

(Translation)

Minutes of the 6<sup>th</sup> Meeting of  
District Planning, Development and Facilities Management Committee (4/20-21)

Date: 20 October 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, MH

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 LAI Yik-wing, Wesley      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 LEUNG Ming-sze, Ashley	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
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Mr CHENG Kwok-kuen, Chris	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Ms WONG Fan-ni, Jasmine	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Ms TSE Ka-yee, Carmen	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Mr NG Kar-shu	Senior Town Planner/Tsuen Wan, Planning Department
Mr CHENG Ho-yin, Henry	Senior Estate Surveyor/Tsuen Wan (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr LI Pui-sang	Contract Project Coordinator/2 (New Territories West), Civil Engineering and Development Department
<u>For discussion of item 2</u>	
Ms CHEONG Chi-kun	Senior District Engineer/South West, Highways Department
Mr LEE Huen-yiu	District Engineer/Tsuen Wan, Highways Department
<u>For discussion of item 6</u>	
Mr KAN Ka-man	Engineer/New Territories West (Headworks 3), Water Supplies Department
Ms LUI Ka-wing	Assistant District Social Welfare Officer (Tsuen Wan/Kwai Tsing)3, Social Welfare Department

For discussion of item 8

Ms OSBORN Wai-fong, Rita	Chief Health Inspector/Tsuen Wan 2, Food and Environmental Hygiene Department
Mr KO Lok-lam, Ross	Chief Inspector (Operations)/Tsuen Wan Police District, Hong Kong Police Force
Mr YEUNG Yan-ning	Head (Task Force)/Tsuen Wan Police District, Hong Kong Police Force

For discussion of item 9

Ms LUI Ka-wing	Assistant District Social Welfare Officer (Tsuen Wan/Kwai Tsing) <sup>3</sup> , Social Welfare Department
----------------	---

For discussion of item 10

Mr KO Sin-tak, Kenneth	Senior Building Surveyor/Village House 3, Buildings Department
Mr WONG Kwan-nang	Building Surveyor/Village House 3-3, Buildings Department
Mr CHAN Hon-kit	Division Commander (New Territories South West), Fire Services Department
Mr HO Yu-bong	Station Commander Ma Wan Fire Station, Fire Services Department

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 6<sup>th</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC) and introduced:

- (1) Mr LAI Yik-wing, Wesley who attended the meeting for the first time and replaced Mr CHOW Chun-hun, Gary to assume the post of Assistant District Officer (Tsuen Wan) (Asst Dist Offr (Tsuen Wan)), Tsuen Wan District Office (TWDO); and
- (2) Miss LEUNG Ming-sze, Ashley who attended the meeting for the first time and replaced Miss TAI Tsz-yan, Angie to assume the post of Executive Officer (Development), TWDO.

(Note: Mr LI Hung-por, Mr LAM Sek-tim and Mr PUN Long-chung, Roy joined the meeting at 2:32 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 15 December 2020 and the deadline for submission of paper was 30 November 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. 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 stated that it would require a longer time to discuss Item 4: Planning Applications (as at 9.10.2020). He thus proposed deferring the discussion of Item 4 until the conclusion of Item 13. Besides, the representative from the Social Welfare Department (SWD) had to leave the Main Conference Room before 5:00 p.m. due to work commitments. He thus proposed bringing forward Item 9: Concern about the Future Developments of Redevelopment Project A/TW/519 and Complementary Community Facilities and discussing it after the conclusion of Item 6.

## II Item 1: Confirmation of Minutes of the 5<sup>th</sup> Meeting held on 25.8.2020

4. The Chairman said that the Secretariat did not receive any proposed amendment before the meeting. He asked whether Members would like to put forth proposed amendments immediately.

5. Mr NG Hin-lung, Norris proposed that in line 1 of paragraph 23(2) of the captioned minutes, “他認為使用木材會造成問題” (he opined that the adoption of wood would cause problems) should be amended as “他認為使用木材未必會造成問題” (he opined that the adoption of wood would not necessarily cause problems).

6. The Chairman asked whether Members endorsed the minutes and proposed amendment. Members unanimously endorsed the minutes and proposed amendment.

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

### (A) Paragraphs 5 to 10 of the Minutes of the Meeting held on 25 August 2020: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall

7. 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) Ms CHEONG Chi-kun, Senior District Engineer/South West (Sr Dist Engr/SW), Highways Department (HyD);
- (3) Mr LEE Huen-yiu, District Engineer/Tsuen Wan, HyD; and
- (4) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written reply of the Transport Department (TD) was tabled at the meeting.

8. 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 any further contractual basis 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 ownership 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.

9. Sr Dist Engr/SW of the HyD responded as follows:

- (1) the Government had all along been dedicated to equipping public walkways with barrier-free access facilities with a view to facilitating pedestrians' access to public walkways. In 2016, the HyD had constructed a lift and connecting walkway near the staircase concerned. Both facilities had been open to the public. Pedestrians on the covered footbridge could reach the ground level by taking the lift;
- (2) according to the HyD's record, the repair and maintenance of the staircase fell beyond its purview. Also, the design of the staircase did not meet the HyD's design requirements; and
- (3) the HyD had previously deployed staff to conduct an on-site inspection, and found after assessment that the footbridge had been in service for years and it was in unsatisfactory condition. Even if the footbridge was resumed, the construction of a rain shelter was probably unfeasible at the location concerned. In this connection, the HyD did not recommend resuming the footbridge.

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

- (1) the TWDO had previously convened an inter-departmental meeting to

discuss solutions to the lack of a rain shelter at the location concerned. At the meeting, departmental representatives identified a myriad of problems (e.g. ownership issues and technical difficulties) with respect to the said matter. The TWDO would endeavour to coordinate with various departments accordingly; and

- (2) under the Minor Environmental Improvement Project 2020-21, the TWDC would apply anti-skid dressing at the staircase with a view to ensuring that the staircase was in order and facilitating public access.

(Note: Mr LAI Man-fai joined the meeting at 2:43 p.m.)

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

- (1) the HyD pointed out that it would not resume the footbridge because the location concerned did not meet the safety requirements. As such, the departments concerned should tackle the problem as early as possible to ensure public safety. Besides, while the DLO stated that the ownership belonged to the Government, no department was willing to take responsibility for providing a rain shelter there at the moment. He thus suggested following the practice of the Rural Public Works Programme. The TWDO should construct a rain shelter at the location and undertake the future maintenance and repair work. Also, he would like to promptly ascertain which department was responsible for the said matter (Mr CHIU Yan-loy);
- (2) the HyD stated that having been constructed at an earlier time, the structure at the location concerned did not meet the prevailing requirements. As a result, it was technically unfeasible to construct a rain shelter there. In addition to the staircase, the public could reach the ground level via Kolour Mall or by taking the lift on rainy days. He thus enquired why the location was still open for use while failing to meet the requirements, and whether redevelopment was necessary. He hoped that the departments would give a detailed explanation in order to dispel public concern (Mr LAU Cheuk-yu);
- (3) he found the departmental responses worrying. He pointed out that the TWDO acknowledged the demand for a rain shelter at the location concerned from members of the community. Also, the DLO had repeatedly stated that the ownership belonged to the Government and the contractor was not obliged to construct a rain shelter. The HyD's response was better than its previous one. However, more problems were identified when taking forward the construction of a rain shelter. As the location was in unsatisfactory condition or even failed to meet the requirements, he enquired how the HyD would follow up on the issue. If the HyD's solution was to advise the public to take the lift, it should send staff to observe the pedestrian flow of the location at

6:00 p.m., on rainy days or during peak commuting hours in the evening. Moreover, he enquired of the TWDO about the details of the technical problems identified after the inter-departmental meeting and the follow-up proposals. In addition, he opined that despite the existence of a comprehensive footbridge network, Tsuen Wan district had been troubled by unclear delineation of management responsibilities for long. Hence, he hoped that the departments would promptly clarify the management responsibility for the location concerned to prevent accidents and protect the safety of pedestrians (Mr PUN Long-chung, Roy);

- (4) he hoped that the departments would promptly ascertain which department was responsible for the matter concerned. He also believed that the relevant drawings might have been approved by the Buildings Department (BD) in the past. Moreover, he opined that the departments should enclose and demolish the substandard staircase, and rebuild one pursuant to the prevailing requirements. He hoped that the departments would resolve the problem as soon as possible (Mr WONG Ka-wa);
- (5) he was amazed by the HyD's claim that the said footbridge was below standard. The location concerned had a high pedestrian flow at present. He thus enquired whether the substandard footbridge should be demolished or replaced, and whether Tsuen Wan district had other footbridges which failed to meet the prevailing requirements and were no longer suitable for use. In addition, he enquired which party should be held accountable for slips in the rain at the location concerned. He opined that it was difficult to ask the public to spend a long time waiting for the lift on rainy days, and hoped that the departments would explore other solutions (Mr LAU Jackson);
- (6) as the footbridge concerned would become quite slippery in the rain, he shared the view that it was not up to standard. He also hoped that the HyD would resolutely tackle the problem instead of advising the public to take the lift on rainy days. Besides, he noted that the HyD would be allocated a certain amount of district funds for construction of bridges every year. As the footbridge did not meet the requirements, the HyD should rebuild a standard footbridge with a rain shelter for residents in Tsuen Wan district. In addition, he proposed retaining the captioned item under the Matters Arising from the Minutes of the Previous Meeting so that Members could continue to direct enquiries to the departments (Mr TAM Hoi-pong);
- (7) he opined that the substandard footbridge was a hazard and therefore enquired about its risk level. Besides, it was verified that the ownership of the footbridge belonged to the Government. As associated facilities of general footbridges were managed by the HyD, it

should not refuse to resume the footbridge because it was below standard. Hence, he hoped that the Planning Department (PlanD) and DLO would assist in ascertaining which department was responsible for the said matter. Also, he did not agree that a single lift could solve all problems. As some people might fail to use the lift, he hoped that the departments would capitalise on their professional knowledge and look for solutions which fitted the actual situation (Mr YICK Shing-chung, Angus); and

- (8) he was amazed by the HyD's claim that the construction of a rain shelter was unfeasible because there were problems with the structure concerned. He enquired whether the problems would still exist even if the said construction proposal was withdrawn, and whether other footbridges with structural problems existed in Tsuen Wan district. Moreover, he understood that the construction proposal would be rather complicated and difficult because Cheong Yiu Mansion might be involved. Yet, it might not be unfeasible. The HyD advised the public to use barrier-free facilities such as the lift. However, this solution could not protect the public from getting wet in the rain when crossing the road. He proposed that the captioned item should be retained under the Matters Arising from the Minutes of the Previous Meeting for pragmatic follow-ups (the Chairman).

(Note: Mr LAU Chi-hung joined the meeting at 2:50 p.m.)

12. Sr Dist Engr/SW of the HyD responded as follows:

- (1) design requirements varied among different departments. The footbridges designed by the HyD had a design life of 120 years in general, whereas those designed by the BD might have a shorter design life. Hence, she would like to clarify that the footbridge concerned was not a substandard one even though the design was not drawn up according to the HyD's design requirements;
- (2) the developer had not included the HyD's requirements in the design parameters because there had been no plan to resume the footbridge back then. Nevertheless, she believed that the footbridge was designed according to the design parameters and requirements at that time;
- (3) the ownership belonged to the Government. However, the land lease stipulated that the Government was under no obligation to undertake the repair work. Also, the DLO had already requested the developer or owner to conduct repair and maintenance work for the footbridge according to the relevant regulations; and
- (4) the HyD had made every effort and constructed the lift with a view to providing the general public with another access option.

13. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) although the aforesaid land belonged to the Government, the developer should take responsibility for the repair and maintenance work. According to the terms of land documents, the developer should not be requested to construct additional structures;
  - (2) according to the DLO's record, the drawing of the entrance/exit of Café de Coral at Cheong Yiu Mansion had been submitted to the BD for vetting and approval; and
  - (3) if any department confirmed to implement a construction project (e.g. the provision of a rain shelter) at the location concerned, the DLO would resume the required area from the developer and hand it over to the department. Also, the department should undertake the construction works as well as the repair and maintenance work in the future.
14. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) the TWDO and its Works Section had explored the feasibility of constructing a rain shelter with the assistance of the TWDO. However, after studying the history of the footbridge, the TWDO found that the construction of a rain shelter above the location concerned was probably not envisioned in the design of the footbridge;
  - (2) the TWDO was not a public works department. Also, the proposed rain shelter differed from those commonly found by the roadside. Therefore, it was rather difficult for the TWDO to undertake the construction works in terms of resource, repair or management; and
  - (3) the location had a high utilisation rate, and multiple stakeholders were involved because it was connected with other places. The TWDO would readily assist with the consultation and coordination when development plans were being formulated by other departments.
15. The views and enquiries of Members were summarised as follows:
- (1) while the developer currently took responsibility for the repair work of the footbridge concerned, it was under no obligation to construct additional structures. Even if a rain shelter was constructed by the Government, the developer was not obliged to conduct repair and maintenance work for it. Further complications concerning the ownership of the rain shelter would arise at that time (Mr LAU Cheuk-yu);
  - (2) the footbridge concerned did not meet the requirements of the department. Hence, according to the policies and regulations of the Government, no department should construct a rain shelter at that footbridge. He noted that facilities had been constructed at places of private developers using the resources of the TWDC or TWDO in the

past. The procedures only involved consulting the respective developer and owners' corporation as well as securing their consent. While disapproving the said practice, he considered that it was a feasible solution (Mr WONG Ka-wa);

- (3) he enquired whether the BD would be consulted (Mr YICK Shing-chung, Angus);
- (4) he opined that the allocation of \$10 million to \$20 million from the departments would sufficiently cover the cost of constructing a rain shelter. He also suggested inviting representatives who could make a final decision to attend the next meeting beforehand (Mr TAM Hoi-pong); and
- (5) the HyD claimed that it was unable to take up the construction of a rain shelter due to structural problems of the footbridge concerned. However, he opined that specialised works, including construction of footbridges or roof covers for footbridges, should be undertaken by the HyD. He thus asked the TWDO to carefully study the HyD's report at meetings of the inter-departmental working group in order to grasp the reasons why the construction of a rain shelter was unfeasible. Also, he hoped that the TWDO would explore follow-up options for the said construction proposal together with the HyD. Besides, the developer was only responsible for the repair and maintenance work of the footbridge, and there was currently no contractual basis to request the developer to construct new structures. Hence, further complications would arise if the developer was requested to construct a rain shelter. He thus suggested referring the construction proposal to the Tsuen Wan District Management Committee (DMC) for follow-ups in the future. The TWDO should lead the departments to address all demands for provision of rain shelters from residents in the district. The captioned item would be retained under the Matters Arising from the Minutes of the Previous Meeting of the next meeting. Representatives from the BD would be invited to attend the next meeting. Also, departmental representatives who could make a final decision would be invited to attend the next meeting as far as possible (the Chairman).

