

(Translation)

Minutes of the 7<sup>th</sup> Meeting of  
District Planning, Development and Facilities Management Committee (5/20-21)

Date: 23 February 2021

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr LUK Ling-chung, Antonio (Chairman)

Mr TSE Man-chak (Vice Chairman)

Mr MAN Yu-ming, MH

Mr NG Hin-lung, Norris

Mr LI Hung-por

Mr YICK Shing-chung, Angus

Mr LAM Sek-tim

Ms CHAN Kim-kam

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Mr CHIU Yan-loy

Mr LAU Chi-hung

Mr LAU Cheuk-yu

Mr PUN Long-chung, Roy

Mr LAU Jackson

Mr LAI Man-fai

Mr TAM Hoi-pong

In Attendance:

Mr CHAN Yuen-sum, Sumly	Chairman, Tsuen Wan District Council
Mr LAI Yik-wing, Wesley	Assistant District Officer (Tsuen Wan), 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
Ms LEE Mei-sheung, Dickie	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, Lands Department
Mr LI Pui-sang	Project Coordinator/2 (West), Civil Engineering and Development Department

Absent:

Mr SHUM Lester

For discussion of item 2

Mr TSUI Ka-kim, Kim	Senior Building Surveyor/D5, Buildings Department
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For discussion of item 3

Professor JIM Chi-yung	Research Chair Professor of Geography & Environmental Science, The Education University of Hong Kong
Ms Au Wing-hay	Research Assistant I, The Education University of Hong Kong
Mr PANG Che-chung	Senior Social Work Supervisor, Caritas Community Centre - Tsuen Wan

For discussion of item 6

Mr YAU Wai-yip	Senior Property Services Manager/Sham Shui Po & Tsuen Kwai, Architectural Services Department
Mr LEE Wing-chuen	Senior Health Inspector (Hawker) Tsuen Wan, Food and Environmental Hygiene Department

For discussion of item 7

Mr LEE Wing-chuen	Senior Health Inspector (Hawker) Tsuen Wan, Food and Environmental Hygiene Department
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For discussion of item 8

Ms LUI Ka-wing	Assistant District Social Welfare Officer (Tsuen Wan/Kwai Tsing) <sup>3</sup> , Social Welfare Department
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For discussion of item 9

Mr LEE Wing-chuen	Senior Health Inspector (Hawker) Tsuen Wan, Food and Environmental Hygiene Department
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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 7<sup>th</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC), and introduced Ms LEE Mei-sheung, Dickie who attended the meeting for the first time and replaced Mr CHENG Kwok-kuen, Chris to assume the post of District Leisure Manager (Tsuen Wan) (District Leisure Mgr(Tsuen Wan)) of the Leisure and Cultural Services Department (LCSD).

2. The Chairman stated that for Members' information, Mr SHUM Lester was absent with apologies.

3. 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 26 April 2021 and the deadline for submission of paper was 9 April 2021. 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.

(Note: Mr LI Hung-por joined the meeting at 2:32 p.m.)

II Item 1: Confirmation of Minutes of the 6<sup>th</sup> Meeting held on 20.10.2020

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

(Note: Mr PUN Long-chung, Roy joined the meeting at 2:34 p.m.)

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

(A) Paragraphs 7 to 15 of the Minutes of the Meeting held on 20 October 2020: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall

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

- (1) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (Sr Estate Surveyor/TW), District Lands Office, Tsuen Wan and Kwai Tsing (DLO), Lands Department;
- (2) Mr TSUI Ka-kim, Kim, Senior Building Surveyor/D5 (Sr Bldg Surveyor/D5), Buildings Department (BD); and
- (3) Mr LAI Yik-wing, Wesley, Assistant District Officer (Tsuen Wan) (Asst Dist Offr (Tsuen Wan)), Tsuen Wan District Office (TWDO).

Besides, the written replies of the Transport Department (TD) and Highways Department (HyD) were tabled at the meeting.

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

- (1) the developer had fulfilled its obligation to construct a covered footbridge according to the land lease conditions. Hence, the DLO did not have 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.

7. Sr Bldg Surveyor/D5 of the BD responded as follows:
  - (1) as the New Buildings Divisions under the BD had received no plan for proposed construction works at the staircase of the footbridge concerned, it did not assign staff to attend the meeting;
  - (2) back then, the developer of Kolour Mall had submitted plans for constructing the footbridge and staircase to the BD. The BD had also verified the completion of the construction works. As the footbridge and staircase were located on government land, the implementation of construction works by government departments at the said location was not subject to the regulation of the Buildings Ordinance (Cap. 123), and the submission of plans to the BD was not required. If a private developer intended to conduct additional works at the staircase, it might be required to submit plans to the BD; and
  - (3) the BD noted that the HyD was worried that the construction of a rain shelter at the staircase might affect the structure of the footbridge. The BD proposed constructing an independent rain shelter outside the staircase on the government land.
  
8. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
  - (1) the TWDO had convened an inter-departmental meeting in the 4<sup>th</sup> quarter of 2020. At the meeting, the departments explained the difficulties they had encountered and the technical details in respect of the captioned proposal. However, as the TWDO was not a public works department, it was unable to explain the technical details at this DPDFMC meeting;
  - (2) the Works Section under the TWDO was solely responsible for constructing small-scale rain shelters and conducting minor repair, maintenance and management for those rain shelters upon completion. Hence, the Works Section was unable to construct a large-scale rain shelter at the location concerned. Besides, the management, construction and maintenance of the said footbridge fell beyond the TWDO's purview. The DLO had also clarified the land title of the footbridge. Therefore, the decision on whether a rain shelter should be constructed rested with the HyD. The TWDO noted that the HyD had conducted a feasibility study on the construction of the proposed rain shelter. The relevant details should be given by the HyD; and
  - (3) the TWDO noted that owners of private properties were involved with regard to the aforesaid location. The TWDO was willing to provide assistance for the department concerned if the need to contact the owners' corporations (OCs) arose during the implementation of

additional works.

9. The views and enquiries of Members were summarised as follows:
- (1) he said that most of the Members shared the aspiration for constructing the proposed rain shelter. He regretted that no progress had been so far. He enquired of the TWDO whether departments other than the HyD had sent representatives to attend the meeting of the inter-departmental working group held in the 4<sup>th</sup> quarter of 2020; and whether the departments had conducted a feasibility study on the BD's proposal of constructing a rain shelter on the ground or the TWDO's proposal of setting up a temporary canopy. If those proposals were unfeasible, he hoped that the departments would explain the difficulties to the TWDC and residents. Moreover, having noted the response from the HyD's representative at the previous meeting, Members were worried that there were structural problems with the footbridge concerned. Members found spalled concrete and exposed steel bars underneath the footbridge during an on-site inspection on the day before the meeting. They were also worried that the existing design of the footbridge posed potential safety hazards. He hoped that the BD or relevant departments could give response in that regard (Mr PUN Long-chung, Roy);
  - (2) the TWDO stated that the captioned proposal should be handled by the HyD or other public works departments, and he believed that it would probably be undertaken by the HyD. He pointed out that the BD's proposal of constructing a foundation to support the proposed rain shelter on the ground might involve structures under the management, repair and maintenance of private developers. He enquired about the relevant procedures if a department was willing to construct the proposed foundation, and urged the departments concerned to study the feasibility of the BD's proposal. Besides, while the Works Section under the TWDO was unable to construct the proposed rain shelter, he hoped that the TWDO would assist in identifying a suitable public works department to take forward the construction project (Mr CHIU Yan-loy);
  - (3) he regretted that the TD and HyD failed to send staff to attend the meeting, and held that staff from those departments should compulsorily attend future meetings. He pointed out that currently, half of the footbridge was managed by a private developer and the other by the Government. According to the BD, the construction of a new facility on government land was not subject to the regulation of the Buildings Ordinance (Cap. 123). As such, he enquired about the procedures for constructing a structure which fell on both private land and government land; and whether the private developer and the Government should

take up the repair and management of part of the structure which fell on their respective land or the Government should take responsibility for managing the entire structure (Mr YICK Shing-chung, Angus);

