides, he enquired whether the actual expenditures of project items 14 and 18 could exceed the amounts approved by the DPDFMC. The TWDO could reply after the meeting if it was unable to do so immediately (the Chairman).

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

- (1) project item 1 overlapped with the DEVB's Waterfront Enhancement Scheme which was currently underway. To forestall unnecessary waste of resources, the TWDO should study whether project item 1 was essential upon the conclusion of the DEVB's Waterfront Enhancement Scheme; and
- (2) the TWDO would consider removing this project from the Report on Progress of District Minor Works for the time being or refining the format of the report, in order to present the progress of the projects more clearly.

90. Sr Insp of Works (Tsuen Wan) of the TWDO responded as follows:

- (1) regarding project item 2, the works associated with a bridge were underway and the latest construction budget covered the cost of road repairs. The initial construction design was to rebuild an entire bridge. However, as the road section concerned was rather narrow and in close proximity to a country park, the TWDO was unable to undertake the environmental assessment. After conducting an on-site inspection with engineers from the Home Affairs Department earlier, the TWDO found that localised repairs would be more practicable. It would also study proposals which had fewer impacts on the country park together with the AFCD and EPD;

- (2) the latest construction budgets of project items 14 and 18 were the bidding prices of contractors. The actual construction costs would be calculated by adding up the cost of each repair item and therefore might be lower;
- (3) the TWDO would conduct repairs for District Council facilities such as arbours and seats under project item 14 when necessary; and
- (4) the TWDO had installed several sets of fitness equipment at the waterfront. It would regularly look for contractors and qualified persons to examine the fitness equipment under project item 18, in order to check whether the equipment was damaged or required repairs; and whether the equipment complied with the prevailing specifications. The TWDO would carry out repairs and maintenance work if necessary.

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

- (1) safety was the major consideration in the installation of closed-circuit television (CCTV) systems at sports centres under the LCSD. The funding application for project item 21 was endorsed in 2019/20. The project was expected to commence in September 2020;
- (2) under the said project, the existing CCTV system would be replaced and 16 CCTV cameras would be installed. The CCTV cameras did not support facial recognition. Also, the LCSD would put up signage at all locations equipped with CCTV cameras; and
- (3) CCTV footage would be overwritten after being stored for 30 days. When an accident happened, the LCSD would retain relevant CCTV footage in case people who were involved in the accident requested the CCTV footage from the LCSD. Otherwise, the LCSD would not retain CCTV footage. If any person wished to obtain CCTV footage, he or she should submit an application to the LCSD.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department
(DPDFMC Paper No. 38/20-21)

92. District Leisure Mgr(Tsuen Wan) of the LCSD introduced the paper.

(C) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department
(DPDFMC Paper No. 39/20-21)

93. 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. 40/20-21)

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

(E) Financial Statement of District Planning, Development and Facilities Management Committee as at 10 August 2020
(DPDFMC Paper No. 41/20-21)

95. The Secretary introduced the paper.

XIII Item 12: Any Other Business

96. The Chairman said that the impromptu motion put forth by Mr CHIU Yan-loy and Mr LI Hung-por would be handled under this agenda item. Besides, according to section 13(3) of the Standing Orders, Members of the Council should not at the meeting of the Council discuss any item that was not included in the agenda.

97. Mr CHIU Yan-loy and Mr LI Hung-por introduced the paper.

98. Mr CHIU Yan-loy moved an impromptu motion to “terminate the application from Tsuen Wan Police Station for extending its use of the adjoining open space (Temporary Government Land Allocation No. TTW882)”. Mr LI Hung-por seconded.

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

100. The Chairman asked the LCSD to convey the Members’ views to staff of the section concerned with a view to studying the construction of recreational facilities at the aforesaid site.

101. Mr TAM Hoi-pong proposed that an open ballot should be held. Members agreed to the proposal.

(Note: Mr NG Hin-lung, Norris left the meeting at 5:34 p.m.)

102. The Chairman asked Members to vote on the impromptu motion. The voting result was set out as follows:

For (a total of 14 votes)

The Vice Chairman, 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 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 (a total of 2 votes)

Mr MAN Yu-ming and Mr KOT Siu-yuen

Abstention (a total of 0 vote)

103. The Chairman announced that the impromptu motion was endorsed.

(Post-meeting note: The Secretariat conveyed the motion to the DEVB and LandsD in writing on 26 August 2020.)

(Note: Mr MAN Yu-ming, Mr LI Hung-por, Mr SHUM Lester, Ms CHAN Kim-kam and Mr KOT Siu-yuen left the meeting at 5:35 p.m.)

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

- (1) he enquired of the HyD about the completion date of the provision of pedestrian crossing facilities outside Sheung Chui Court. Moreover, while Wong's Factory Building was under demolition at present, the former site of Edward Wong Industrial Centre, which was also covered by Planning Application No. A/TW/515, remained idle for long and the demolition works for Edward Wong Industrial Centre had not commenced yet. Hence, he enquired when the demolition works would commence and how construction waste thus generated would be handled (Mr LAM Sek-tim);
- (2) he hoped that written replies from the government departments would be distributed to Members for perusal as early as possible. In addition, he advised the TWDO to review the district consultative mechanism, including the mechanism for consulting District Councillors of nearby constituency areas (Mr YICK Shing-chung, Angus);
- (3) there were frequent water main bursts in Tsuen Wan district recently, causing suspension of fresh water and flushing water supply. In his constituency area, water main bursts often occurred at Wai Tsuen Road and fresh water even turned yellow. He hoped that the Water Supplies Department would pay attention to the said situation and the maintenance of water mains in Tsuen Wan district, and assign representatives to give response at the next meeting (Mr PUN Long-chung, Roy); and
- (4) he had not directly received the consultation paper with respect to the application from Tsuen Wan Police Station for extending its use of the adjoining open space. He advised the TWDO and LandsD to enhance the transparency of consultation and openly seek views from all District Councillors. Moreover, he learnt that many venues of the LCSD and TWDO would be on loan for implementation of the Universal Community Testing Programme. However, he was dissatisfied with the Government for its failure to make public the exact locations up till present. He also believed that the participation rate of the programme

would be fair and therefore the loan of many venues would not be necessary (Mr TAM Hoi-pong).

105. The Chairman stated that the completion date of the provision of pedestrian crossing facilities outside Sheung Chui Court should be followed up by the T&TC, whereas the problem of water main bursts in Tsuen Wan district should be followed up by the Environment, Health and Climate Change Committee. Moreover, he asked the Secretariat to promptly forward written replies from the government departments to Members for perusal. In addition, he requested the TWDO and DLO to review the district consultative mechanism. Finally, he asked the PlanD to discuss the issues relating to Planning Application No. A/TW/515 with the Member after the meeting.

(A) Date of Next Meeting

106. The Chairman reminded Members that the next meeting was scheduled for 20 October 2020 and the deadline for submission of paper was 5 October 2020.

XIV Adjournment of Meeting

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

Tsuen Wan District Council Secretariat
15 September 2020