#### IV Item 3: Proposed New Items under District Minor Works (DPDFMC Paper No. 42/20-21)

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

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

- (1) he supported implementing the proposed new items. Regarding

proposed new project item 4 – Improvement works of timing system with starting platforms at Shing Mun Valley Swimming Pool, he enquired whether the swimming pool would be closed during the construction period; if yes, he hoped that the LCSD would provide the timetable for closure in order to inform residents of the arrangement (Mr WONG Ka-wa);

- (2) he noted that proposed new project item 1 – Cleansing and minor repairs works to rainshelters at Castle Peak Road – Tsuen Wan (near lamp post AC4997) and Hoi Pa Street (near lamp post FB5006), Tsuen Wan was a venue-specific works project. As many rain shelters had been constructed in Tsuen Wan district over the years, the need for repair would arise at different times. Hence, he enquired whether the TWDO would consider engaging a contractor to conduct repairs under a term contract so as to enhance the cost effectiveness. Besides, he learnt that the rain shelter near MTR Tai Wo Hau Station would be demolished soon. He thus enquired whether proposed new project item 2 – Improvement to rainshelters outside Tai Wo Hau MTR Station, Tsuen Wan was necessary. In addition, he learnt that proposed new project item 4 met the latest requirements of the Fédération Internationale de Natation (FINA), and enquired whether the LCSD had consulted swimming groups in the territory on the suitability of the starting platforms (Mr NG Hin-lung, Norris);
- (3) he supported upgrading recreational and sports equipment. Also, he pointed out that with the lack of lockers, people taking part in football activities would be inconvenienced and might easily lose their personal belongings. Hence, he supported proposed new project item 3 – Provision of stainless steel lockers at Tsuen Wan District Outdoor Leisure Venues. Moreover, he opined that the equipment at Shing Mun Valley Swimming Pool was obsolete and in urgent need of replacement. Besides, he enquired which spectator stand would be upgraded under proposed new project item 5 – Improvement works of spectator seats at Shing Mun Valley Sports Ground. He hoped that Tsuen Wan Football Team would participate in more home matches at Shing Mun Valley Sports Ground after the completion of the project item (Mr LAI Man-fai);
- (4) as the spectator seats of Shing Mun Valley Sports Ground had been in service for over 20 years, he welcomed the implementation of proposed new project item 5. Also, the spectator stand was relatively steep. Damaged seats, if any, might pose danger to users. Hence, he would like to know the frequencies of routine maintenance and inspections for the spectator seats. He also hoped that the LCSD would enhance inspections and conduct repairs in a timely manner (Mr MAN Yu-ming);
- (5) he supported the proposed new project items. Moreover, in view of the

high utilisation rate of the basketball court at Princess Alexandra Community Centre, he suggested that the TWDO should consider providing lockers at the Community Centre. Besides, he welcomed proposed new project item 1. He pointed out that water would leak from the old rain shelters at Fuk Loi Estate and Castle Peak Road – Tsuen Wan Section, Tsuen Wan on rainy days. He hoped that the TWDO would include these rain shelters in the relevant repair and clearance works (Mr KOT Siu-yuen); and

- (6) he enquired whether other types of lockers were available for selection under proposed new project item 3 (the Chairman).

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

- (1) the TWDO would proactively consider the proposal of providing lockers at the basketball court of Princess Alexandra Community Centre with a view to bringing convenience to users of the basketball court; and
- (2) if a department intended to remove or cleanse the TWDO's facilities, it should notify the TWDO in advance. As to whether the rain shelter near MTR Tai Wo Hau Station would be demolished in a short while, the TWDO would learn about the actual commencement date of proposed new project item 2 and evaluate its necessity.

19. Senior Inspector of Works (Tsuen Wan) (Sr Insp of Works (Tsuen Wan)) of the TWDO responded as follows:

- (1) the TWDO would inspect rain shelters in Tsuen Wan district on a regular basis, including those at Fuk Loi Estate and Castle Peak Road – Tsuen Wan Section, Tsuen Wan. If there were any problems, the TWDO would carry out minor repairs and cleansing work under a term contract; and
- (2) generally, the term contract was only applicable to small rain shelters not exceeding 10 metres. However, the two rain shelters which currently required repairs and maintenance were longer than 10 metres. They were 70-metre and 60-metre long respectively. As the resources set out in the term contract failed to cover the repair and maintenance costs of those rain shelters, the TWDO should make a fresh funding application.

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

- (1) the opening of Shing Mun Valley Swimming Pool would not be affected by the procurement of materials under proposed new project item 4. The LCSD would also arrange to conduct the project item during the major repair works for the swimming pool between May and June 2021 with a view to minimising the impacts;
- (2) the type of starting platform concerned met the requirements of the

FINA, and had served as replacements for starting platforms at some swimming pool complexes. This type of starting platform had also received positive feedback from users;

- (3) Shing Mun Valley Sports Ground was manned by resident staff. The LCSD would remind the staff to enhance inspections in order to prevent accidents arising from damaged facilities;
- (4) the spectator stand of block A would be upgraded under proposed new project item 5; and
- (5) similar lockers had been installed at general beaches or bathing beaches. The LCSD would learn about whether other types of lockers were available for selection.

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

- (1) he enquired whether proposed new project item 2 would conflict with the provision of an escalator at the footbridge near exit B of MTR Tai Wo Hau Station (the “provision of an escalator at exit B of Tai Wo Hau Station”) to be completed in 2022 as mentioned at a meeting of the Traffic and Transport Committee (T&TC). He questioned the necessity of proposed new project item 2, and suggested conducting the project item under the term contract so as to reallocate the funds to other projects (the Chairman);
- (2) he enquired whether there would be a clash between proposed new project item 2 and the provision of an escalator at exit B of Tai Wo Hau Station, and whether it could only conduct the rehabilitation works for drainage pipes under proposed new project item 2 (Mr TAM Hoi-pong);
- (3) he proposed that if time permitted, Members should not vote on proposed new project item 2 until the next meeting. Besides, he suggested that to make effective use of the funds, only the rehabilitation works for drainage pipes should be conducted in the meantime (Mr WONG Ka-wa); and
- (4) it was mentioned at a T&TC meeting that the rain shelter concerned would be removed under proposed new project item 2 in mid-2021. He suggested shelving proposed new project item 2 first due to the lack of sufficient information to ascertain its necessity at the moment. Members should discuss the project item at the next meeting or process it by circulation of papers (Mr CHIU Yan-loy).

22. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO agreed to shelving proposed new project item 2 for the time being. The TWDO would furnish Members with supplementary information after the meeting.

23. Sr Insp of Works (Tsuen Wan) of the TWDO responded that the TWDO would study the feasibility of repairing drainage pipes under the term contract.

24. The Chairman suggested that a ballot should be held for each of the proposed new items under district minor works. Members agreed to the proposal.

25. The Chairman asked Members to vote on proposed new project item 1 under district minor works. After voting, the project item was endorsed with a vote of 15 in favour, 0 against and 0 abstention.

26. The Chairman asked Members to vote on proposed new project item 3 under district minor works. After voting, the project item was endorsed with a vote of 15 in favour, 0 against and 0 abstention.

27. The Chairman asked Members to vote on proposed new project item 4 under district minor works. After voting, the project item was endorsed with a vote of 14 in favour, 0 against and 1 abstention.

28. The Chairman asked Members to vote on proposed new project item 5 under district minor works. After voting, the project item was endorsed with a vote of 15 in favour, 0 against and 0 abstention.

29. 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.

V Item 5: Arrangements for and Issues Associated with the Facilities Open to the Public at the Newly Completed Property at 88 Yeung Uk Road in Tsuen Wan

(DPDFMC Paper No. 44/20-21)

30. 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 CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (2) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCSD; and
- (3) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the Fire Services Department (FSD), HyD, TD and BD were tabled at the meeting.

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

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

- (1) the captioned matter was related to the newly completed properties on Tsuen Wan Town Lot No. 393, namely, The Aurora, a residential development project, and Tsuen Wan Plaza 88, a commercial development project;

- (2) the yellow zone represented the site between The Aurora and Citywalk Phase 2 in the land lease. According to the land lease conditions, the yellow zone would not be open as a public access. However, the lot owner should conduct site formation and beautification works for the yellow zone, and take up the repair and maintenance work of the yellow zone upon completion of those construction works. If the department concerned intended to provide a public access in the yellow zone, the DLO would tie in with the timetable of the department, and arrange to hand over the yellow zone to the department for the said purpose according to the land lease conditions;
- (3) the area surrounding Tsuen Wan Plaza 88 mentioned in the paper was a public open space within the lot concerned. According to the land lease conditions, the lot owner should open it for public use within a reasonable time span;
- (4) the landscaped area dividing The Aurora and Tsuen Wan Plaza 88 was a non-building area within the lot concerned. The lot owner should conduct landscaping works for the non-building area, and open it for public access within a reasonable time span after the completion of the landscaping works;
- (5) according to the Public Open Space in Private Developments Design and Management Guidelines (the “Guidelines”) of the Development Bureau (DEVB), different types of public open space in private development, subject to specific context and the minimum requirements as specified in leases, could have its own rules of opening hours but the minimum hours for public access should not be less than 13 hours. According to the DLO’s record, the said public open space and non-building area were open daily for public use from 6:00 a.m. to 10:00 p.m. In other words, they were open for 16 hours a day in total, covering the daytime and the period when people usually knocked off and finished dinner in the evening. Hence, the DLO believed that the lot owner had struck a reasonable balance between public use and impacts on nearby residents;
- (6) regarding the said public open space, the lot owner was required by the land lease conditions to erect signage within the venue. It aimed to inform the public of the availability of the public open space and the opening time. The land lease stipulated no requirement for other contents on the signage. The lot owner and management company should, having regard to the situation of the venue, determine the contents of the signage on their own;
- (7) the information about provision of open space and facilities required under lease for use by the public in private developments completed in or after 1980 was made available for public access on the GeoInfo Map webpage of the Government. The webpage would be updated on a

regular basis and enriched with information on newly completed private developments. The public could also browse photos and location maps in Chinese and English on the webpage. The information on Tsuen Wan Town Lot No. 393 would be added to the webpage during the next update; and

- (8) the DLO noted the Member's concern on the transparency of information and accessibility of webpage. The LandsD would actively update the webpage by district in batches with a view to encouraging public use of the webpage and enhancing the transparency of information.

33. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the LCSD had nothing to add because the location concerned fell beyond Tsuen Wan Park.

34. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO noted the Member's views. It was willing to assist the department concerned with the consultation.

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

- (1) over the years, in order to make full use of land, certain developers purposely set up landscapes or sky gardens within the respective developments and designated them as public spaces. However, some of these spaces were actually enclosed and locked for exclusive use by residents of the housing estates. He was aware that in recently years, similar situations were found in newly completed buildings along the waterfront. Hence, he hoped that the department would promptly update the relevant information for public access and provide Members with the information on public spaces at the new housing estates concerned (Mr WONG Ka-wa);
- (2) a greater number of public spaces had been made available at new buildings. However, most of the public spaces were not put into effective use. Residents also did not want outsiders accessing their housing estates. Moreover, he advised that to avoid wasting paper, the Secretariat should only distribute departmental written replies with concrete contents to Members (Mr LAU Cheuk-yu);
- (3) when calculating the land premium of a property development, a developer was willing to provide public spaces in exchange for an increase in floor area so as to boost the property price. Yet, the construction cost of public spaces would eventually be covered by management fees from owners of the property. It would also cause responsibility problems relating to the opening time and management mode of the public spaces. As such, he strongly opposed the development of public open spaces by private enterprises. Moreover,

the PlanD would calculate the areas of greening and public spaces for a district based on the population of the district. However, the developer would usually impose restrictions through the management office. For example, many signs forbidding users from performing various activities would be erected at the public spaces. The public was unable to use those spaces at will. He thus enquired whether the developer was required by the law to display standardised notices at the public spaces within the development (Mr CHIU Yan-loy);

- (4) the location of public space provided by the developer was specified in the land lease. The management right of the location belonged to the management company of the housing estate. Therefore, he enquired whether the management company had the power to penalise users who violated the rules of the public space and about the penalties. Moreover, he said that the management right of the road section connecting the bus terminus at Tsuen Wan West Station was very complicated. While the road section was mainly for access and use by buses, the ownership belonged to Ocean Pride. Owners of Ocean Pride should therefore take up the repairs of the road section, and some of them were dissatisfied with the arrangement. As such, he enquired whether the department concerned had plan to resume the yellow zone between The Aurora and Citywalk Phase 2 and open it for public use (Mr YICK Shing-chung, Angus);
- (5) he suggested that during the discussion on planning for a relatively small space, the department should project the relevant information onto a screen so that Members could grasp the exact location. He pointed out that to avoid problems relating to screen-like buildings back then, the developer proposed constructing two separate buildings and providing a public space with a view to enhancing the chance of obtaining approval from the Town Planning Board (TPB). However, the existing public space was hardly noticeable. Many restrictions were also imposed on it. For example, the opening time was strictly set and various activities were prohibited. He disapproved of this low-quality and making-profit-for-the-developer mode which did not focus on people. Also, he advised the department to provide clear images so that the public and Members could learn about the situation around the location concerned (Mr TAM Hoi-pong); and
- (6) he pointed out that the developer was requested to include a clause of providing a public resting site in the land lease at that time. The original intent was to require the developer to fulfill its social responsibility when conducting the development. He questioned whether the public was actually allowed to enter the public resting site and it was improper for the developer to prohibit the public from performing various activities at the site by exploiting the grey area (the

Acting Chairman).

36. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) the management right of the public open space belonged to the lot owner and management company. In the land lease, there was no clause requiring the public to comply with the rules set by the management office. The DLO would provide supplementary information for Members after clarifying the relevant information;
  - (2) the lot owner was responsible for the management, repair and maintenance of the yellow zone in the land lease. The request for resuming the yellow zone for provision of a public access should be made by relevant departments (e.g. the TD and HyD). The DLO noted that the department concerned had no plan to provide a public access in the yellow zone at the moment. Having said that, the DLO would tie in with the department's plan and timetable and resume the yellow zone from the lot owner when necessary, and hand it over to the department for providing a public access;
  - (3) after the meeting, the DLO would additionally provide Members with simplified schematic diagrams so that they could grasp the location concerned;
  - (4) the information on existing public open spaces and associated facilities in the territory was available on the DLO's webpage. The webpage would be updated on a regular basis. Members could browse the webpage to learn about places with public open spaces and associated facilities in Tsuen Wan district; and
  - (5) the DLO advised the land owner to set the opening time for the public open space according to the Guidelines of the DEVB.

(Note: Mr KOT Siu-yuen left the meeting at 3:50 p.m.)

37. Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan) of the PlanD responded as follows:

- (1) the aforesaid site was a comprehensive development area (CDA). The developer constructed the development according to the Master Layout Plan (MLP) which was submitted in the application for the development, and put forth a property layout with three residential buildings and one commercial building. The developer also proposed that serving as a breezeway, a non-building area of about 38 metres in width should be provided between the two areas. Besides, the site between Ma Tau Pa Road and the property was a public open space. It was stipulated in the MLP that the public open space should be open for public use; and
- (2) the developer should, according to the DEVB's Guidelines, set a

reasonable opening time for the public open space and open it for public use.

38. The views and enquiries of Members were summarised as follows:
- (1) the location was enclosed by mills barriers and seemed unapproachable. The public was also unable to enjoy the open space. Besides, a number of activities including eating and drinking were forbidden at the location. The rules were stricter than those set for venues under the LCSD. In his opinion, the Government failed to introduce regulations. Management companies were left unchecked and could set rules for public open spaces on their own. Hong Kong would thus become a “security guard city”, resulting in more disputes and conflicts between the public and security guards. He hoped that District Leisure Mgr(Tsuen Wan) of the LCSD would also attach importance to the matter and support opening the access with a view to enhancing the accessibility of Tsuen Wan Park for the public. It was also conducive to increasing the utilisation rate of the park. Finally, he opined that as other constituency areas might also had similar situations, he would request for following up the matter of the yellow zone at meetings of the DMC, and hoped that the departments concerned (e.g. the TD, HyD and LCSD) would provide assistance and address the matter in order to bring convenience to residents travelling to and from the location concerned. Therefore, he did not recommend further discussing the captioned item under the Matters Arising from the Minutes of the Previous Meeting at the next meeting (Mr LUK Ling-chung, Antonio); and
  - (2) he pointed out that the developer should take responsibility for managing the public place at the said location. He thus did not agree to the resumption of the site by the Government due to the developer’s failure to effectively utilise the public resting site. In his opinion, the Government should urge the developer to fulfil its social responsibility and abide by the land lease conditions. He also proposed that Members should continue to liaise with representatives of the government departments in respect of the captioned matter (the Acting Chairman).

39. The Chairman resumed the chair.

VI Item 6: Request for Confirmation on Zoning of the Government Land Adjacent to Summit Terrace for Community Facilities  
(DPDFMC Paper No. 45/20-21)

40. The Chairman said that the paper was submitted by Mr CHIU Yan-loy. The representatives from the departments responsible for giving response were:

- (1) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD;
- (2) Mr KAN Ka-man, Engineer/New Territories West (Headworks 3) (Engr/NTW (Headworks 3)), Water Supplies Department (WSD);
- (3) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO; and
- (4) Ms LUI Ka-wing, Assistant District Social Welfare Officer (Tsuen Wan/Kwai Tsing)<sup>3</sup> (Asst Dist Social Welfare Offr(TW/KwT)<sup>3</sup>), SWD.

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

41. Mr CHIU Yan-loy introduced the paper.
42. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
  - (1) the site concerned was zoned as a Government, Institution or Community (G/IC) site with a building height limit of two storeys. It was currently reserved for the WSD to construct a pumping station. While the construction of the pumping station was pending, a large number of underground waterworks, including a valve tunnel and relatively thick pipes, had already existed at the site; and
  - (2) as the site was zoned as a G/IC site, the construction of a pumping station by the WSD or the Member's proposed provision of community facilities was always permitted. When a proponent put forth a development proposal, the PlanD would make efforts to tie in with the planning.
43. Engr/NTW (Headworks 3) of the WSD responded as follows:
  - (1) the red zone in the paper included a site which was previously planned for constructing Chai Wan Kok Raw Water Pumping Station. A major raw water main currently lay at the south to the site, transferring raw water from Tai Lam Chung Reservoir to Tsuen Wan Water Treatment Works. In view of overall planning for waterworks and latest progress, the WSD conducted an assessment early this year and held that it was no longer necessary to consider the construction of Chai Wan Kok Raw Water Pumping Station. Hence, some spaces could be released for other purposes; and
  - (2) having regard to the proposed development of community facilities in the future, the WSD would request the proponent to reserve suitable spaces and accesses to align with the operational and maintenance needs of the major raw water main (about 1.2 metres in diameter). It would also maintain liaison with the PlanD and DLO in respect of the proposed community facilities.
44. Sr Estate Surveyor/TW of the DLO responded as follows:
  - (1) the land owner of Tsuen Wan Town Lot No. 382 should undertake the repair and maintenance work for the site before handing over it to the

Government; and

- (2) once the development use of the site was confirmed by the department concerned, the DLO would arrange to hand over the site to the proponent department for long-term development according to its development timetable.

45. Asst Dist Social Welfare Offr(TW/KwT)3 of the SWD thanked the Member for his concern about the demand for social service premises. She said that the SWD would maintain liaison with the departments concerned and study the feasibility of providing social welfare facilities at the aforesaid site.

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

- (1) the populations of different age groups in Tsuen Wan district were growing. Despite meeting the planning requirements, the existing social welfare facilities failed to fulfil residents' needs at present. Hence, he hoped that the WSD would consider constructing social welfare facilities (e.g. a residential care home and centre for persons with disabilities as well as elderly and youth centres) at the site which had remained idle for 17 years and provide relevant information (Mr WONG Ka-wa); and
- (2) Tsuen King Circuit consisted of three District Council (DC) constituency areas with a population of about 60 000 to 70 000 people. The elderly and youth centres in Tsuen King Garden alone could not cope with the needs of the community. The aforesaid site covered an area of about 55 000 square feet. If the WSD could set aside an area of 20 000 to 30 000 square feet, it was already sufficient for constructing an integrated services complex to address the social welfare needs of residents in Tsuen King Circuit, the Belvedere Garden area and Tsuen Wan West. The departmental representatives attending the meeting raised no objection to using the site for social welfare or other governmental purposes. Therefore, he would like to continue to take forward the captioned proposal. He also asked the departments concerned to extensively consult nearby residents and service users from the respective areas before implementing the planning. Hence, the departments could learn about the services which were in the greatest demand in the community. He would also continue to follow up on the matter (Mr CHIU Yan-loy).

47. The Chairman asked the departmental representatives to note Members' views.

VII Item 7: Request for a Change of the Soccer Pitch at Tsuen Wan Riviera Park into an Artificial Turf Pitch

(DPDFMC Paper No. 46/20-21)

48. 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 CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCS D; and
- (2) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

49. Mr LAI Man-fai introduced the paper.

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

- (1) the LCS D had introduced the Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park at a TWDC meeting in 2019. The project had been supported and endorsed by the TWDC. The renovation of the natural turf pitch at Tsuen Wan Riviera Park was one of the items under the project. The Architectural Services Department (ArchSD) was currently working on the design and plan for the renovation together with the consultant company. A funding application would be made to the Legislative Council (LegCo) in due course;
- (2) the LCS D had an open attitude towards the Member's proposal. However, the proposal had previously met with opposition from residents and members of the public; and
- (3) the LCS D would report to the TWDC in due course after discussing the feasibility, difficulties and required cost of converting the natural turf pitch at Tsuen Wan Riviera Park into an artificial turf pitch with the sections and departments concerned.

51. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO would assist the LCS D in consulting residents from the area concerned and those nearby on the use of and demand for the aforesaid venue.

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

- (1) there was a serious mosquito problem in Hong Kong. He enquired whether natural turf was more likely to be infested with mosquitoes compared to artificial turf. Besides, he learnt that in the previous DC term, District Councillor of the constituency area rejected the proposed conversion into an artificial turf pitch. He thus enquired whether the department would consult residents and persuade them to support the proposal which was beneficial to the public (Mr LAU Cheuk-yu); and
- (2) he agreed to the Member's proposal. He also pointed out that the availability of venues for booking was most important to sports enthusiasts. Also, there was a huge gap between the annual number of booking sessions of a natural turf pitch and that of an artificial turf pitch. He therefore hoped that the proposal would be promptly

implemented so that more venues would be made available to sports enthusiasts, helping them achieve better results. Besides, a natural turf pitch required additional resources for management. Currently, the development of artificial turf had reached a certain level in Hong Kong. As long as resources were available, relatively up-to-date materials could be adopted to compensate for the shortcomings of old venues (Mr WONG Ka-wa).

53. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD currently laid third generation artificial turf and organic materials on pitches, instead of black plastic pellets;
  - (2) indeed, a natural turf pitch might be infested with mosquitoes and it was necessary for the LCSD to conduct anti-mosquito work on a regular basis. An artificial turf pitch would not be infested with mosquitoes as long as it was free of stagnant water;
  - (3) annually, a natural turf pitch had a quota of 60 sessions whereas an artificial turf pitch had a quota of 240 sessions. The utilisation rate of the latter was also higher; and
  - (4) the LCSD noted Members' views, and planned to submit the project and make funding application to the LegCo in 2021. If everything went without a hitch, it expected that the construction works would commence in 2022.

54. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO would closely collaborate with the LCSD. It would consult residents of Tsuen Wan district on the adoption of natural turf or artificial turf when necessary.

55. Mr LAI Man-fai was pleased that the LCSD was taking forward the captioned proposal. He hoped that it would be implemented in the shortest possible time. Also, the soccer pitch at Tsuen Wan Riviera Park was infested with mosquitoes. He believed that the removal of stagnant water and switch to artificial turf could help mitigate the infestation of mosquitoes. The proposal also gained support from District Councillor of the constituency area.

VIII Item 9: Concern about the Future Developments of Redevelopment Project A/TW/519 and Complementary Community Facilities  
(DPDFMC Paper No. 48/20-21)

56. 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) Ms LUI Ka-wing, Asst Dist Social Welfare Offr(TW/KwT)3, SWD.

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

57. Mr LAM Sek-tim introduced the paper.
58. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
- (1) upon receiving the planning application concerned, the PlanD would send the summary of planning information to District Councillor of the constituency area by email or post in order to seek views from residents;
  - (2) locating at the junction of Wang Wo Tsai Street, Kwu Hang Road and Sha Tsui Road, the construction site received approval for residential development from the TPB in 2015. Several development parameters of the application were quoted at the meeting, including the maximum plot ratio of 5; the maximum plot ratio of not less than 4.5 for residential development; and the maximum building height of 100 metres above the Hong Kong Principal Datum (HKPD). The owner of Edward Wong Industrial Centre submitted Planning Application No. A/TW/515 at the end of 2019, and proposed increasing the total plot ratio of the said construction site by 20% to 6 whereas the plot ratios of another three industrial construction sites (including Wong's Factory Building, Bonsun Industrial Building and 1 Wang Wo Tsai Street) remained unchanged. The PlanD was processing the application. Subsequently, the applicant submitted Planning Application No. A/TW/519 in August 2020. In this application, the maximum plot ratio of the CDA concerned remained 5 and maximum building height remained 100 metres above the HKPD. However, the applicant proposed drawing up a fresh plan for Edward Wong Industrial Centre with a view to revising the original design from two separate buildings to one building, reducing the areas of flats and increasing the number of flats. The submission of the application to the TPB for consideration was initially scheduled for 9 October 2020. Yet, after receiving the TD's views on the number of parking spaces and other departmental comments, the applicant decided to apply for deferment of consideration of the application in order to submit supplementary information and respond to the departmental comments;
  - (3) the proposed development did not include the provision of social welfare facilities when receiving approval from the TPB in 2015. If the developer intended to respond to residents' needs and provide social welfare facilities on the private site under the CDA project, it should enrich the MLP with information on the proposed social welfare facilities and revise the development parameters when necessary; and
  - (4) during the three-week public exhibition of the information on the application, residents of the area concerned could submit their views to the TPB for consideration. When processing the documents of the application, the PlanD would consolidate views from residents of the area concerned apart from consulting the departments such as the SWD.