- (4) previously, many Members had recommended the erection of a frame to support the proposed rain shelter on the ground. He was pleased that the BD stated that the proposal could be taken into consideration. Unfortunately, the BD could not undertake the construction works while the public works departments concerned had not yet studied the proposal. Thus, he suggested that the inter-departmental working group should focus on a discussion of the proposal at its next meeting, and hoped that the departments concerned would explore the feasibility of the proposal (Mr TAM Hoi-pong);
- (5) he believed that the developer and OCs of the buildings would not allocate funds to a study. Hence, he advised the departments concerned to study the feasibility of the BD's proposal (Mr WONG Ka-wa);
- (6) the crux of the problem was that for the time being, no department was willing to take responsibility for constructing the proposed rain shelter. While the HyD was the core department, it had failed to send staff to attend the meeting. In his opinion, the TWDO should conduct coordination work and promptly ascertain which department was responsible for constructing the proposed rain shelter. Hence, he opined that the TWDO should instruct the TD or HyD to construct the proposed rain shelter and draw up technically feasible proposals (the Vice Chairman); and
- (7) according to paragraph 11(3) of the minutes of the DPDFMC meeting held on 20 October 2020, a Member had enquired of the TWDO about the details of the technical problems identified after the meeting of the inter-departmental working group and the follow-up proposals. Hence, he asked the TWDO to make supplementary remarks. Also, according to paragraph 12(1) of the said minutes, 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. In this connection, he enquired of the BD about the relevant details. Besides, the BD stated that the developer had submitted plans of the staircase concerned years ago. He enquired about the detailed locations set out in those plans and the year of submission. Additionally, Members hoped that the HyD would assist with the construction of a rain shelter at the footbridge but the HyD seemed to skirt the matter. He regretted that both the HyD and TD had failed to assign staff to attend the meeting. For the sake of clarification, he explained that the location of the proposed rain shelter was on government land, and only the cleansing and repair work were undertaken by the developer. At the previous

meeting, the HyD's representative stated that safety problems resulted in the failure to construct the proposed rain shelter, and Members found it worrying. He thanked the BD for sending staff to attend the meeting and answer Members' enquiries. So, Members understood that the BD's standards were slightly lower, and the developer should submit application to the BD if it was willing to construct the proposed rain shelter. He held that as far as professional knowledge was concerned, the HyD was better fitted to spearhead the proposal compared with the Works Section under the TWDO. However, if the Chief Engineer of the Home Affairs Department (HAD) would oversee the proposal, he would not object to referring it to the TWDO for implementation. He also advised the TWDO to conduct a feasibility study first (the Chairman).

10. Sr Bldg Surveyor/D5 of the BD responded as follows:
  - (1) the design life of footbridges set by the BD according to the Buildings Ordinance (Cap. 123) was not as long as that of government footbridges (i.e. 120 years). The design life of private buildings (including the associated structures such as footbridges) was shorter than the HyD's standard design life. Nevertheless, if existing private buildings frequently underwent proper repair and maintenance, they could be in service for a period longer than the design life. He would provide Members with the exact design life after the meeting; and
  - (2) the location concerned involved two parts. The first part was a section of the footbridge connecting Kolour Mall and the government footbridge. The second part was the staircase linking the footbridge, Cheong Yiu Mansion and the ground. The certificates of compliance were issued on 3 January 1990.
  
11. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
  - (1) the technical problems faced by the HyD had been set out in paragraph 12 of the minutes of the DPDFMC meeting held on 20 October 2020. As the TWDO was not a public works department, it was unable to conduct a study to examine the technical problems. He believed that the relevant information and studies should be followed up by a suitable public works department;
  - (2) the TWDO's role in the district work was to coordinate with different departments. It would also support and encourage any attempt by other public works departments to conduct a feasibility study. While the TWDO maintained a good rapport with various departments, it was not in a position to instruct a specific department to follow up on the captioned proposal;
  - (3) the Works Section of the TWDO had conducted a preliminary study on

the proposal. It found after an on-site inspection that there were space constraints and quite a number of underground pipes at the location concerned. Hence, it would be difficult to construct the proposed rain shelter by adopting the general construction mode of the TWDO or HAD;

- (4) the prerequisite for conducting a ground investigation was that the Works Section of the TWDO was capable of undertaking the construction, management as well as repair and maintenance of a works project. The TWDO could only utilise resources to conduct a ground investigation when the prerequisite was met. Therefore, the TWDO could not procedurally conduct a ground investigation and then refer it to other departments for follow-up; and
- (5) the TWDO had been maintaining liaison with other departments and closely following the development of the proposal. Yet, an explanation of the details of the pre-construction feasibility study should be given by the public works department concerned.

12. Sr Estate Surveyor/TW of the DLO responded that the location concerned was on government land. Generally speaking, the construction of structures on government land by government departments had nothing to do with developers. That said, if the design of the proposed structure would bring about an impact on the existing structures or pedestrians, the public works department concerned should communicate with the developer when drafting a design.

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

- (1) the TWDO's role was to coordinate with different departments. Although the TWDO failed to conduct a feasibility study, it should seek assistance from other departments. Besides, he suggested that the TWDO should convene another meeting of the inter-departmental working group to study the proposal of erecting pillars on the ground, and subsequently conduct an on-site inspection with Members and the departments concerned (the Chairman); and
- (2) he opined that the TWDO should convene another meeting of the inter-departmental working group first, and suggested that the TWDO should invite the Chairman and Vice Chairman of the DPDFMC to attend the meeting (Mr WONG Ka-wa).

14. Sr Bldg Surveyor/D5 of the BD responded as follows:

- (1) as the site was on government land, a consultation with the developer was not required unless the proposed structure was incompatible with the existing ones;
- (2) in general, the procedures for designing and constructing buildings/structures included design drafting, ground investigation and

calculation of load. The requirements for the foundation and a construction proposal would be drawn up afterwards; and

- (3) the BD was willing to attend the meeting of the inter-departmental working group.

15. The Chairman was willing to attend the meeting of the inter-departmental working group. He also suggested that the TWDO should consider inviting the BD's staff to attend the meeting.

(B) Paragraphs 95 to 104 of the Minutes of the Meeting held on 20 October 2020: Discussion on the Construction of a Walking Trail at Ting Kau

16. The Chairman said that the relevant paper was submitted by Mr LAU Chi-hung for the DPDFMC meeting held on 20 October 2020. The representatives from the departments responsible for giving response were:

- (1) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSO;
- (2) Mr LI Pui-sang, Project Coordinator/2 (West), Civil Engineering and Development Department (CEDD); and
- (3) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the Development Bureau (DEVB) and HyD were tabled at the meeting.

17. District Leisure Mgr(Tsuen Wan) of the LCSO responded that if a works project was confirmed or a study was to be conducted, the LCSO would provide venues in support of the proposed works project.

18. Project Coordinator/2 (West) of the CEDD responded as follows:

- (1) the CEDD did not have any development project for the location concerned in the pipeline. It also had no plan to construct a walking trail at Ting Kau for the time being;
- (2) the alignment of the Cycle Track between Tsuen Wan and Tuen Mun would largely overlap with that of Castle Peak Road. It would not clash or overlap with the proposed walking trail at Ting Kau;
- (3) a Member had enquired of the limit of reclamation at the previous meeting. It broadly stretched from Ting Kau to the end of Tsing Yi, i.e. Approach Beach and Ting Kau Beach were inside the statutory protected area; and
- (4) according to the HyD's written reply on 15 October 2020, the proposal of constructing a walking trail at Ting Kau fell within the domain of traffic management. The CEDD would provide advice for the government department concerned if it intended to explore the construction of a walking trail at Ting Kau or a similar works project.

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

- (1) the construction of a walking trail at Ting Kau or Tsuen Wan West would involve large-scale works of environmental enhancement. Hence, the proposal should be followed up by the DEVB;
- (2) the TWDO noted Members' views; and
- (3) in the case of any intended development by any department, the TWDO could assist with district consultation with a view to incorporating the public's views into the development.

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

- (1) he regretted that the DEVB failed to send staff to attend the meeting. He was also dissatisfied with the representative of the CEDD who only repeated the response given at the previous meeting. He reiterated that he expected the departments to properly address the public's views collected by the Member, and to promote but not to hamper the proposed development. Besides, he opined that the proposal was conducive to the tourism development in Tsuen Wan district, and believed that it might not necessitate reclamation. He hoped that the CEDD would follow up on the proposal and study its feasibility. If necessary, the DPDFMC might arrange an on-site inspection so that the departments could solicit Members' views (the Chairman);
- (2) ancillary facilities were readily available at the road sections concerned. The Government only required to study connecting the road sections at Ting Kau Village. He believed that the scale of works would be manageable. Moreover, he suggested constructing an exploratory plank road, and hoped that the departments would study his proposal. He was also disappointed that the departmental representative only repeated the response given at the previous meeting (Mr LAU Chi-hung);
- (3) currently, the public were unable to walk through the grove between Ting Kau Sitting-out Area and Ting Kau Beach because it was enclosed by wire mesh. He suggested constructing a wooden plank road with a width of about 1.5 metres across the grove, and believed that the wooden plank road would not be swamped even if water rose to the highest level. Besides, he believed that the construction cost of the wooden plank road would not be too high, and proposed that the LCSD should construct the wooden plank road by using the funds of the District Minor Works Programme. He also invited District Councillor of the constituency area and the LCSD's staff to conduct an on-site inspection. However, he might object to the development if it required felling of trees (Mr TAM Hoi-pong);
- (4) he believed that the construction of a walking trail at Ting Kau would be costly and it was impossible to handle the project at the district level. Hence, he suggested that the TWDO should convey Members' views to

the departments concerned in order to learn about whether a department was willing to provide assistance (Mr WONG Ka-wa); and

- (5) he did not understand why the provision of a plank road or sitting-out area facility was a traffic and transport matter. Members hoped that an access linking Ting Kau Sitting-out Area would be constructed in Ting Kau Village, but both locations were separated by trees at present. He enquired whether the trees were on private land and about the land status of that location (Mr CHIU Yan-loy).

(Note: Mr MAN Yu-ming joined the meeting at 3:17 p.m.)

21. Sr Estate Surveyor/TW of the DLO responded that the DLO would provide relevant information after the meeting.

(Post-meeting note: The supplementary information submitted by the DLO on 26 March 2021 was forwarded to Members for perusal.)

22. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) the TWDO would forward Members' views to a department which intended to construct a walking trail in the district with a view to facilitating its construction works; and
  - (2) if Members had any views or wished to invite staff of the departments concerned to attend future meetings, the TWDO could issue letters to the departments after the meeting.

23. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the LCSD could only study and confirm follow-up options after learning about the land status of the aforesaid location and discussing the matter with the departments concerned.

24. The Chairman asked the TWDO to assist in identifying a department responsible for the captioned proposal and report on the progress at the next meeting. Besides, he asked the LCSD and TWDO to discuss relevant arrangements. In his opinion, the CEDD was the most suitable department to undertake the proposal.

#### IV Item 3: Briefing on the Report on Innovative Solutions to Urban Greening in Tsuen Wan

25. The Chairman said that the Working Group on District Development, Planning and Economic Development (the "Working Group") would like to brief Members on the Report on Innovative Solutions to Urban Greening in Tsuen Wan (the "Report"). The representatives from the department and organisations responsible for giving response were:

- (1) Miss CHAN Hiu-yuen, Virginia, Executive Assistant (District Council)<sup>4</sup> (EA (District Council)<sup>4</sup>), TWDO;

- (2) Professor JIM Chi-yung, Research Chair Professor of Geography & Environmental Science, The Education University of Hong Kong (EdUHK);
- (3) Ms Au Wing-hay, Research Assistant I, EdUHK; and
- (4) Mr PANG Che-chung, Senior Social Work Supervisor, Caritas Community Centre - Tsuen Wan.

26. Research Chair Professor of Geography & Environmental Science and Research Assistant I of the EdUHK and Senior Social Work Supervisor of the Caritas Community Centre - Tsuen Wan briefed Members on the Report.

(Note: Mr LAU Cheuk-yu joined the meeting at 3:32 p.m.)

27. The views and enquiries of Members were summarised as follows:
- (1) he was honoured that the TWDC had invited Professor JIM, also known as “Tree Doctor”, to explore innovative solutions to urban greening in Tsuen Wan. In his opinion, the Report was of very high quality. He hoped that the departments would agree to tie in with the recommendations of the Report and proactively strive for funding to implement those recommendations. As for the recommendations concerning private premises, the consent from relevant OCs should be obtained before implementation (the Chairman);
  - (2) having put forth a proposal of developing Tsuen Wan into a “Garden Town” at the TWDC meeting on 9 June 2020, he asked Members to further comment on the Report. He also hoped that where practicable, the government departments concerned would adopt the recommendations of the Report with a view to transforming Tsuen Wan district into the first “Garden Town” in the territory (Mr CHAN Yuen-sum, Sumly);
  - (3) he hoped that the TWDC would adopt the outcome of the Report as an outline to refine the greening planning for Tsuen Wan district in the future (Mr CHIU Yan-loy);
  - (4) he was pleased with the greening recommendations for the entire Tsuen Wan district. He pointed out that redevelopment works would be implemented at Wang Wo Tsai Street, and enquired about the methods for tree preservation at the redevelopment site. Besides, he enquired about the methods of planting trees at on-street parking spaces in Tsuen Wing Street (Mr LAM Sek-tim);
  - (5) pointing out the relatively narrow turn on Wai Tsuen Road near Fairview Garden, he was worried that the planting of trees would cause an impact on road users at the said location. Moreover, footbridges in Tsuen Wan district were obsolete. The planting of trees at footbridges would be a refreshing change. It was also more practicable than the

- proposal of planting on private premises. Therefore, he supported the beautification work for footbridges (Mr PUN Long-chung, Roy);
- (6) Hong Kong lacked detailed planning of urban greening. The proposals put forth by the Government were often fragmentary. He opined that the Report was exhaustive, detailing planting locations, plant species and types of soil. Hence, he advised government departments to consult the Report and develop Tsuen Wan into a greening town. Besides, he suggested that laws requiring the provision of greening spaces in new buildings should be introduced in Hong Kong with reference to the practice of Singapore (the Vice Chairman);
  - (7) while he had previously advised the LCSD to set up a flower bed for residents' appreciation at the harbourfront, the LCSD had replied that plants of the flower bed would easily wilt in sea breeze. Yet, he found an identical recommendation in the Report, and thus enquired why his proposal was deemed unfeasible. Besides, he enquired about the methods for plant maintenance between Ocean Pride and Tsuen Wan Pier (Mr YICK Shing-chung, Angus);
  - (8) rooftop greening could help reduce temperature, prolong the service year of rooftops and create activity spaces. However, the Housing Department (HD) was relatively conservative. He believed that the HD would not open rooftops for greening purposes. Also, he opined that greening work should be conducted for rooftops of industrial buildings, government buildings or markets given their low utilisation rates. Moreover, he supported the entire scheme on urban greening. He also suggested early liaison with different departments on the management and safety issues so as to prevent the scheme from going down the drain (Mr MAN Yu-ming);
  - (9) she suggested making optimal use of different locations in Tsuen Wan district for planting of vegetation. She also enquired whether the recommendations of the Report could be amended having regard to the actual situation. Moreover, urban greening could help improve the problem of global warming. She advised government departments to proactively adopt the recommendations of the Report with a view to developing Tsuen Wan into the first greening town in Hong Kong. Besides, upon the implementation of greening initiatives, government departments or public organisations should properly conduct management and maintenance work, and explain the rationales for the greening initiatives to the public through civic education. By doing so, the public would understand that greenery could not only enhance the cityscape but could also help protect the environment (Ms CHAN Kim-kam); and
  - (10) he agreed to the scheme on urban greening. He also suggested sending the Report to government departments and other District Councils

(DCs). Government departments could capitalise on the experts' advice and take into account the ecosystem when formulating the development of Hong Kong, thereby reducing air pollution and enabling the public to enjoy more days with blue skies (Mr WONG Ka-wa).