For instance, the PlanD would faithfully convey residents' views on the provision of additional social welfare facilities and upon assessment, submit the public's views together with comments from other departments to the TPB for consideration.

59. Asst Dist Social Welfare Offr(TW/KwT)3 of the SWD responded that the SWD would review the suitability of the aforesaid site for social welfare uses, and maintain liaison with the PlanD.

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

- (1) no site was reserved for providing social welfare facilities in the CDA concerned at the moment. Nevertheless, the developer could apply for social welfare uses proactively. Members could also put forth relevant views according to the existing mechanism (the Chairman);
- (2) apart from following public opinion very closely, current-term District Councillors would also request for provision of suitable social welfare facilities according to the population distribution of Tsuen Wan district. However, the developer failed to concurrently construct facilities for children and young people (e.g. a kindergarten and youth centre) in the residential development. He hoped that the PlanD would put Members' views on record. Besides, he opined that the developer should take on its social responsibility. It should reserve space for constructing school premises for an international kindergarten or a kindergarten which was registered with the Education Bureau, and provide social welfare facilities according to the needs of different age groups in the community. Also, he was concerned about whether the minor roads at the said location could fully cope with the outbound and inbound traffic at present as well as the traffic load generated by a large number of residents there in the future. He was worried that the traffic congestion problem in Tsuen Wan district would deteriorate at that time (Mr WONG Ka-wa);
- (3) although the developer would only construct residential buildings in the CDA concerned at the moment, there was still space in which it could apply for constructing a retail podium in the future. Besides, the developer applied for renewing the old lease. He said that instead of one single structure, the proposed residential development would consist of three independent buildings with many clubhouse facilities. If the T-shaped public space between the existing properties would function as an access open around the clock, he was worried that management problems common to public spaces would arise. As such, he proposed opening the said public space for 24 hours and handing over it to the Government for management. Moreover, although the proposed development would lead to a significant increase in population, only

100-odd parking spaces would be created. The existing transport network would also be adopted. He thus believed that it would result in traffic problems, and proposed setting up minibus stops at the location concerned (Mr CHIU Yan-loy);

(4) according to the Hong Kong Planning Standards and Guidelines (HKPSG), one parking space should be set up for every six to nine flats in a residential development. He learnt that as 1 200 flats would be constructed under Planning Application No. A/TW/519, about 200 parking spaces should be provided accordingly. It showed that the application failed to meet the said requirement. Besides, the development of the application would provide 147 parking spaces, of which 110 would be residential parking spaces. Only 37 parking spaces would be made available to the public and it was far from adequate. Currently, there was a severe shortage of parking spaces at housing estates (e.g. Indi Home, H Cube, Chelsea Court and Bo Shek Mansion) near the location under application. Owners of these properties even had to look for parking spaces on their own. He thus advised the developer to allocate all the 147 parking spaces to owners of the residential development. It should also take on its social responsibility to provide additional parking spaces for the public. The shortage of parking spaces was prevalent in the territory at present. In his opinion, government departments should be held accountable for it in terms of land planning. He enquired why the PlanD adopted the lower requirement to draw up the number of parking spaces instead of the higher requirement, giving the developer a buffer. In addition, he asked the representative of the PlanD to explain the exemption of a carpark with electric vehicle facilities from the calculation of plot ratio (Mr YICK Shing-chung, Angus);

(5) urban redevelopment was the overarching trend. Apart from getting rid of old buildings in the community, it could also boost the residential housing supply and enhance the urban space. He also believed that those were the PlanD's objectives of rezoning the site concerned as a CDA. He pointed out that the shortage of parking spaces would only aggravate the illegal parking problem, rather than achieving the goal of reducing journeys by private vehicles. Hence, even though it shared the aim of easing pressure on roads by stipulating the reduction of parking spaces in private housing estates in the HKPSG, the measure would be futile if implemented alone. Instead, it should be complemented by policies controlling the number of vehicles and enhancement of ancillary traffic facilities. He continued to point out that the number of parking spaces and whether the public travelled by private vehicles were two separate decisions. It was also the "chicken and egg" problem. Given the current shortage of road infrastructure, a

development should probably be scaled down; yet, the problem of traffic congestion might worsen due to the implementation of a new development. As a result, development and traffic would hold each other back. He thus advised that the PlanD should conduct the planning for Tsuen Wan from a macro perspective in order to work out a long-term solution to the problem, instead of focusing on reducing the supply of parking spaces of a development (Mr NG Hin-lung, Norris); and

- (6) the location concerned did not have a high traffic capacity. The surrounding roads were often clogged with traffic and there was no room for road widening. Also, the traffic capacity of the location might fail to cope with the increase in private vehicles after the completion of the private development. As such, he advised that the PlanD should reject Planning Application Nos. A/TW/515 and A/TW/519, or reduce the number of proposed flats of both applications. Otherwise, the PlanD would repeat the same mistake which it had made in approving the planning application of Hilltop Country Club, and fail to resolve the problem. Besides, he opined that this type of planning would only benefit property speculators but not home buyers. It would even jeopardise the traffic capacity of Tsuen Wan district (Mr TAM Hoi-pong).

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

- (1) the exemption of spaces with electric vehicle facilities from the calculation of plot ratio had not been mentioned in the documents of Planning Application No. A/TW/519;
- (2) the government departments had not fully accepted the project concerned yet. The TD would act as a gatekeeper assessing the traffic impact of the application, and give advice on the number of parking spaces proposed by the applicant at present. For instance, it would evaluate whether parking spaces would be sufficiently provided and the traffic problem of the area concerned would deteriorate. The TD would also request the developer to follow up on and update the number of parking spaces. The PlanD would place great emphasis on the TD's advice before the submission of application documents to the TPB;
- (3) the CDA project involved two public accesses on government land. One of the public accesses was situated between 1 Wang Wo Tsai Street and Edward Wong Industrial Centre. Another lay between Edward Wong Industrial Centre, and Bonsun Industrial Building and Wong's Factory Building. The developer would only carry out development at the existing four construction sites, and would not occupy the two public accesses. Hence, the project would cause no problem relating to public spaces; and

- (4) apart from commenting on the planning application during the public exhibition period, Members could also convey their views given at meetings to the PlanD via the TWDO. The PlanD would process the views according to the established procedures (e.g. forwarding the views to the applicant to give response).

62. Asst Dist Social Welfare Offr(TW/KwT)3 of the SWD responded that the SWD had an open attitude towards the provision of welfare facilities in the development concerned. It would also listen to the public's and residents' views on the provision of welfare facilities.

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

- (1) he was worried that there would be a delay if Members' views given at the meeting would only be conveyed to the PlanD upon the endorsement of the minutes. He thus advised that the PlanD should arrange its staff to listen to the audio recording of the meeting (the Chairman);
- (2) he opined that Members should consider the application concerned in the shoes of the public. Besides, he commented that if the proposed number of parking spaces was adopted, it would result in the proliferation of illegally parked vehicles and serious traffic problems around the location concerned. The situation would resemble that at Yeung Uk Road. During peak hours, double parking would be found at various locations around Yeung Uk Road. It did not only obstruct the passage of buses but also gave rise to severe traffic congestion at Yeung Uk Road and Sha Tsui Road. Moreover, he held that consideration should be given to whether the existing ancillary social welfare facilities for young children and elders in the district could fulfil the social welfare needs of future residents of 1 200 proposed flats. He also questioned that the Government overly tilted towards developers. He advised the departments to reconsider the suitability of the location under application for the development concerned (Mr LAM Sek-tim); and
- (3) he enquired whether the PlanD would interpret Members' views on the application given at the meeting as divergent views; how the PlanD would concretely convey Members' views before the endorsement of the minutes; and whether a stance and intention could be declared in the name of the DPDFMC during the public consultation period (Mr TAM Hoi-pong).

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

- (1) the TPB determined to defer the consideration of Planning Application No. A/TW/519 on 9 October 2020 so that the applicant could submit supplementary documents and respond to departmental comments; and

- (2) the PlanD would arrange to put the supplementary information on public display for three weeks according to the town planning process. Members could give views to the TPB directly or to the PlanD for processing via the TWDO.

65. The Chairman stated that the Secretariat would require about one month to draft the minutes. He thus advised that the PlanD should arrange its staff to listen to the audio recording of the meeting or record relevant views at future meetings.

(Note: Mr MAN Yu-ming, Mr LI Hung-por and Mr SHUM Lester left the meeting at 3:50 p.m.)

IX Item 8: Improvement to the Operating Environment of Hau Tei Square Hawker Bazaar

(DPDFMC Paper No. 47/20-21)

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

- (1) Ms OSBORN Wai-fong, Rita, Chief Health Inspector/Tsuen Wan 2 (Ch Health Insp(Tsuen Wan)2), Food and Environmental Hygiene Department (FEHD);
- (2) Mr KO Lok-lam, Ross, Chief Inspector (Operations)/Tsuen Wan Police District (Ch Insp (Ops)/Tsuen Wan Police District), Hong Kong Police Force (HKPF);
- (3) Mr YEUNG Yan-ning, Head (Task Force)/Tsuen Wan Police District, HKPF; and
- (4) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the Commerce and Economic Development Bureau and Invest Hong Kong were tabled at the meeting.

67. Mr LAU Jackson introduced the paper.

68. Ch Health Insp(Tsuen Wan)2 of the FEHD responded as follows:

- (1) the existing security guard booth was set up next to Hau Tei Square Hawker Bazaar. The contract stipulated that security guards should conduct hourly patrols between 8:00 p.m. and 7:00 a.m. on the next day. There were eight designated patrol and electronic checkpoints (commonly known as “clocking-in points”), covering the stall area in the hawker bazaar. Security guards would “clock in” at these spots during patrols. With the aid of a computer, the contractor would subsequently submit the patrol record to the FEHD for record keeping. Staff of the FEHD would conduct raid inspections during nighttime or small hours. The FEHD would issue a default notice once a security guard was found in violation of the security contract;

- (2) if the security guard booth was to be relocated to another location, an application should be made to the DLO accordingly. It might also cause obstruction to the pedestrian walkway. The proposal therefore seemed unfeasible; and
- (3) the FEHD noted the Member's proposal of installing a 24-hour closed-circuit television (CCTV) system for surveillance, and was reviewing and studying the feasibility of the proposal with the Electrical and Mechanical Services Department (EMSD).

69. Ch Insp (Ops)/Tsuen Wan Police District of the HKPF responded as follows:
- (1) security guards would conduct inspections at Hau Tei Square Hawker Bazaar on a regular basis. The HKPF would provide relevant security advice for the FEHD after the meeting. When conducting patrols, the Police's uniformed officers could also check up on the security guards in a timely manner to see whether they had performed their duties; and
  - (2) from July to September 2020, the Police's uniformed officers (including the Emergency Unit and Tactical Unit) arrested three men aged between 49 and 58 at and around Hau Tei Square Hawker Bazaar, and seized various types of drugs from them. The HKPF would continue to conduct similar inspections and patrols in an effort to prevent drug abusers from wandering around the hawker bazaar and deter the offence of possession of dangerous drugs.
70. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO was willing to collect the public's and the hawkers' views on Hau Tei Square Hawker Bazaar with a view to assisting the FEHD with the relevant work.
71. The views and enquiries of Members were summarised as follows:
- (1) he learnt that the project of developing a covered Hau Tei Square Hawker Bazaar was initially overseen by an experienced former Assistant Director of the FEHD. That official had also briefed the TWDC on the project in the past. He assumed that in view of the relatively poor environment at the unsheltered hawker bazaar back then, the authorities determined to construct a roof cover for it so that stalls could be set up in a more organised manner. However, he found it a pity that the hawker bazaar seldom had visitors nowadays (the Chairman);
  - (2) once-bustling Hau Tei Square Hawker Bazaar became an unfrequented place at present. In his opinion, the problem might stem from a mismatch of stalls in addition to poor security. Hence, he hoped that the FEHD would help explore different options for improving the operating environment of the hawker bazaar or ways to revive the hawker bazaar using the DC funds (Mr LAU Cheuk-yu);

- (3) the profit of hawkers doing business in a planned venue was in no way comparable to that generated from on-street business. He opined that the small number of visitors to Hau Tei Square Hawker Bazaar resulted from policy blunders, instead of the failure of the FEHD's elementary staff to make efforts to manage the hawker bazaar. Even though Hau Tei Square Hawker Bazaar was located at relatively bustling Tsuen Wan town centre, the practice of arranging hawkers to do business in a bazaar was undesirable. It would attract drug abusers rather than customers. Besides, he believed that the hawkers could hardly survive by relying on kaifong as their sole clientele. Therefore, even with the allocation of additional resources, it would fail to ensure the continued prosperity of the hawker bazaar. He thus proposed assisting the hawkers in restructuring and moving their business online. He also suggested that it should study the introduction of out-of-the-box measures to help the hawkers sustain their livelihoods (Mr CHIU Yan-loy);
- (4) he pointed out that people might feel anxious when travelling past Hau Tei Square Hawker Bazaar at night. Some hawkers had installed anti-theft systems at their stalls out of security concern. However, he opined that the Government should take responsibility for ensuring the security there. Besides, nine out of ten stalls were currently vacant at the hawker bazaar, which was a waste. He proposed studying the feasibility of developing Hau Tei Square Hawker Bazaar into a bazaar. In addition, he opined that as the ventilation system at the hawker bazaar was very poor, some people were hesitant about visiting it. He hoped that the departments would assist with the improvement work (Mr LAM Sek-tim);
- (5) Hau Tei Square Hawker Bazaar was full of bustle and hustle in the past. Upon redevelopment, however, it was rarely visited by people. Besides, the hawker bazaar was stuffy and hot. He opined that the FEHD should retrofit it with a central air-conditioning system. Also, the hawker bazaar was ill-lit at night. He hoped that the FEHD and Police would respectively improve the lighting system and enhance patrols in order to prevent the hawker bazaar from turning into a hotbed of crime (Mr LAI Man-fai);
- (6) he said that there were many vacant stalls in Hau Tei Square Hawker Bazaar at present. He suggested giving consideration to developing the hawker bazaar into a bazaar in the long run. Besides, the location of the hawker bazaar was advantageous but most stalls inside were fabric stalls. In view of the low demand for fabrics nowadays, he suggested introducing bazaar elements (e.g. stalls selling handicrafts or homemade food) to the hawker bazaar. However, the potential impact on the existing stalls should be examined. He thus enquired about the FEHD's overall development direction of the hawker bazaar. In

addition, he opined that the security problem could be solved by simply installing gates at the hawker bazaar (the Vice Chairman); and

- (7) years ago, some hawkers' stalls which were converted from metal huts caught fire due to a short circuit at Hau Tei Square Hawker Bazaar. The Government subsequently re-examined the potential safety hazards at Hau Tei Square Hawker Bazaar, and redeveloped it into the hawker bazaar at present. The goods at Hau Tei Square Hawker Bazaar were attractively priced and popular among the grassroots. At night, however, security problems arose because the hawker bazaar was only patrolled by security guards. Besides, he had proposed setting up an advisory committee to consult the hawkers and improve the planning of the hawker bazaar based on their views. Several stalls might also be provided for youth groups in Tsuen Wan district to promote their handicrafts (Mr WONG Ka-wa).