28. Research Chair Professor of Geography & Environmental Science of the EdUHK responded as follows:

- (1) urban redevelopment projects were common in Hong Kong. During the implementation of redevelopment works, tree protection measures should be adopted to avoid causing damage to trees. Also, trees subjected to potential damage from a redevelopment project should be relocated;
- (2) given a large number of on-street parking spaces in Hong Kong, he suggested removing some on-street parking spaces and planting trees between remaining ones with reference from the practice of Europe;
- (3) the middle of general roads was relatively narrow, resulting in the lack of room for planting shrubs. Hence, he suggested planting flowering creepers on railings, and adopting horizontal and three-dimensional planting by following the practice of Japan in order to enhance the levels of urban greening and beautification;
- (4) as there were many footbridges in Tsuen Wan district, he suggested making effective use of the tops, sides and pillars of footbridges for greening. It could enable more people to admire plants on footbridges and enhance the level of urban beautification;
- (5) he believed that other districts would follow suit if the greening developments bore fruit in Tsuen Wan district. At that time, innovative greening developments would succeed in Hong Kong, a highly populous city, as long as the Government formulated complementary policies and developers acted in tandem;
- (6) to enhance the level of beautification, the Report recommended increasing the number of plants instead of replacing the existing ones at the harbourfront. With regard to planting at the harbourfront, several negative factors (e.g. strong winds and the amount of salt carried in the wind) should be taken into consideration. Hence, plant species which could withstand the negative factors should be selected in order to further enhance the harbourfront scenery;
- (7) according to research studies in foreign countries, poor surroundings tended to attract vandalism whereas quality and aesthetically pleasing surroundings were seldom vandalised. Hence, he believed that plant vandalism would not occur as long as maintenance work was properly carried out;
- (8) according to his past research experiences, it was technically feasible to conduct greening works on the rooftops of skyscrapers. At present, the

rooftops of public housing estates mainly functioned as refuge floors. Thus, the HD was worried that the implementation of greening works on the rooftops was not in compliance with the requirements for a refuge floor. However, he opined that even if herbs on rooftops were trampled by tenants during a fire accident, which was extremely rare, repair or replanting work could be conducted subsequently. Also, the HD could install taller railings on rooftops to enhance safety, and consider setting up gardens on idle rooftops of multi-storey car parks at public housing estates;

- (9) in Tsuen Wan, many industrial buildings were equipped with sizeable rooftops. He proposed setting up community farms or gardens on those rooftops. Residents could participate in gardening in turn, which was a leisure and recreational activity beneficial to physical and mental health. Also, he suggested forming horticultural groups in each area of Tsuen Wan district, and that the groups should manage their respective rooftops with a view to fostering the physical and mental health of residents in Tsuen Wan;
- (10) only recommendations were given in the Report. Members were welcomed to put forth better proposals for improvement;
- (11) he believed that while the engagement of maintenance staff would be necessary to maintain the quality of gardens, the cost would not be too high;
- (12) if large-scale greening work was to be conducted in Tsuen Wan, he believed that it would be a golden opportunity to disseminate knowledge and information of urban greening to residents and encourage them to participate in the greening work; and
- (13) he advised departments, developers and private owners to lend support to the recommendations of the Report with a view to conducting comprehensive and quality greening works for Tsuen Wan district. Also, he hoped that the Report would be forwarded to the government departments concerned, and supported sending the Report to other DCs. Additionally, he proposed organising a follow-up workshop so that he could explain to the departments and DCs the rationales behind the recommendations set out in the Report and the ways of implementing them, and discuss with the departments how to tackle difficulties with implementation.

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

- (1) apart from conducting routine maintenance for plants, the LCSD would select suitable parks, roadside locations or harbourfront areas for beautification with a view to adding special features to those venues;
- (2) the LCSD would study adding plants under the trees on Hoi On Road in order to beautify the surroundings and level the ground; and

- (3) the LCSD would refer to the recommendations of the Report when exploring beautification work in the future. She hoped that Members would support the LCSD's applications for DC funds for related projects at that time.

30. Project Coordinator/2 (West) of the CEDD responded that after receiving the Report, he would forward it to his colleagues responsible for urban greening for reference.

31. Sr Estate Surveyor/TW of the DLO responded that he believed that the public works departments concerned would further study the feasibility of implementing the recommendations on government land according to the Report. As far as private land was concerned, there was no provision requiring owners to implement the recommendations of the Report in land leases. Hence, whether to implement those recommendations should rest with the owners of private land.

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

- (1) he thanked Members and the government departments for supporting the Report. He also asked the relevant staff of the EdUHK and the Working Group to proactively liaise with the departments concerned to learn about whether they would adopt the recommendations (Mr CHAN Yuen-sum, Sumly); and
- (2) as the boundary of Kwai Tsing district adjoined certain road sections of Tsuen Wan district, the Report would be delivered to the government departments concerned and the Kwai Tsing District Council. The provision of the Report for other DCs would be discussed in due course. He hoped that the departments would adopt the recommendations. Besides, he would study the arrangement for a follow-up workshop after the meeting (the Chairman).

(Note: Mr KOT Siu-yuen left the meeting at 4:30 p.m.)

V Item 4: Proposed New Items under District Minor Works  
(DPDFMC Paper No. 59/20-21)

33. District Leisure Mgr(Tsuen Wan) of the LCSD introduced one proposed new item under district minor works in Tsuen Wan in 2020-21.

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

- (1) he enquired how fences would be erected to separate large and small pets. In his opinion, the erection of fences would reduce the activity space for pets. There were also problems with the design. He thus did not support the erection of fences (Mr LAU Cheuk-yu);
- (2) he agreed to the erection of fences. He also opined that the LCSD

should respectively set up areas for large and small pets with reference to the demarcations of the Pet Garden on Cheung Wan Street, Tsing Yi. The said measure could prevent accidents arising from pet fights. Otherwise, such accidents would lead to complicated insurance, medical and legal problems. Also, as there were many pet owners in Tsuen Wan district, he hoped that the LCSD would identify other venues for setting up additional Pet Gardens (Mr WONG Ka-wa);

- (3) he would not bring his dog to the Pet Garden again because some dogs were rather aggressive at the garden. He thus did not object to the erection of fences. Besides, he enquired how pets would be categorised into large and small pets upon the erection of fences, and whether other complementary measures would be put in place. Also, he opined that the erection of fences would reduce the activity space for pets. He thus enquired whether the LCSD would enlarge the Pet Garden after the implementation of pet inclusive measures at the harbourfront, and whether pet playground equipment would be additionally provided at the Pet Garden (Mr YICK Shing-chung, Angus);
- (4) large and small pets might get into fights. Hence, he agreed to the erection of fences to prevent pet fights. That said, he hoped that the large and small pet areas would be demarcated by signage in the Pet Garden. Besides, at the Inclusive Park for Pets and Tsuen Wan Park, the existing signage was unclear. The public were uncertain about the area in which they could walk their dogs. He hoped that the LCSD would step up its publicity. Also, as pets were allowed to enter Tsuen Wan Park at present, the pet inclusive access was no longer necessary. He thus suggested removing the pet inclusive access and informing the public that Tsuen Wan Park was a pet inclusive park (Mr CHIU Yan-loy);
- (5) he agreed to the erection of fences. However, fights might not only arise between large and small pets. Pets of a similar size would also get into fights. As such, he proposed that consideration should be given to categorising pets by their types. He also enquired whether a gate would be set up in the middle of fences, making both areas accessible from one another (Mr LAM Sek-tim); and
- (6) he noted that Members considered the pet inclusive access unnecessary at the moment. They also pointed out the lack of notices in the Inclusive Park for Pets. Besides, Members were worried that management problems would arise upon the erection of fences, including the categorisation of pets into large and small pets, whether a gate would be set up in the middle of fences, and whether the LCSD's staff would assist in ascertaining the areas to which pets belonged when they got into a fight (the Chairman).

35. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD had hung banners and put up users' guide at the harbourfront upon the implementation of the policy of Inclusive Park for Pets. It would step up the publicity where necessary;
  - (2) as there had been dog fights in the Pet Garden, the LCSD put forth the proposal of erecting fences to divide the garden into two areas (i.e. the large pet area and small pet area). No gate would be installed in the middle of fences to prevent pets from sneaking into the other area through the gate. The LCSD would also set up a new entrance so that large and small pets could access their respective areas, and put up relevant notices at that time;
  - (3) the LCSD would remove the pet inclusive access concerned; and
  - (4) the LCSD would not assign staff to help ascertaining the areas to which pets belonged. That said, it would manage the Pet Garden with reference to the management approach of the Pet Garden on Cheung Wan Street, Tsing Yi.
36. The views and enquiries of Members were summarised as follows:
- (1) he opposed the erection of fences because it would reduce the activity space for pets. He enquired whether the LCSD had conducted a consultation on the said proposal (Mr LAU Cheuk-yu); and
  - (2) he noted that the objective of erecting fences was to prevent fights between large and small pets, and pointed out that it was difficult to clearly categorise pets by their sizes. He enquired whether the LCSD had conducted a consultation on the said proposal. He said that if dog owners agreed to the proposal, he might vote in favour of it (Mr TAM Hoi-pong).
37. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD put forth the proposal concerned in response to a suggestion made by residents and District Councillors. It had not conducted a consultation on the proposal;
  - (2) the LCSD understood that the erection of fences would reduce the activity space for pets. However, it should still put forth the proposal due to frequent fights between large and small pets at the Pet Garden; and
  - (3) a fresh planning would probably be drawn up for the Pet Garden in Tsuen Wan Park under the Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park. The LCSD noted Members' views, and would take into consideration the views at the design stage or during the preliminary study.

38. Mr WONG Ka-wa proposed that an open ballot should be held. Members agreed to the proposal.

39. The Chairman asked Members to vote on the proposed new project item under district minor works. The voting result was as follows:

For (a total of 5 votes)

Mr LI Hung-por, Mr YICK Shing-chung, Angus, Mr LAM Sek-tim, Mr WONG Ka-wa and Mr CHIU Yan-loy

Against (a total of 3 votes)

Mr MAN Yu-ming, Mr NG Hin-lung, Norris and Mr LAU Cheuk-yu

Abstention (a total of 6 votes)

The Vice Chairman, Ms CHAN Kim-kam, Mr LAU Chi-hung, Mr LAU Jackson, Mr LAI Man-fai and Mr TAM Hoi-pong

40. The Chairman announced that the proposed new project item under district minor works was endorsed.

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

- (1) he enquired about the definition of an absolute majority of votes, and hoped that the Secretariat would provide relevant examples (Mr YICK Shing-chung, Angus);
- (2) he enquired about the difference between a simple majority of votes and an absolute majority of votes (Mr LI Hung-por);
- (3) she enquired about the validity of the voting result when the relevant sections of the Standing Orders (Ms CHAN Kim-kam) had yet to be clarified;
- (4) he opined that the final decision should rest with the Chairman (Mr LAU Cheuk-yu);
- (5) he learnt that an application for financial assistance should receive an absolute majority of votes to be endorsed. Hence, he enquired whether the funding application for a proposed new project item under district minor works should also receive an absolute majority of votes to be endorsed (Mr TAM Hoi-pong); and
- (6) an absolute majority of votes meant more than half of the valid votes cast, excluding abstentions. A simple majority of votes meant that the highest number of valid votes exceeded the second-highest number of valid votes by one or more than one valid vote, excluding abstentions. Also, he held that the voting result should be determined according to the number of valid votes cast in the ballot. Therefore, the voting result was valid even before the clarification of the relevant sections of

the Standing Orders (the Chairman).

42. The Secretary responded as follows:
- (1) according to sections 1(7) and 1(8) of the Standing Orders, an absolute majority of votes meant more than half of the valid votes cast, excluding abstentions. A simple majority of votes meant that the highest number of valid votes exceeded the second-highest number of valid votes by one or more than one valid vote, excluding abstentions;
  - (2) according to section 31 of the Standing Orders, unless otherwise specified, matters put forward at a meeting or by circulation of papers should be determined by an absolute majority of votes if it was to be decided by way of a ballot;
  - (3) according to section 47(2) of the Standing Orders, in the case of an application for financial assistance, or any other matters associated with the DC Funds, approval obtained by circulation of papers must be received from not less than two-thirds of the members of the Council or the relevant committee, as the case might be, excluding those who had abstained from expressing in writing a view on the matter; and
  - (4) all in all, as for a ballot involving only two options, there was no difference between an absolute majority of votes and a simple majority of votes. Differences would only arise in a ballot involving more than two options.

(Post-meeting note: The Secretariat provided Members with supplementary information on voting on 25 February 2021.)

VI Item 5: Request for Early Implementation of Tso Kung Tam Valley Ecological Park

(DPDFMC Paper No. 60/20-21)

43. 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 CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO; and
- (2) Mr LI Pui-sang, Project Coordinator/2 (West), CEDD.

Besides, the written replies of the LCSD, Agriculture, Fisheries and Conservation Department and HyD were tabled at the meeting.

44. Mr CHIU Yan-loy introduced the paper.

45. Sr Estate Surveyor/TW of the DLO responded that if a government department would implement the long-term development of an ecological park on the site concerned, the DLO would provide land administrative support according to the department's actual development schedule. For instance, the DLO would handle matters relating to government land allocations when necessary so as to tie in with the long-term development.

46. Project Coordinator/2 (West) of the CEDD responded that the development project of Tso Kung Tam Valley Ecological Park was not undertaken by the CEDD. The CEDD also did not have relevant information. Besides, it had no development project at Tso Kung Tam or nearby locations in the pipeline. The CEDD could give advice to the government department concerned if it intended to explore the project of Tso Kung Tam Valley Ecological Park.

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

- (1) the project of Tso Kung Tam Valley Ecological Park had been delayed. It was unacceptable that the project would not be implemented in the foreseeable future. To avoid further delays in the project, the department concerned should conduct works involving fewer issues first by adopting the development approach of “resolving the simple issues before the difficult ones”. By doing so, the project could commence early and the site concerned could cease to remain idle (Mr LAI Man-fai);
- (2) he opined that the Government should give an account of the project concerned no matter it would proceed or not. Moreover, many people would do morning exercises at Tsuen King Circuit Playground next to Tsuen Wan Centre. The traffic volume of that location was very heavy. He would have reservations about the project if the playground would be scaled down to make room for a car park under the project. Besides, he agreed that the approach of “resolving the simple issues before the difficult ones” should be adopted to implement the project. Capital works (e.g. enhancement of hiking trails) should be carried out first (Mr LI Hung-por);
- (3) Members had high expectations for the project of Tso Kung Tam Valley Ecological Park, and expected that the ecological park would become one of the highlights in Tsuen Wan. Unfortunately, the project would not be implemented in the foreseeable future. He thus enquired about the actual difficulties in implementing the project, and asked the departments to give a detailed explanation. Besides, the location concerned was a popular recreational or hiking place in Tsuen Wan. He believed that it only required minor remedial works to enhance the urban landscape in Tsuen Wan or to transform the location into a recreational or tourism attraction. Hence, he agreed that the development approach of “resolving the simple issues before the difficult ones” should be adopted, and asked the departments to conduct coordination work accordingly with a view to identifying a consensual proposal (Mr MAN Yu-ming);
- (4) indeed, the location concerned was full of ecological elements. It was an ideal place for children to explore nature. The aforesaid project

could also integrate with the surroundings, enabling the public and the next generation to learn about nature. Hence, he hoped that the Government would submit the project to the Legislative Council (LegCo) for scrutiny (Mr WONG Ka-wa);

- (5) the DLO had indicated that the current plot ratio of parks in Tsuen Wan exceeded the planning standard. However, he did not think that there were excessive parks in Tsuen Wan. As such, he enquired whether the said situation resulted in the failure to construct Tso Kung Tam Valley Ecological Park, and whether the plot ratio exceeded the standard because country parks were included in the calculation (Mr LAU Cheuk-yu);
- (6) the LCSD indicated in its written reply that the project concerned had failed to be implemented so far because it was linked with other potential developments in Tsuen Wan district. As such, he enquired of the LCSD about the potential developments and the link between those developments and the project of Tso Kung Tam Valley Ecological Park. Moreover, the Government had stated at a LegCo meeting in 2018 that the project was pending due to problems of the resumption of private land. Yet, he was informed by owners and occupants of private land at the location concerned that they had already completed the relevant procedures and were waiting for the Government's resumption of land. The Government, however, had taken no action up till present. He thus enquired whether the project had been unravelled, which broke the undertaking made in the Policy Address 2005 (Mr CHIU Yan-loy); and
- (7) the Planning Section of the LCSD Headquarters was responsible for the captioned matter. He regretted that the LCSD Headquarters failed to send staff to attend the meeting. Moreover, matters relating to plot ratio fell within the purview of the Planning Department (PlanD) or the Planning Section of the LCSD, instead of the DLO (the Chairman).

(Note: Mr MAN Yu-ming left the meeting at 5:02 p.m.)

48. Sr Estate Surveyor/TW of the DLO responded that the DLO would not take into account the plot ratio of parks in the district when handling land allocations. The DLO would approach the Member to learn about the situation after the meeting.

49. Project Coordinator/2 (West) of the CEDD responded that the CEDD was not responsible for the project of Tso Kung Tam Valley Ecological Park, and had no development project at the location concerned in the pipeline. Also, the CEDD did not have information on the potential developments mentioned by the LCSD.

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

- (1) the LCSD did not have information on the potential developments for

the time being;

- (2) she learnt that the problem of whether the nullah at Chiu Tam Path should be converted to a culvert remained unresolved. It might have a bearing on the failure to develop the ecological park; and
- (3) the LCS D would convey Members' views to its Planning Section for follow-up.

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

- (1) he enquired whether Members agreed to add the captioned item to the Matters Arising from the Minutes of the Previous Meeting (the Chairman);
- (2) he pointed out that the project concerned was coordinated by the TWDO in the past. In his opinion, the nullah at Chiu Tam Path was a trivial matter. The failure to develop the ecological park might result from the DEVB's intention of using the nursery site for housing development. He hoped that the TWDO would provide additional information. Moreover, he agreed that the captioned item should be added to the Matters Arising from the Minutes of the Previous Meeting (Mr WONG Ka-wa); and
- (3) he agreed to add the captioned item to the Matters Arising from the Minutes of the Previous Meeting. He also hoped that the Planning Section of the LCS D would send staff to attend the next meeting and provide the details of the potential developments. Moreover, the Drainage Services Department had solved the drainage problem at Tai Mo Shan in 2015. He thus held that the problem relating to the nullah at Chiu Tam Path no longer existed. Hence, he hoped that the Government would take forward the project concerned and provide relevant design drawings (Mr CHIU Yan-loy).

52. The Chairman stated that the captioned item would be added to the Matters Arising from the Minutes of the Previous Meeting, and would invite staff from the Planning Section of the LCS D to attend the next meeting.

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

## VII Item 6: Proposal for a Pilot Scheme on Creative Murals at Parks/Open Spaces

(DPDFMC Paper No. 61/20-21)

54. 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) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCS D;

- (2) Mr YAU Wai-yip, Senior Property Services Manager/Sham Shui Po & Tsuen Kwai (Sr Property Services Mgr/Sham Shui Po & Tsuen Kwai), Architectural Services Department (ArchSD);
- (3) Mr LEE Wing-chuen, Senior Health Inspector (Hawker) Tsuen Wan (Sr Health Insp(Hawker)Tsuen Wan), Food and Environmental Hygiene Department (FEHD); and
- (4) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written reply of the Government Property Agency was tabled at the meeting.

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

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

- (1) he pointed out that the murals at Kwong Pan Tin Village had brightened up the place. Hence, he supported adding artistic elements to parks and open areas by painting creative murals. Apart from enabling artists to unleash their creativity, the proposal could enhance the surroundings and bring vitality to the entire urban area (Mr LAU Chi-hung);
- (2) he agreed to painting murals at parks or on blank walls. However, as beauty was in the eye of the beholder, he advised the Government to holistically consider the proposal, as well as scout new-generation artists and engage them in the creation of murals by drawing on the experience of Taipei, for example. It should also provide the artists with the necessary spaces and resources, thereby enabling them to unleash their creativity (Mr LAU Cheuk-yu);
- (3) she supported painting creative murals at parks and open spaces. Also, she suggested drawing reference from the murals in Central. Local artists should be invited to paint special features of Hong Kong on switch boxes, billboards, streetlamps and blank walls at pedestrian crossings under flyovers in the district. If the pilot scheme was proved feasible, she hoped that the departments would give an account of the implementation approaches (Ms CHAN Kim-kam);
- (4) he opined that if stone walls or external walls of parks and open spaces could be put into optimal use, they could serve as platforms for artists or primary and secondary students to unleash their creativity. Drawing murals on those walls could also enhance the vibrancy and vitality of parks and open spaces. He thus supported the Member's proposal (Mr LAI Man-fai);
- (5) he welcomed street art. Also, he hoped that vibrant winning entries of public competitions would be drawn at Tsuen Wan harbourfront as well as on billboards and external walls of buildings, thereby bringing creativity, cultural elements and vitality to the community (Mr YICK Shing-chung, Angus); and

- (6) he pointed out that different people had different views on whether a piece of artwork was aesthetically pleasing. People of different age groups created different artwork. Children's works were innocent despite their simplicity, whereas those created by artists are relatively abstract. He believed that the pilot scheme could connect different members of the community, and enquired whether the departments had experience in inviting artists for collaboration in the past (the Acting Chairman).

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

- (1) the LCSD had an open attitude towards the pilot scheme on murals in principle. If the TWDC supported the pilot scheme, the LCSD would be willingly to provide venues accordingly. However, the LCSD should examine whether the murals could blend in with the overall design of venues, and whether the murals would have a structural impact on the structures;
- (2) she learnt that other districts would invite artists for collaboration or organise competitions to select artwork. The LCSD would provide suitable venues, and determine whether contractors should be engaged to assist with the creation of murals or artists should draw murals themselves subject to circumstances; and
- (3) the mural at the staircase of Tsuen Wan Sports Centre was currently a popular check-in spot.

58. Sr Property Services Mgr/Sham Shui Po & Tsuen Kwai of the ArchSD responded as follows:

- (1) the implementation of the pilot scheme fell beyond the ArchSD's purview. However, if a government property was involved, the ArchSD was willing to provide technical advice for the TWDC or the departments concerned; and
- (2) the method of creating the mosaic mural at the Children Cycling Area of Tsuen Wan Park was old-fashioned and technically constrained. Also, the creation required a longer lead time and higher cost. In recent years, murals were frequently created by spray painting or using printable wall stickers (e.g. murals on external walls of refuse collection points). To create a mural, a sticker resembling a mural could be applied on the wall or artists could draw on the wall as mentioned by the LCSD's representative.

59. Sr Health Insp(Hawker)Tsuen Wan of the FEHD responded that the FEHD had an open attitude towards the pilot scheme on creative murals, and welcomed various parties to provide it with drawings for beautification. The ArchSD was responsible for the maintenance and repair of the FEHD's venues. Hence, the FEHD

should obtain approval from the ArchSD to ensure the suitability of the structure for being adorned with murals and the safety of such a practice.

60. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) the TWDO supported beautifying the cityscape, and had drawn murals in collaboration with different groups;
  - (2) subject to actual circumstances (e.g. the proposed locations for drawing murals), the TWDO would consult the departments concerned with a view to learning about the feasibility of drawing murals at the proposed locations. It would also examine the construction cost, durability and details, and provide support where practicable; and
  - (3) Members were welcomed to submit proposals to the TWDO so that it could study the feasibility of the proposals.

61. Mr LUK Ling-chung, Antonio said that the FEHD failed to provide information about the murals on external walls of refuse collection points. However, he believed that those murals were created by the FEHD but not non-governmental organisations (NGOs). Besides, the LCSD had an open attitude towards the pilot scheme in principle. If NGOs submitted applications, the LCSD would provide venues for the NGOs upon approving the applications. Yet, the LCSD would neither assist with the creation of murals nor provide resources for the NGOs. Hence, he advised the LCSD to draw reference from the practice of the FEHD.

62. Sr Health Insp(Hawker)Tsuen Wan of the FEHD responded that the FEHD did not have the relevant information at hand. However, according to the past experience of creating murals on external walls of refuse collection points, the FEHD would outsource the work to contractors after completing the designs.

63. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the murals at the LCSD's venues (e.g. Tsuen Wan Park and Tsuen Wan Sports Centre) were not created by the LCSD. Instead, the murals were created through the TWDO's coordination. The LCSD was solely responsible for providing the venues; and
  - (2) the LCSD was willing to assist in implementing the pilot scheme.

64. The Acting Chairman asked the FEHD to provide Members with the relevant information after the meeting. While the departments had an open attitude towards the pilot scheme, the Government had not yet established a department leading art development. As such, he proposed that the TWDO should assist in collecting proposed locations for the creation of murals from Members, and explore the feasibility of inviting artists or schools to create murals.

65. The Chairman resumed the chair.

VIII Item 7: Concern about the Short-Term and Long-Term Directions for the Development of the Site of the Former Luen Yan Street Cooked Food Hawker Bazaar

(DPDFMC Paper No. 62/20-21)

66. 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, Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan), PlanD;
- (2) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (3) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD;  
and
- (4) Mr LEE Wing-chuen, Sr Health Insp(Hawker)Tsuen Wan, FEHD.

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

67. Mr LAM Sek-tim introduced the paper.

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

- (1) the DEVB was studying the provision of additional “Government, Institution or Community” (G/IC) facilities on the site concerned by adopting the new “single site, multiple use” approach; and
- (2) the provision of G/IC facilities remained to be the long-term planning use of the site. The PlanD did not object to using the site as a temporary car park on a short-term basis.

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

- (1) the site concerned was on government land. It was currently allocated to the FEHD for the provision of a cooked food hawker bazaar by way of government land allocations. The DLO had been working on matters relating to the FEHD’s handover of the site to the DLO. For example, it had been discussing with the FEHD the boundary of the site and ground decontamination for it. The FEHD recently replied that it would hand over the site to the DLO upon the completion of land restoration works at the end of March 2021;
- (2) as for the short-term use of the site, in 2020, the DLO received a proposal of using the site as a temporary fee-paying public car park on a short-term basis. Subsequently, the Transport and Housing Bureau (THB) notified the DLO of its short-term proposal of constructing transitional housing on the site and that it was conducting a study on the proposal; and
- (3) as for the long-term use of the site, if a department implemented a long-term development for the site, the DLO would provide land administrative support according to the department’s development

timetable. For instance, the DLO would handle matters relating to government land allocations with a view to facilitating the implementation of the long-term development.

70. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the site of the former Luen Yan Street Cooked Food Hawker Bazaar was currently allocated to the FEHD. The LCSD had no development plan for the site for the time being.

71. Sr Health Insp(Hawker)Tsuen Wan of the FEHD responded as follows:

- (1) the former Luen Yan Street Cooked Food Hawker Bazaar was closed in March 2019. The FEHD would not use the site again; and
- (2) the ArchSD was conducting works of demolition, land formation and alteration of underground pipes for the site. The works were expected to be completed in April 2021. The site would then be handed over to the DLO for fresh development.

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

- (1) as there was a shortage of car parks and parking spaces in Tsuen Wan district, many vehicles were illegally parked in the streets. Also, the car parks of shopping malls were often fully occupied. Vehicle owners had difficulty finding a parking space. Pointing out that the site concerned had remained idle for a long time, he opined it should be used as a temporary car park under a short-term tenancy (STT) for the time being. The site could be resumed when the Government had other developments in the future (Mr WONG Ka-wa);
- (2) the district lacked parking spaces currently. After the closure of the former Luen Yan Street Cooked Food Hawker Bazaar, the TD had been studying whether the site could be used as a temporary car park. However, he learnt of the Government's intention to construct temporary housing for Tsuen Wan district on the site. Hence, the TD should shelve the proposal of setting up a temporary car park, and the site had not yet been released so far. If the said information was accurate, he hoped that the TWDO would provide further details; if not, he hoped that the site would be promptly handed over to the TD. To respond to people's demand, public tenders should be invited for setting up a temporary car park under a STT at the site. Besides, he hoped that the government departments would carefully study the impacts on the community as a result of using the site for the construction of temporary housing (Mr CHIU Yan-loy);
- (3) the objective of constructing temporary housing was to alleviate hardship of those in poor living conditions. However, the aim of the existing temporary housing policies of Hong Kong was to expedite the allocation of public rental housing (PRH) flats to PRH applicants. He

criticised the Government for constructing housing by making use of every single space in recent years. It was because the said approach could not help resolve the housing problem in our society. Even if modular housing construction was adopted for the site under consideration, the development would only provide a handful of flats and benefit a limited number of people. As such, he suggested that the Government should not select the site of the former Luen Yan Street Cooked Food Hawker Bazaar, of which the size was equivalent to a dozen parking spaces, for the construction of temporary housing. Instead, it should identify a larger site in order to thoroughly resolve the problem. Besides, he enquired whether the Government would inform Members of other future development proposals for the site in advance so that they could prepare themselves for the Government's volatile policy directions (Mr YICK Shing-chung, Angus); and

- (4) as there was an overdevelopment of housing in Tsuen Wan district at present, the traffic and ancillary facilities in the community had already reached their maximum capacities. Besides, many motorists illegally parked their vehicles due to the lack of parking spaces in Tsuen Wan. It gave rise to frequent traffic congestions in the district. Hence, she opined that the development of the site concerned should meet the overall need of the community. In the short-term, the site should serve as a temporary car park to address the shortage of parking spaces in the district; in the long term, it should be used to provide community integrated services (Ms CHAN Kim-kam).

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

- (1) the PlanD noted that Members did not object to the provision of G/IC facilities on the site concerned in the long term. However, the PlanD should wait for the DEVB's implementation of its new development mode in order to provide additional facilities; and
- (2) the PlanD did not oppose the provision of parking spaces at the site on a short-term basis.

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

- (1) in 2020, the DLO received a proposal of using the site concerned as a temporary fee-paying public car park from Members and the TD. Subsequently, the THB notified the DLO of its intention to construct transitional housing on the site. He learnt that the THB was conducting a study on the proposal. However, the DLO did not have the relevant information; and
- (2) the DLO had conveyed the proposal of using the site as a temporary fee-paying public car park from the TWDC and members of the community to the THB for consideration.