72. Ch Health Insp(Tsuen Wan)<sup>2</sup> of the FEHD responded as follows:

- (1) originally, Hau Tei Square Hawker Bazaar was set up by hawkers using tin plates. The TWDC subsequently allocated funds to convert the hawker bazaar into a structure with a canopy. The hawker bazaar currently adopted a semi-open design, and fresh air was brought into it by the ventilation system. If an enclosed design was to be adopted instead, the existing roof cover should be replaced with a concrete one. A study on whether the hawker bazaar could structurally support the new roof cover should be conducted by the ArchSD;
- (2) the installation of an air-conditioning system was unsuitable for a semi-open hawker bazaar. If an air-conditioning system was installed, the air-conditioning fees should be recovered according to the "User Pays" principle, i.e. hawkers should bear the fees themselves. Also, according to its prevailing policies, the FEHD should not install air-conditioning systems at hawker bazaars;
- (3) upon receiving the Member's proposal, the FEHD had sought views from the EMSD and ArchSD accordingly. The departments replied that the installation of a 24-hour CCTV system was deemed feasible at this stage. They would pay a visit to Hau Tei Square Hawker Bazaar and further follow up on the proposal with the FEHD's staff;
- (4) Hau Tei Square Hawker Bazaar had unique features. A variety of goods (e.g. handicrafts and clothes) could be put on sale at the hawker bazaar. However, the hawkers should determine the types of goods for sale on their own. The FEHD would not impose restrictions in this regards;
- (5) after the first issue of licences, there were only 29 empty stalls at Hau Tei Square Hawker Bazaar whereas the rest were run by licence-holding hawkers. The 29 empty stalls were scattered around the hawker

bazaar. Also, the FEHD should reserve the empty stalls for temporary rehousing of other hawkers' bazaars. Hence, it was difficult to convert the empty stalls into a bazaar;

- (6) the FEHD would learn about whether an advisory committee for hawkers could be set up according to the established policies, and give response after the meeting. The FEHD would arrange a meeting if necessary; and
- (7) Hau Tei Square Hawker Bazaar had its own established business hours. If a 24-hour lighting system was installed along the accesses, it would remain in operation after the business hours of the hawkers' bazaar. This practice was undesirable from the angle of environmental protection.

73. Ch Insp (Ops)/Tsuen Wan Police District of the HKPF responded that the HKPF noted Members' views on requesting the Police to enhance patrols around Hau Tei Square Hawker Bazaar.

74. Mr LAU Jackson said that according to the results of his survey, the majority of hawkers opined that it was stuffy and hot inside Hau Tei Square Hawker Bazaar. As such, he advised the FEHD to consider providing fresh air supply fans in the hawkers' bazaar. Besides, the current design of the hawkers' bazaar consisted of a canopy. It would probably result in the greenhouse effect. The canopy was made of fabric. Water would leak from the canopy on rainy days and repair was difficult. Hence, he hoped that the FEHD would provide the information on the design of the canopy after the meeting. In addition, he suggested that the FEHD should arrange an on-site inspection so that Members could further give views on the matter.

75. Ch Health Insp(Tsuen Wan)<sup>2</sup> of the FEHD responded that a fresh air supply and ventilation system was readily available at Hau Tei Square Hawker Bazaar. However, it might fail to lower the temperature to a level desired by the public and hawkers.

76. The Chairman asked the FEHD to arrange an on-site inspection for Members, and invited representatives from the HKPF and TWDO to take part in the on-site inspection.

(Post-meeting note: Members and the FEHD's staff conducted an on-site inspection on 20 November 2020.)

X Item 10: Law Enforcement Issues Relating to Accumulated Refuse and Unauthorised Building Works on Rooftops of Village Houses in Ma Wan  
(DPDFMC Paper No. 49/20-21)

77. The Chairman said that the paper was submitted by Mr TAM Hoi-pong. The representatives from the departments responsible for giving response were:

- (1) Mr KO Sin-tak, Kenneth, Senior Building Surveyor/Village House 3 (Sr Bldg Surveyor/VH3), BD;
- (2) Mr WONG Kwan-nang, Building Surveyor/Village House 3-3, BD;
- (3) Mr CHAN Hon-kit, Division Commander (New Territories South West) (Div Commander (New Territories South West)), FSD;
- (4) Mr HO Yu-bong, Station Commander Ma Wan Fire Station, FSD; and
- (5) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO.

78. Mr TAM Hoi-pong introduced the paper.

79. Sr Bldg Surveyor/VH3 of the BD responded as follows:

- (1) the BD would shortly issue a removal order to the owner of the rooftop of Ma Wan Main Street Village North No. 324 in late October or early November 2020;
- (2) generally speaking, the BD would commence follow-up work after receiving cases and accord priority to the removal of newly constructed rooftop structures. It would subsequently follow up on existing structures during major removal operations;
- (3) the construction of enclosed unauthorised building works (UBWs) which covered more than 50% of the rooftop area was a serious contravention. Such UBWs would be categorised as first round removal targets or targeted UBWs. Besides, the construction of enclosed UBWs which covered less than 50% of the rooftop area or unenclosed UBWs which consisted of metal components was a relatively minor irregularity. Such UBWs would be put on record for the time being and excluded from major removal operations in general; and
- (4) according to the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), a village house should not have more than three storeys. Its height should not exceed 8.23 meters and roofed-over area should not exceed 700 square feet. All non-small-scale green and amenity features added beyond the confines of the village house were UBWs. The BD could take enforcement action according to the relevant policies.

80. Div Commander (New Territories South West) of the FSD responded as follows:

- (1) according to the information of the LandsD, Ma Wan Main Street Village North Nos. 324 and 326 were New Territories Exempted Houses (NTEHs) (i.e. village houses); and
- (2) rooftop exits of NTEHs were not regarded as means of escape under the fire services legislations. Hence, at an NTEH, the installation of a lockable metal gate at the staircase connecting the top storey and

rooftop or at the rooftop exit did not constitute a breach of the fire services legislations. As for a metal gate installed at the staircase connecting the top storey and ground level, it should be readily and conveniently openable inside the NTEH without using a key.

81. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) according to the record, there were a total of 12 similar cases of UBWs on rooftops of village houses in Ma Wan. The cases had been referred to the BD for follow-up in accordance with the existing mechanism;
  - (2) on the rooftop of a village house, it only allowed the provision of a stairhood with an area of not more than 7.44 square meters for protection from rain and the sun as well as a water storage tank with an area of not more than 2 square meters. A photovoltaic system and solar energy equipment should be installed on the rooftop in compliance with the relevant regulations. For example, the space underneath the system should be unenclosed. Otherwise, the BD would take law enforcement action pursuant to the Buildings Ordinance (Cap. 123). Members could refer to the BD's relevant pamphlet for the details of rooftop amenity features; and
  - (3) the installation of a metal gate within a village house did not constitute a breach of the lease.
82. The views and enquiries of Members were summarised as follows:
- (1) some owners of village houses or private residential properties would use rooftops as private spaces, and enclose rooftops with wire mesh for storage of miscellaneous items. Those items might be blown to the street during typhoon and cause accidents, or even pose a greater fire risk. He thus enquired which department was responsible for handling such accidents (Mr CHIU Yan-loy); and
  - (2) he enquired whether the BD had set any requirements for the installation of metal gates, and about the number of UBWs cases in Ma Wan over the past two years. Besides, he had repeatedly issued letters to the BD with respect to the rooftop at Ma Wan Main Street Village North No. 324. He hoped that the BD would request the occupants of the rooftop to clear miscellaneous items with a view to preventing fire incidents. As such, he enquired whether the BD had contacted occupants of the rooftop in question, and whether it would give advice before issuing a removal order. In addition, he noted the proliferation of subdivided units on rooftops of buildings in Ma Wan in recent years. Yet, it was difficult to ascertain the existence of rooftop UBWs from the ground level and make a report accordingly. He thus enquired whether the BD had sent staff to conduct inspections in 2020, and whether it could provide a record of handling newly constructed UBWs (Mr TAM

Hoi-pong).

83. Sr Bldg Surveyor/VH3 of the BD responded as follows:
- (1) the submission of drawings was not required to construct village houses. Hence, the requirements for fire escapes set out in the Buildings Ordinance (Cap. 123) were not applicable to village houses. The additional works (e.g. installation of metal gates) or alteration works within a village house would not be regarded as UBWs;
  - (2) over the past two years, the BD had received a total of eight reports on UBWs on rooftops of village houses in Ma Wan. The BD would shortly issue a removal order to the owner of the rooftop of Ma Wan Main Street Village North No. 324 in late October or early November 2020, requesting the owner to remove the rooftop UBWs;
  - (3) according to the established policies, the BD would deploy staff to follow up on newly constructed structures upon receiving reports. If the structures in question were proved to be newly constructed, the BD would issue a removal order to the owner in accordance with the enforcement policy. It would only consider conducting an indoor investigation where necessary; and
  - (4) in 2020, the BD had not conducted a large-scale inspection of village houses in Ma Wan.

XI Item 11: Request for Prompt Provision of Libraries, Post Offices and Other Community Facilities in Tsuen Wan West and the Vicinity  
(DPDFMC Paper No. 50/20-21)

84. The Chairman said that the paper was submitted by Mr YICK Shing-chung, Angus. The representative from the department responsible for giving response was Ms TSE Ka-ye, Carmen, Senior Librarian (Tsuen Wan) (Sr Libn (Tsuen Wan)) of the LCSD. Besides, the written replies of the Hongkong Post (HKP) and TD were tabled at the meeting.

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

86. Sr Libn (Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD had so far established one major library, one small library and seven mobile library stops to serve about 310 000 residents in Tsuen Wan district. Overall speaking, the LCSD had provided suitable public library facilities for residents in Tsuen Wan district pursuant to the HKPSG;
  - (2) apart from setting up static libraries and mobile library stops, the LCSD had also provided 24-hour library e-services. Readers could use e-books or other electronic resources covering a wide variety of subjects through the thematic page of the library website free of charge;

- (3) under the Libraries@neighbourhood - Community Libraries Partnership Scheme (the “Partnership Scheme”), the LCSD set up community libraries in collaboration with district organisations to provide more flexible and convenient library services for residents. The LCSD would continue to pay attention to the developments in the community. To cater for the needs arising from such developments, it would also proactively study further enhancing the library services and facilities in the district from various perspectives;
- (4) the LCSD would like to invite Members to participate in the Partnership Scheme and set up community libraries at their District Councillors’ offices with a view to introducing library services to the community; and
- (5) the LCSD had been operating Self-service Library Stations on Hong Kong Island, in Kowloon and in the New Territories respectively on a trial basis. The Self-service Library Stations offered a range of 24-hour services such as borrowing and returning books, settling payments and picking up reserved library materials. The trial run was ongoing and the LCSD would review the effectiveness in due course. Subject to the results of the review, the LCSD would study whether Self-service Library Stations should be set up at other locations by adopting the current mode.

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

- (1) he opined that the HKP provided inaccurate information on postal facilities in the written reply due to its failure to clearly define “Tsuen Wan West”. Moreover, two years ago, he had directed a request to the HKP and LCSD for the provision of additional libraries and post offices, and had received positive feedback from the HKP. The MTR Corporation Limited also welcomed the departments to set up relevant facilities in Tsuen Wan West Station. Besides, he agreed to the LCSD’s concept of Self-service Library Station. He pointed out that Tsuen Wan Public Library was quite far away from Tsuen Wan West. Also, the stock size of Tsuen Wan Public Library was smaller compared to newly commissioned libraries, and it would undergo large-scale repair works soon. Hence, he hoped that Self-service Library Stations or other library facilities would be set up in Tsuen Wan West Station, Tsuen Wan Sports Centre or Indi Home Shopping Arcade to enable residents of Tsuen Wan West to borrow books conveniently. To his knowledge, the LCSD had stated that the Library-on-Wheels Project would be implemented in Tsuen Wan West. Yet, no progress had been made so far. He thus enquired about the details of the project. Finally, most District Councillors’ offices were set up at relatively remote locations at present. He hoped that the LCSD would provide more supporting

measures to assist Members with the establishment of community libraries at their offices. He also reminded the LCSD to regularly update the information on community libraries on its webpage (Mr YICK Shing-chung, Angus);

- (2) he supported the Member's proposal because Sham Tseng also lacked a library and post office for the time being. He asked the departments to carefully consider residents' needs, especially the need for library facilities, when working on the planning for the community. Besides, the designs of libraries commissioned in recent years were aesthetically pleasant. The provision of additional library facilities could enhance the cultural atmosphere of the community. Moreover, libraries were important to a society with a knowledge-based economy. He therefore hoped that a library would be promptly set up in Tsuen Wan West and the vicinity (Mr LAU Chi-hung);
- (3) he agreed that a shortage of postal facilities would cause inconvenience to residents in the district. Many properties were commissioned near Tsuen Wan West Station in recent years. He thus proposed that it should provide a post office offering a comprehensive range of services to achieve diversion of users and ease the pressure on Yeung Uk Road Post Office and Tsuen Wan Post Office. Besides, he would soon set up a community library at his office, and reminded the LCSD to regularly update the information on community libraries on its webpage. In addition, the opening hours of libraries might not fit the daily routine of Hong Kong people. To enable residents to borrow books conveniently, he enquired about the feasibility of extending the Self-service Library Station Scheme to Sham Tseng or other locations as well as the criteria for provision of such a station (Mr CHIU Yan-loy);
- (4) while residential properties had been recently commissioned one after another near Tsuen Wan West Station, there was a lack of associated community facilities. As a result, it took some time for residents of Clague Garden Estate, Parc City, Ocean Pride and the vicinity to travel to a library and post office. Hence, she suggested that the Government should consider discussing with the developers the construction of a library, Self-service Library Station or postal facilities on vacant sites around Parc City or Nina Mall. Besides, there were many elderly residents in Tsuen Wan West and the vicinity. They often had to travel a long way to a post office for mailing services or settling bills. Hence, she considered that it was necessary to improve the postal services in Tsuen Wan West and the vicinity (Ms CHAN Kim-kam);
- (5) the HKP changed its development direction over the past decade. iPostal Stations, a service introduced in recent years, had secured a stable customer base. He thus advised the HKP to explore the feasibility of providing door delivery service and additional postal

facilities (e.g. posting boxes). Moreover, he suggested that midnight library services should be regularly provided in Hong Kong by following the practice of other countries. Hence, members of the public whose daily routine failed to align with the opening hours of libraries could also enjoy library facilities. Also, he proposed setting up additional book drops at locations equipped with CCTV systems (Mr WONG Ka-wa);

- (6) he advised the LCSD to consider setting up a Self-service Library Station inside Tsuen Wan West Station (the Vice Chairman); and
- (7) while supporting the Partnership Scheme, he said that his office was small and could not accommodate a large number of books. He proposed that the Home Affairs Department should provide Members with additional resources. Moreover, he learnt that the HKP currently operated a post office on rental premises in Windsor House. He thus enquired whether the LCSD had set up libraries on premises of private organisations in the past (the Chairman).

88. Sr Libn (Tsuen Wan) of the LCSD responded as follows:

- (1) the LCSD thanked Members for supporting the Partnership Scheme;
- (2) the LCSD had updated the information on community libraries in Tsuen Wan on its webpage;
- (3) the Self-service Library Station Scheme was still at the trial stage. However, the LCSD had to intermittently suspend the public library services (including Self-service Library Stations) due to the epidemic, resulting in the failure to fully collect the utilisation data of Self-service Library Stations. Upon the resumption of Self-service Library Stations, the LCSD would continuously and regularly collect utilisation data for analysis. It would also evaluate the effectiveness of the pilot scheme according to the cost-effectiveness, users' comments, sustainability and whether Self-service Library Stations were complementary to other library services;
- (4) the LCSD noted Members' views on the locations of library facilities. She pointed out that the LCSD had already set up a community library at a housing estate in Tsuen Wan West. The LCSD would proactively contact owners of other housing estates in Tsuen Wan West. If they were willing to set up a community library in their housing estates, the LCSD would make complementary efforts accordingly;
- (5) the Joyful Reading at Your Neighbourhood: Library-on-Wheels Project was implemented in Tsuen Wan Park on a trial basis on 15 December 2019, and was officially launched on 2 January 2020. The LCSD had arranged the activity truck to be parked near the kiosk at Tsuen Wan Park in January 2020, enabling readers to conveniently borrow and return books, and participate in reading promotion activities. Due to

the epidemic, the public library services had been suspended and the scheduled activities had been cancelled. Following the gradual resumption of public library services in September 2020, the LCSD would arrange the activity truck to provide services again in due course. The LCSD welcomed Members interested in the project to visit the venue at that time, and hence they could learn about the LCSD's outreach services for promoting reading; and

- (6) Self-service Library Stations under trial were all set up on the land of government departments. The LCSD had not provided library services on premises of private organisations.

XII Item 12: Request for Provision of Appropriate Lighting for Sam Tung Uk Garden

(DPDFMC Paper No. 51/20-21)

89. The Chairman said that the paper was submitted by Mr PUN Long-chung, Roy. The representative from the department responsible for giving response was Mr CHENG Kwok-kuen, Chris, District Leisure Mgr (Tsuen Wan) of the LCSD. Besides, the written reply of the EMSD was tabled at the meeting.

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

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

- (1) the LCSD's staff had conducted an on-site inspection with Members on 17 September 2020. They had confirmed the necessity to improve the lighting system at Sam Tung Uk Garden, and had commenced follow-up work accordingly;
- (2) the LCSD had asked the EMSD to adjust the operating hours of the lighting system. Since 15 October 2020, the operating hours had been advanced from 6:00 p.m. to 5:30 p.m. so as to ensure that the accesses would not be dimly lit;
- (3) according to the prescribed standards, the illuminance requirement for a minor access and major access ranged from 5 to 10 lux and 10 to 15 lux respectively. The LCSD had liaised with the EMSD to conduct an assessment of lighting intensity in order to review whether the accesses were sufficiently lit at present. It would also re-examine the ancillary devices (e.g. photocell) of the lighting system and conduct necessary follow-up work. For example, bollard lights would be installed at dimly lit locations; and
- (4) while the public could take a minor access to bus stops or housing estates in the vicinity, the LCSD was worried that opening the minor access to the public would pose a potential risk to people taking the minor access in the evening. Therefore, it would study solutions to the lighting problem first.

92. The views and enquiries of Members were summarised as follows:
- (1) Sam Tung Uk Garden was quiet and beautiful. The fly in the ointment was that the garden was poorly lit in the evening, and timid people were hesitant about visiting the garden. Hence, he hoped that the LCSD would promptly improve the lighting system of the garden in order to avoid wasting the garden (Mr LAI Man-fai);
  - (2) he enquired whether the criteria for installing streetlights at general streets differed from those for installing streetlights at relatively dim locations. Also, although streetlights were inconspicuous, different lighting or installation art works could enhance the cityscape. Hence, he suggested that streetlights should be tailored to complement the environment of respective districts (Mr LAU Chi-hung); and
  - (3) he believed that Sam Tung Uk Garden was dimly lit in the evening because of the relatively low utilisation rate, and thanked the LCSD for its assistance in improving the lighting facilities. Besides, he hoped that the LCSD's staff would conduct an on-site inspection and discuss a future improvement plan with him after obtaining the report from the EMSD. Moreover, he learnt that both Sam Tung Uk Garden and Sam Tung Uk Museum inside the garden were governed by the Antiquities and Monuments Ordinance (Cap. 53). He thus enquired whether it should make application to the Antiquities and Monuments Office (AMO) and go through special procedures in order to install a lighting system or conduct works at the locations concerned in the garden (Mr PUN Long-chung, Roy).
93. District Leisure Mgr (Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD noted Members' views, and would follow up on their requests;
  - (2) the LCSD reiterated that according to the prescribed standards, the illuminance requirement for a minor access and major access ranged from 5 to 10 lux and 10 to 15 lux respectively, and that for a staircase was up to 50 lux. According to those requirements, the LCSD would study the types of streetlights to be additionally installed in an effort to increase the lighting level at the dim locations in the garden;
  - (3) given the existence of a monument in the area concerned, the LCSD should inform the AMO before installing a lighting system. That said, the LCSD had conducted an assessment and found that except for the rear of Sam Tung Uk Museum, it might not require an approval from the AMO to conduct installation works at other locations; and
  - (4) the LCSD's staff would conduct an on-site inspection and discuss relevant arrangements with Members after completing the work concerned.

94. The Chairman asked the LCSD to continue to follow up on the matter concerned with Members after the meeting.

XIII Item 13: Discussion on the Construction of a Walking Trail at Ting Kau

(DPDFMC Paper No. 52/20-21)

95. The Chairman said that the paper was submitted by Mr LAU Chi-hung. The representatives from the departments responsible for giving response were:

- (1) Mr LI Pui-sang, Contract Project Coordinator/2 (New Territories West), Civil Engineering and Development Department (CEDD);
- (2) Mr CHENG Kwok-kuen, Chris, District Leisure Mgr(Tsuen Wan), LCSD; and
- (3) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the DEVB and HyD were tabled at the meeting.

96. Mr LAU Chi-hung introduced the paper.

97. Contract Project Coordinator/2 (New Territories West) of the CEDD responded that the CEDD noted the Member's views. However, a relevant construction project was not in the pipeline at the moment.

98. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the LCSD had an open attitude towards the captioned proposal. If a beach under the LCSD fell within the construction area, the LCSD would readily work with the department concerned to conduct a study, and provide it with necessary advice after assessing the impact of the construction project on various beaches.

99. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the Airport Core Programme Exhibition Centre (i.e. Homi Villa) had been incorporated into the Revitalising Historic Buildings Through Partnership Scheme of the DEVB. If the development concerned was to be conducted by the DEVB at the waterfront, the TWDO would readily assist in collecting and conveying Members' and the public's suggestions.

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

- (1) he supported the Member's proposal. He also pointed out that the locations mentioned in the paper were sitting-out areas recently set up by the LCSD. The relevant facilities were well-received by residents. Yet, as the locations were not connected, the public were unable to directly travel from one location to another. Hence, he suggested linking the locations concerned to form a waterfront promenade or scenic trail, which would attract visitors from other districts. Also, he noted that the beaches concerned were popular among the public. A

waterfront promenade, if made available, might achieve diversion of visitors. Visitors could switch from a crowded beach to a less crowded one via the waterfront promenade. Besides, he advised that to promote the project, the TWDC should take the initiative to conduct a feasibility study before the follow-up on the proposal by the DEVB or Harbourfront Commission (HC) (Mr CHIU Yan-loy);

- (2) he supported the Member's proposal. He also pointed out that as there were waterfront and roads which could serve as triathlon race venues in Tsuen Wan district, a road connecting various beaches should be constructed following the practice of other districts. Without resorting to reclamation, a walking trail should also be provided along the waterfront to connect all beaches in Tsuen Wan with a view to promoting the tourism development in the district. He hoped that the said planning projects would be implemented within the current DC term (Mr WONG Ka-wa);
- (3) he supported the Member's proposal. He was also perplexed that the walking trail connecting Ting Kau Sitting-out Area, Lido Beach and Casam Beach had not yet been opened. Besides, he enquired whether all beaches were managed by the LCSD. He pointed out that if relatively small Casam Beach and Hoi Mei Wan Beach were divided, the number of swimmers of both beaches would decrease. He believed that the approach of linking all beaches could more effectively attract visitors. Also, he supported the proposal of constructing a major walking trail along the waterfront in Tsuen Wan, and suggested connecting the walking trail to a location off Belvedere Garden. Therefore, he enquired whether the road sections mentioned in the paper fell within the area of Victoria Harbour, and about the feasibility of reclamation works. Finally, he opined that the Waterfront Enhancement Scheme might not only cover the waterfront in Tsuen Wan, and enquired about the role of the HC in the construction works concerned (Mr YICK Shing-chung, Angus);
- (4) he recently found that some handrails were damaged and the environment was rather poor when travelling past the waterfront road sections concerned. Hence, he agreed to the Member's proposal. He also pointed out the CEDD's and TWDO's failure to give response to the timetable and feasibility of the proposal. Besides, the location concerned had world-class scenery, and the road sections were also popular jogging routes among residents. He hoped that the proposal would be taken forward to avoid wasting the places and benefit the public (Mr LAU Cheuk-yu);
- (5) Hong Kong was a harbour city. Yet, the Government failed to make effective use of the natural resources of the harbour, and wasted the waterfront areas in several districts. Hence, he was pleased to learn

about the Member's proposal. He believed that if beautiful beaches in Tsuen Wan could be connected, they would become a popular outing and dating spot as a whole. He hoped that the current-term TWDC would promote that iconic development (Mr LAI Man-fai);

- (6) he was concerned about the construction method of a link road at the road sections at Ting Kau Village and Ting Kau Sitting-out Area. He suggested constructing a plank road with reference to the designs in Taiwan and Europe. He pointed out that there were rocky beaches and a large number of trees at the location concerned, and recommended that the LCSD should consider adopting a mode which integrated environmental protection into construction. By doing so, a wooden "tree tunnel" could be constructed to link Ting Kau Village and Ting Kau Sitting-out Area without having to resort to reclamation or felling of trees (Mr TAM Hoi-pong);
- (7) the road sections concerned were picturesque. If a link road could be constructed to connect various road sections, he believed that it would become a special attraction in Tsuen Wan district. He thus agreed to the proposal of constructing a walking trail. Besides, he enquired whether those road sections partially overlapped with the Cycle Track between Tsuen Wan and Tuen Mun (the Vice Chairman);
- (8) he suggested that Members of the TWDC should pay a site visit to Taiwan (Mr LAU Jackson); and
- (9) the trail between Deep Water Bay Beach and Clear Water Bay Beach was a famous dating spot. If the Member's proposal of constructing a walking trail could materialise, he believed that the walking trail would also become a popular dating spot. Members unanimously agreed to the proposal. Also, he believed that the CEDD, instead of the LCSD, was better fitted to undertake the construction of the walking trail. He expected a pragmatic response from the CEDD (the Chairman).

101. Contract Project Coordinator/2 (New Territories West) of the CEDD responded as follows:

- (1) the alignment of the Cycle Track between Tsuen Wan and Tuen Mun would largely overlap with that of Castle Peak Road. However, having regard to the environmental constraints and the public's views, the CEDD was reviewing the alignment of the cycle track in detail; and
- (2) due to the lack of relevant information, an answer to the enquiry as to whether the proposed walking trail fell within the area of Victoria Harbour could not be given at the meeting.

102. Asst Dist Offr (Tsuen Wan) of the TWDO responded that Tsuen Wan waterfront was constantly under development. As the Member's proposal involved various aspects such as planning, tree management and resource allocation, the

TWDO should coordinate with other departments and was unable to provide relevant information (e.g. a timetable) at the spot.

103. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) five beaches, namely, Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach and Hoi Mei Wan Beach, were under the management of the LCSD;
  - (2) Approach Beach and Ting Kau Beach had already been connected; and
  - (3) to reach Ting Kau Sitting-out Area, people should walk down a dozen steps and take the route via Lido Beach for the time being. The connection of Ting Kau Sitting-out Area to Ting Kau Village would boost the number of visitors to the sitting-out area. However, it would depend on the availability of government land at the location concerned.
104. The views and enquiries of Members were summarised as follows:
- (1) he wished to improve existing resources in the district so as to further benefit the public. He pointed out that there were delightful scenery and mysterious beaches along the road sections concerned. More public sitting-out areas could be provided just by making simple alterations. People could also explore those new areas. He asked the TWDO to follow up on the matter concerned (Mr LAU Chi-hung); and
  - (2) he asked the TWDO to follow up on the relevant coordination work. Also, he opined that the LCSD was probably unfit for the construction of a waterfront walking trail. Instead, the proposal should be followed up by the CEDD. He suggested conducting an on-site inspection and adding the captioned item to the Matters Arising from the Minutes of the Previous Meeting. Besides, he was dissatisfied that the DEVB failed to assign staff to attend the meeting, and would continue to invite the DEVB to assign staff to attend future meetings (the Chairman).

XIV Item 4: Planning Applications (as at 9.10.2020)  
(DPDFMC Paper No. 43/20-21)

105. The PlanD briefed Members on the planning applications vetted by the TPB and those pending vetting by the TPB as at 9 October 2020.

(Note: Mr WONG Ka-wa left the meeting at 6:40 p.m.)

106. The views and enquiries of Members were summarised as follows:
- (1) he suggested referring the planning applications to the Working Group on District Development, Planning and Economic Development (the “Working Group”) under the DPDFMC for an in-depth discussion. The Working Group should then report on the results of the discussion to the DPDFMC (Mr CHIU Yan-loy);

- (2) he advised the PlanD to set out the contents of the paper using the more detailed paper format adopted in 2019, and print marks and legends in colour for Members' easy understanding. Moreover, he opined that the proposed development of Planning Application No. Y/TW/13 would cause a surge in traffic flow during festivals. Yet, he believed that the prohibition of access by private vehicles on holidays would certainly lead to disputes. In his opinion, the PlanD and TD had provided the TPB with inappropriate advice. He thus suggested setting up a car park and forbidding the access by private vehicles at the location concerned in order to thoroughly solve the problem. Besides, he strongly objected to Planning Application No. A/TW/519 (Mr TAM Hoi-pong);
- (3) he enquired about the meaning of the term "partially agreed" in Planning Application No. Y/TW/13. Moreover, residents of Lo Wai Village often complained about the serious problem of incense smoke from Tung Lum Nien Fah Tong. The problem would deteriorate if a columbarium was established. He thus strongly objected to Planning Application No. A/TW/512 (Mr LAI Man-fai);
- (4) he strongly objected to Planning Application Nos. Y/TW/13 and A/TW/512. Also, he enquired about the meaning of the term "partially agreed" in Planning Application No. Y/TW/13. In his opinion, it would be difficult to implement the relevant traffic arrangements unless the access by private vehicles was prohibited at the location concerned. Besides, he opined that nearby residents would be greatly affected if the problem of traffic congestion at Tsuen Kam Interchange during holidays and peak hours could not be solved before the provision of additional niches at Tung Lum Nien Fah Tong. As such, he objected to Planning Application No. A/TW/512 (Mr PUN Long-chung, Roy);
- (5) the roads around Tung Lum Nien Fah Tong would be overloaded by the proposed development of Planning Application No. A/TW/512. Hence, the applicant put forth an amendment and suggested providing a shuttle bus service plying between Luk Yeung Sun Chuen and Tung Lum Nien Fah Tong. Even so, given the failure to designate the location concerned as a temporary prohibited zone for vehicles, he believed that the problem of traffic congestion would still arise during Ching Ming Festival and Chung Yeung Festival. Also, many private developers had made applications for similar purposes at nearby locations. He thus objected to the provision of a columbarium at the location concerned. Regarding Planning Application Nos. A/TW/517 and A/TW/518, many old industrial buildings had been rezoned for office uses one after another following the rezoning of the Chai Wan Kok Industrial Area from "Industrial" to "Other Specified Uses" proposed by the previous-term TWDC. At present, however, no

transport means (e.g. bus and green minibus) were arranged to serve the Chai Wan Kok Industrial Area. He believed that the said location would have a serious impact on the traffic in Tsuen Wan district (Mr CHIU Yan-loy);

- (6) he was concerned about the demand for parking spaces generated from 1 200 proposed residential flats under Planning Application Nos. A/TW/515 and A/TW/519. He also pointed out that many residents of Sheung Chui Court nearby were still unable to rent parking spaces. He thus believed that the problem would worsen after the completion of 1 200 residential flats. Moreover, he had enquired about the ownership of On Tai Industrial Building with a view to tackling the hygiene problems in the surroundings. Besides, Tsuen Wan had undergone dramatic changes over the years. Many luxurious residential buildings had been constructed on Sha Tsui Road so far. He thus questioned the necessity to construct more luxurious residential buildings at the locations concerned. He hoped that the authorities would consult various parties on the said planning applications again. In addition, at Wang Wo Tsai Street Garden, injuries were often caused by gravel falling from Wong's Factory Building. Also, the rooftop of On Tai Industrial Building, which had been left idle for a long time, was infested with mosquitoes and pests due to the accumulation of stagnant water. It had also become a breeding ground of rodents and cockroaches. As a result, the environmental hygiene deteriorated around Wang Wo Tsai Street. Hence, he would like to know which department was responsible for tackling and solving those environmental hygiene problems (Mr LAM Sek-tim);
- (7) he enquired of the DLO whether an "Other Specified Uses (Business)" site could be used for office purposes. In his opinion, if a building was designated for industrial purposes in the land lease, it should not be used for office purposes. Besides, he enquired of the PlanD about the future planning around the Chai Wan Kok Industrial Area. He also requested for detailed data (including the number of ancillary facilities such as parking spaces) of Planning Application Nos. A/TW/508, A/TW/517 and A/TW/518. Besides, if an industrial building was rezoned for business and office uses, it would lead to an increase in vehicles accessing the building and hence a shortage of parking spaces. Also, an excessive number of vehicles might result in a longer vehicular queue, causing an adverse impact on the traffic around Tai Chung Road and Belvedere Garden. Hence, he hoped that the PlanD would provide more detailed data; otherwise, it would be difficult for him to support the planning applications concerned (Mr YICK Shing-chung, Angus); and
- (8) some residents had approached him and complained about nighttime

demolition works at Wong's Factory Building. He thus advised the PlanD to send staff to conduct an on-site inspection. Besides, he proposed forwarding the minutes of the meeting to the department concerned with a view to addressing the environmental hygiene problems mentioned by the Member. In addition, he advised the PlanD to use the more detailed document format adopted in 2019, and set out key information on open spaces, the number of parking spaces, total areas and plot ratios, etc. to make it easier for Members to understand the details of the planning applications. Finally, he agreed that a meeting of the Working Group should be convened between two DPDFMC meetings to discuss the planning applications, and the results of the discussion should be subsequently reported to the DPDFMC (the Chairman).

107. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
- (1) the proposed development of Planning Application No. Y/TW/13 consisted of three storeys with a total of three maximum heights. As for the term "partially agreed", it meant that the TPB agreed to rezoning the site as a residential site but disagreed with the initial height limits. The TPB also held that the heights proposed by the applicant were too high and should be lowered;
  - (2) the PlanD noted the TD's views on the potential traffic impacts of Planning Application No. A/TW/512, and had conveyed the views to the applicant. Also, the PlanD had requested the applicant to submit an improvement solution or revise the proposal for further processing;
  - (3) the PlanD would seek the TD's views on the potential traffic impacts of a planning application. Generally speaking, the TD would request the applicant of a rezoning application to submit a Traffic Impact Assessment, and to provide parking spaces according to the highest requirement of the HKPSG with a view to coping with the anticipated increase in the traffic flow;
  - (4) the applicants of Planning Application Nos. A/TW/514, A/TW/516, A/TW/517 and A/TW/508 applied for industrial uses but not office uses, no matter the respective sites were located in the Tsuen Wan East Industrial Area or Chai Wan Kok Business Area;
  - (5) the objective of CDA projects near the Tsuen Wan East Industrial Area was to transform the nearby industrial areas into residential areas. He took the site of Sheung Chui Court as an example. The site was initially zoned as an industrial site. Upon being rezoned as a residential site, it was developed into a housing estate under the Home Ownership Scheme;
  - (6) regarding Planning Application Nos. A/TW/515 and A/TW/519, the CDA project involving On Tai Industrial Building, Wong's Factory

Building and Bonsun Industrial Building shared the planning intention of transforming industrial buildings into residential ones. The CDA project covered four industrial buildings with separate ownership. However, not all owners participated in the project of transforming industrial buildings into residential buildings. He cited Wong's Factory Building as an example. The applicant had submitted a building plan but the conversion works had not commenced yet. Generally speaking, the demolition works of a building should only commence after the issue of a removal order by the BD. He learnt that Wong's Factory Building was currently enclosed by hoardings because of internal refurbishment. That said, Members could approach the BD to enquire about the details. Also, they could enquire of the FEHD about the environmental hygiene problems at On Tai Industrial Building;

- (7) Planning Application Nos. A/TW/515 and A/TW/519 were two separate cases. The applicant of Planning Application No. A/TW/515 applied for increasing the maximum plot ratio of On Tai Industrial Building from 5 to 6 and raising the maximum building height accordingly. The applicant intended to increase the area for development and the number of flats. During the consultation in the past six months, the PlanD had received views on Planning Application No. A/TW/515 from a total of 61 members of the public, of which 39 in favour of and 5 against the project. The remaining 17 members of the public touched upon areas which were also of concern by Members. For instance, they opined that more parking spaces and community facilities should be provided. They were also concerned about the potential traffic impacts of the planning applications. The PlanD was currently evaluating views from the departments concerned and the public. Upon consolidation, it would submit the views to the TPB for consideration. Moreover, the applicant of Planning Application No. A/TW/519 had applied for deferring the consideration of the application on 9 October 2020 in order to submit additional information and respond to the departmental comments. After receiving additional information from the applicant, the PlanD would arrange another three-week public inspection so that members of the public could give views accordingly; and
- (8) the PlanD agreed to the use of the more detailed paper format adopted in 2019 and the arrangement of processing the planning applications at the meeting of the Working Group in November 2020.

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

- (1) regarding Planning Application Nos. A/TW/508, A/TW/517 and A/TW/518, he learnt that apart from the site of The Octagon, there were no other business sites around the location concerned. He thus

enquired whether the applicants applying for rezoning the sites as “Other Specified Uses (Business)” sites were in breach of the land leases. Besides, he enquired whether Planning Application Nos. A/TW/508, A/TW/517 and A/TW/518 around Sha Tsui Road were proposed for factory, business or office uses. Moreover, he held that a longer time would be required to discuss the planning applications, and therefore agreed that the planning applications should be referred to the Working Group for processing. Yet, he enquired about the number of Members who were concurrently Members of the Working Group; and how the DPDFMC would solve the unfairness arising from the failure of Members who were not Members of the Working Group to participate in the discussion on the planning applications (Mr YICK Shing-chung, Angus);

- (2) there were two major planning projects in the Chai Wan Kok Industrial Area. One of the projects involved the former building of the Central Fabrics Limited with only three storeys. Upon renewing the land lease for redevelopment, the plot ratio was relaxed to about 12, which was higher than the plot ratios (i.e. 5 to 6) of industrial buildings around Sha Tsui Road. Besides, while Planning Application No. A/TW/518 was proposed for industrial purposes, the redevelopment of the three-storey building into a twenty-storey building (i.e. an approximately seven-fold increase in the building height) would lead to a sharp increase in the pedestrian flow. Also, there was no widening plan for Sha Tsui Road, Pun Shan Street and Hoi Shing Road at the moment. He was worried that the traffic and pedestrian facilities as well as community ancillary facilities would be overloaded after the completion of about 20 redevelopment projects at the location concerned. He thus proposed reconsidering whether the developments concerned were sensible (Mr CHIU Yan-loy);
- (3) he agreed to the developments in the district, and was concerned about the potential problems (e.g. a shortage of parking spaces) arising from the planning developments. However, he commented that the PlanD’s paper was too concise. Members found it difficult to give views based on the paper. Therefore, he advised the PlanD to provide more detailed information for Members’ reference (Mr LAU Cheuk-yu);
- (4) he enquired about the exact location of Planning Application No. Y/TW/14 (Mr LAI Man-fai);
- (5) in his opinion, there was a huge time gap between DPDFMC meetings which were convened on a bimonthly basis. He suggested that the DPDFMC should convene a meeting every month and only invite representatives from the PlanD and relevant departments to attend its meetings. He believed the said approach would be better than that of referring the planning applications to the Working Group for processing.

Moreover, he asked the PlanD's representative to explain cumulative issues and impacts relating to Planning Application Nos. A/TW/519 and A/TW/515 at the next meeting. He also enquired whether the developments of both applications would replace one another or would be implemented in parallel, and suggested a sharp reduction in residential flats (Mr TAM Hoi-pong); and

- (6) the DPDFMC comprised of 18 Members at present. He asked the Secretary to brief Members on the number of Members of the Working Group, the procedures of joining the Working Group and the arrangements for inviting departmental representatives to attend meetings (the Chairman).

109. The Secretary stated that the DPDFMC had a total of 18 Members for the time being. Apart from Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr SHUM Lester, Mr KOT Siu-yuen and Mr PUN Long-chung, Roy, the remaining 13 Members were concurrently Members of the Working Group. Members could apply for joining or leaving the Working Group anytime in writing. Besides, the Secretariat would invite representatives from relevant departments to attend meetings of the Working Group according to the contents of agenda items. Unlike the arrangement for DPDFMC meetings, it would not arrange regular representatives from departments to attend meetings of the Working Group.

110. The Chairman stated that Members could join the Working Group as they wished in order to give views on the planning applications. Therefore, he determined that the planning applications would be referred to the Working Group for processing in the future, and asked the Secretariat and PlanD to propose dates and time for meetings of the Working Group.

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

- (1) generally speaking, the use of a unit designated for industrial or warehouse purposes in the land lease as a commercial office constituted a breach of the land lease. Nevertheless, owners of some units which currently functioned as offices might have obtained temporary waivers. Members could approach the DLO to learn about the situation of individual industrial buildings; and
- (2) the DLO would provide the information on the lots relating to Planning Application Nos. A/TW/508, A/TW/517 and A/TW/518 after the meeting.

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

- (1) the term "zone" in the paper referred to the use set out in the outline zoning plan but not the use stipulated in the land lease. As the applicant of the planning application concerned intended to apply for

relaxing the plot ratio, he or she should submit an application to the TPB accordingly;

- (2) the site of Planning Application No. A/TW/518 was located on Pun Shan Street. The applicant proposed moving the preset 3-metre line of the construction site backwards. The proposal aimed to reserve space for the TD's future widening works for roads at the location concerned;
- (3) the site of Planning Application No. Y/TW/14 was located near Yuen Yuen Home for the Aged on Fu Yung Shan. The applicant applied for redeveloping low-rise buildings on the site for provision of a residential home for the elderly or educational and training centre facilities; and
- (4) the PlanD would consult relevant departments on the infrastructure of each planning application. The applicants of Planning Application Nos. A/TW/519 and A/TW/515 should also draw reference from the approved applications in the district with a view to examining the cumulative traffic and sewage impacts.

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

- (1) the DLO would seek the TWDO's assistance in conducting public consultations on certain temporary waivers in order to obtain views at the district level. He thus suggested that the DLO should provide Members with the information on applications under which temporary waivers had been applied and those under which temporary waivers would be shortly applied, and arrange a discussion on those applications at a meeting of the Working Group. As public interest might not be involved in the change of uses of individual units, it was not necessary to conduct consultations through the TWDO. Regarding applications involving public interest, district consultations would only be conducted by the TWDO while stakeholders of other areas might be uninformed about the applications. Even though the public could access temporary waivers online upon approval, Members would no longer be able to comment on the applications at that time. Hence, he hoped that Members could give views at an earlier stage to forestall incessant disputes in the future (Mr CHIU Yan-loy); and
- (2) it would be difficult to revoke some temporary waivers involving public interest once approved. He thus advised the department concerned to enhance regulation of applications for a temporary waiver involving public interest, and enable Members to give views on those applications (Mr YICK Shing-chung, Angus).

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

- (1) generally speaking, regarding applications to which a temporary waiver was applicable, the DLO would seek the TWDO's assistance in conducting district consultations according to the established

procedures. If the applications for a temporary waiver were approved, the associated documents would be signed and registered. The public could approach the Land Registry for access to those documents; and

- (2) the DLO noted Members' views. However, the information concerned involved matters between the Government and land owners. There were also considerable applications for a temporary waiver. Hence, the DLO should study, consider and seek instructions from the senior level as to whether the basic information on cases for which district consultations had been conducted by the TWDO could be set out in discussion papers for Members' discussion at meetings of the Working Group.

115. The Chairman asked the DLO to study whether the information on applications for a temporary waiver which had been consulted through the TWDO could be provided for Members of the Working Group for comments.

XV Item 14: Information Papers

(A) Report on Progress of District Minor Works  
(DPDFMC Paper No. 53/20-21)

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

117. Mr LAU Jackson enquired why the ramp outside HSBC bank at Fou Wah Centre was removed.

118. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO would follow up on the matter concerned after the meeting.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 54/20-21)

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

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

- (1) he enquired which mode of consultation would be adopted to take forward the conversion works at Jockey Club Tak Wah Park and Pak Lam Road Garden, and asked the LCSD to conduct suitable publicity for the Inclusive Park for Pets (the Chairman);
- (2) while the utilisation rates of squash courts reached up to 70% to 80%, few people played squash nowadays. Squash courts would often function as table tennis rooms or dance rooms. He thus enquired whether the LCSD would consider converting squash courts into multi-purpose activity rooms (Mr LAU Cheuk-yu);

- (3) he welcomed the LCSD's implementation of the Inclusive Park for Pets Project in response to the public demand, and enquired whether it would consider extending the project to other venues. Also, pets were currently not allowed to enter some of the LCSD's venues, e.g. the 5-a-side soccer pitch at Tsuen King Circuit. Dog owners should detour around the 5-a-side soccer pitch in order to reach the Inclusive Park for Pets. As such, he proposed that the LCSD should consider providing inclusive accesses for pets at the venues concerned with a view to bringing convenience to dog owners (Mr CHIU Yan-loy);
- (4) he agreed to the Inclusive Park for Pets Project and enquired about the alignment of the project. Moreover, the delineation of management responsibilities for the waterfront was unclear at present. According to the CEDD, upon the completion of the cycle track, the unused spaces would be handed over to the LCSD for management. He enquired whether the claim was accurate and about the delineation of management responsibilities in the future. Besides, Hoi On Road Playground had a fairly scattered distribution of facilities. He enquired whether the LCSD would consolidate and upgrade park facilities at the waterfront, and set up an Inclusive Park for Pets at Hoi Shing Garden (Mr YICK Shing-chung, Angus); and
- (5) he enquired about the details of the conversion works at Jockey Club Tak Wah Park (Mr LAU Jackson).

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

- (1) although the mode of consultation was pending, the LCSD would definitely consult the TWDC and Area Committees on the conversion works at Jockey Club Tak Wah Park and Pak Lam Road Garden;
- (2) currently, the public could play squash or table tennis, or practise dancing in squash courts. If a squash court was to function as a table tennis room, it only required setting up a table tennis table inside and no conversion was necessary;
- (3) the Inclusive Park for Pets Project was implemented at Tsuen Wan Park and Tsuen Wan Riviera Park on a trial basis. If the trial run was successful, the LCSD might extend the project to other venues, e.g. Hoi Shing Garden and Hoi On Road Playground. The LCSD would then consult Members to ensure that residents' needs were met; and
- (4) Tsuen Wan Park and Tsuen Wan Riviera Park were managed by the LCSD. The LCSD undertook the cleaning, management and maintenance work of the parks. The FEHD was not responsible for the cleaning work within the parks. Upon the completion of the cycle track, there would only be changes in the management of the area of the cycle track.

(C) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department

(DPDFMC Paper No. 55/20-21)

122. Senior Manager (New Territories South) Promotion (Sr Mgr(NTS)Promotion) of the LCSD introduced the paper.

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

- (1) he enquired whether the LCSD would refund the TWDC the unspent DC funds (Mr LAU Cheuk-yu);
- (2) he enquired whether the band concert scheduled for 28 November 2020 at Sai Lau Kok Garden would be held outdoors. Besides, the multi-purpose activity room at Sai Lau Kok Garden was on loan to the Government for storage of anti-epidemic supplies earlier. He enquired whether the multi-purpose activity room had been handed over, and about the time slots made available to the public for booking (Mr LAI Man-fai); and
- (3) the time slots of Princess Alexandra Community Centre were often fully booked. There was often a delay in the update of the availability of time slots. The LCSD's promotion of activities might thus be hampered. Yet, she learnt that Princess Alexandra Community Centre was not in use on certain dates. She assumed that it was because some organisations made bookings in advance but eventually failed to use the venue. Hence, she hoped that such time slots would be released, enabling the LCSD, local organisations or District Councillors' offices to organise activities at Princess Alexandra Community Centre (Ms CHAN Kim-kam).

124. Sr Mgr(NTS)Promotion of the LCSD responded as follows:

- (1) as at September 2020, the LCSD refunded the TWDC the DC funds of about \$250,000;
- (2) the band concert scheduled for 28 November 2020 at Sai Lau Kok Garden was originally an outdoor performance; and
- (3) Princess Alexandra Community Centre was managed by the TWDO. If the LCSD intended to organise an activity there, it should also make a booking with the TWDO. The LCSD would pay attention and enquire whether the Community Centre had available time slots for booking.

125. Senior Executive Officer (District Management) of the TWDO responded as follows:

- (1) the medications delivery service continued as Hong Kong residents in the Mainland had difficulties returning to Hong Kong at present. The Government was studying the feasibility of arranging collection of medications at hospitals in Shenzhen for Hong Kong residents, and

discussing this arrangement with relevant units in the Mainland. The TWDO would pay close attention to the progress;

- (2) the TWDO had set up three Community Halls/Centres in the district, namely, Lei Muk Shue Community Hall, Shek Wai Kok Community Hall and Princess Alexandra Community Centre. All the Community Halls/Centres were open to organisations for booking. Being located in Tsuen Wan town centre, Princess Alexandra Community Centre was well-received by residents in the district. Time slots were still available for booking even though the popular ones were often fully booked; and
- (3) if an organisation booked a venue but failed to use it, the TWDO would give the organisation demerit points according to the Demerit Points System. The demerit points incurred might lower the organisation's chance of successful booking of venues in the future. The failure to use a booked venue was uncommon among organisations. The TWDO was willing to carry out relevant coordination work for organisations to aid them to organise various activities for residents in the district.

(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. 56/20-21)

126. Sr Libn (Tsuen Wan) of the LCSD introduced the paper.

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

- (1) he pointed out that Tsz Wan Shan Public Library had been set up in a shopping mall under Link REIT. Hence, the claim that no public library had been set up on rental premises of private organisations was inaccurate (Mr LAI Man-fai); and
- (2) he enquired whether public libraries had been set up on rental premises of private organisations in Hong Kong (the Chairman).

128. Sr Libn (Tsuen Wan) of the LCSD responded as follows:

- (1) the public libraries in Tsuen Wan district were not set up on rental premises of private organisations. Currently, some public libraries (e.g. Shek Wai Kok Public Library) were set up in public housing estates under the Housing Department or shopping malls of public housing estates. Also, the LCSD would arrange the parking of mobile library vans in housing estates; and
- (2) the LCSD would mostly organise activities at its venues. For example, Tsuen Wan Park was one of the venues of the Library-on-Wheels Pilot Project.

(E) Financial Statement of District Planning, Development and Facilities

Management Committee as at 5 October 2020

(DPDFMC Paper No. 57/20-21)

129. The Secretary introduced the paper.

XVI Item 15: Any Other Business

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

- (1) he enquired of the LCSD why Gemini Beaches were enclosed and the public were prohibited from using the beaches. Besides, he pointed out that due to infrequent cleaning work, the hygiene condition was relatively poor at Anglers' Beach and people seldom visited it. In addition, he hoped that the LCSD would provide the layout plan of the Inclusive Park for Pets. He also enquired whether the LCSD would conduct a survey on pedestrian flow of the Inclusive Park for Pets after the opening with a view to learning about the popularity of such a park. Moreover, he learnt from the LCSD that the repair works for the arena of Tsuen Wan West Sports Centre would be completed in early October 2020. However, as the works were still underway at present, he would like to enquire about the relevant details (Mr YICK Shing-chung, Angus); and
- (2) he asked the LCSD to note the Member's views and take follow-up action after the meeting (the Chairman).

(A) Date of Next Meeting

131. The Chairman reminded Members that the next meeting was scheduled for 15 December 2020 and the deadline for submission of paper was 30 November 2020.

(Post-meeting note: The 7<sup>th</sup> DPDFMC meeting was rescheduled for 23 February 2021.)

XVII Adjournment of Meeting

132. There being no other business, the meeting was adjourned at 7:52 p.m.

Tsuen Wan District Council Secretariat  
24 November 2020