75. The views and enquiries of Members were summarised as follows:
- (1) the site concerned would be used to construct facilities serving the community in the long term. The provision of transitional housing on the site would be a short-term or medium-term measure. He thus enquired of the THB about the rehousing arrangements for residents of the transitional housing when the site should be used for long-term development. Moreover, he opined that the construction of a temporary car park could address the actual need of the district. He believed that the community would not have strong reactions when the Government resumed the site in the future. Hence, he hoped that the Government would listen to Members' views. It should construct a temporary car park on the site and identify another site for constructing transitional housing (Mr LAM Sek-tim); and
  - (2) he hoped that the government departments would adopt Members' views and promptly address the shortage of parking spaces in the district. However, the TD took a passive role and had no influence on the THB's decision. Therefore, he proposed forwarding the relevant part of the minutes to the DEVB and THB for consideration (the Chairman).

(Post-meeting note: The Secretariat conveyed Members' views to the DEVB and THB on 7 April 2021.)

(Note: Mr LI Hung-por left the meeting at 5:52 p.m.)

IX Item 8: Motion to Retain "Government, Institution or Community" Sites within Sham Tseng  
(DPDFMC Paper No. 63/20-21)

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

- (1) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD;
- (2) 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>), Social Welfare Department (SWD); and
- (3) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD.

Besides, the written replies of the PlanD, Hongkong Post and FEHD were tabled at the meeting.

(Note: Mr WONG Ka-wa left the meeting at 5:56 p.m.)

77. Mr LAU Chi-hung and Mr TAM Hoi-pong introduced the paper.

78. The views and enquiries of Members were summarised as follows:
- (1) he supported the motion. In his opinion, there was an excessive concentration of facilities in the town centre at present, whereas Sham Tseng and Tsing Lung Tau had been devoid of government facilities all along. Sham Tseng and Tsing Lung Tau were, in fact, populated. Instead of rezoning the G/IC sites concerned for other uses, the Government should use the sites for provision of G/IC facilities in accordance with the planning intention. Hence, he hoped that the TWDO would spearhead a study on proposals of constructing G/IC facilities on the sites (Mr NG Hin-lung, Norris);
  - (2) he agreed to the motion. He also pointed out that the population of Sham Tseng was growing in recent years. While residents had a keen demand for government resources and services, there was a lack of G/IC facilities in Sham Tseng. Hence, he hoped that the government departments would promptly develop the sites concerned according to the planning intention (the Vice Chairman);
  - (3) she supported the motion. Also, she pointed out that Sham Tseng suffered from a lack of complementary support and facilities for the local community, and there were only several elderly centres. If residents of Sham Tseng needed to use relevant facilities, they often had to travel a long way from Sham Tseng to Tsuen Wan town centre or the northwest of the territory. As such, she held that the sites concerned must remain to be G/IC sites. Besides, she hoped that the Government would consider according priority to providing complementary support, services and facilities for the local community required by residents of Sham Tseng, rather than handing over the sites to private developers for development (Ms CHAN Kim-kam); and
  - (4) he supported the motion in principle. He opined that G/IC sites should be used for G/IC purposes. Also, in view of the lack of sites for provision of community facilities in Sham Tseng, he hoped that the Government would expeditiously construct an amenity complex in the area. Besides, he learnt that part of the site concerned was privately owned. He also pointed out that since the 1990s, the site of Chan Kee Plaza had been continuously put into commercial uses under STTs and some people attempted to apply for constructing a hotel or residential building on the site. Yet, those proposals met with strong opposition from residents. He thus enquired whether the Government had constructed government facilities on private land within a G/IC site in the past. Additionally, he suggested that the Government should use public money to buy back or acquire the said site with a view to constructing community facilities in response to Sham Tseng resident's aspiration (Mr CHIU Yan-loy).

79. Sr Town Plnr/Tsuen Wan of the PlanD responded as follows:
- (1) the PlanD received the application concerned in January 2020. Meanwhile, the applicant had time and again put forth amendments and submitted technical documents. The PlanD had put all amendments and technical documents on public display upon receipt. During the multiple public exhibition periods, the PlanD had received over 5 600 public views in total, of which about 50% were against the proposal and about 40% were in favour of the proposal. Also, some members of the public were concerned about the traffic and community facilities;
  - (2) the PlanD was currently collating departmental and public views. However, the collation work would take a longer time to complete given the considerable amount of views. The PlanD would submit the views to the Town Planning Board (TPB) after completing the collation work. Hence, if the motion was endorsed, the PlanD would also include it in the relevant papers for the TPB's consideration;
  - (3) the site concerned was about 1 068 square metres in area. The Government only owned an area of about 50 square metres, whereas the rest of the site was private land. In the past, the Government had conducted large-scale acquisition of private land for developing new towns. However, there was no case of acquiring private land for developing community facilities in Tsuen Wan district over the past few years; and
  - (4) for the time being, the provision of three types of social welfare facilities was proposed under the application.

80. Asst Dist Social Welfare Offr(TW/KwT)3 of the SWD responded that the SWD noted Members' views. Members of the community had a keen demand for social welfare services, including elderly centre services and supporting services. Hence, the SWD would pay close attention to the said development. Whether the site concerned was privately owned or belonged to the Government, the SWD would request that social welfare facilities should be provided on the site with a view to fulfilling the needs of the community.

81. District Leisure Mgr(Tsuen Wan) of the LCSD responded that as the site concerned was not an open space site, the LCSD had no plan to construct facilities there for the time being.

82. Mr LAU Chi-hung moved the following motion: "the Tsuen Wan District Council requests that the 'Government, Institution or Community' (G/IC) sites within Sham Tseng should be retained, and that a study should be conducted immediately to explore how best to construct on those G/IC sites community facilities required by residents in Sham Tseng and nearby areas". Mr TAM Hoi-pong seconded.

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

84. The Chairman asked Members to vote on the motion. The voting result was 12 in favour, 0 against and 0 abstention. The motion was endorsed.

(Post-meeting note: The Secretariat conveyed the endorsed motion to the DEVB, PlanD, SWD, LCSD and FEHD in writing on 24 February 2021.)

X Item 9: Request for Enhanced Regulation of Illegally Parked Bicycles at Tsuen Wan Harbourfront and Issues on Use of Harbourfront Areas  
(DPDFMC Paper No. 64/20-21)

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

- (1) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD;
- (2) Mr LEE Wing-chuen, Sr Health Insp(Hawker)Tsuen Wan, FEHD;
- (3) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (4) Mr LI Pui-sang, Project Coordinator/2 (West), CEDD; and
- (5) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the Hong Kong Police Force (HKPF) and TD were tabled at the meeting.

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

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

- (1) the cycle track was not opened yet. However, the illegal parking of bicycles and motorcycles was rampant outside the bus terminus and taxi stand at Tsuen Wan West Station as well as at Nina Tower, Bayview Garden, Tsuen Wan West and the noise barriers. As such, he suggested providing additional bicycle parking spaces near the public toilets at Tai Ho Road, behind Tsuen Wan West Sports Centre and at Tsuen Wan Pier. Moreover, people often cycled into Tsuen Wan Park. He enquired how the LCSD would handle incidents in which pets were hit by people on bicycles within Tsuen Wan Park after the opening of the Inclusive Park for Pets, and whether the LCSD would increase manpower to deal with such incidents. Besides, some cyclists would randomly park their bicycles on the streets because they did not know the locations of bicycle parking spaces nearby. Hence, he hoped that the LCSD and the departments concerned would set up more signs to inform cyclists of the locations of bicycle parking spaces. Finally, he proposed that the

departments should set up a complaint hotline for residents to report the illegal parking of bicycles on the spot, thereby facilitating immediate departmental intervention (Mr YICK Shing-chung, Angus); and

- (2) he enquired about the opening date of the cycle track, and whether the TWDO would draw up a timetable for handling illegally parked bicycles in 2022 (the Chairman).

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

- (1) the LCSD believed that upon the opening of the cycle track, more people would cycle into Tsuen Wan Park. In view of this, the LCSD would install railings along the section of cycle track within the park to prevent people from cycling into the park at a high speed;
- (2) the LCSD would proactively study the feasibility of increasing bicycle parking spaces in order to meet the needs of users after the opening of the cycle track;
- (3) the LCSD had found illegally parked bicycles at Hoi On Road Playground, and conducted an operation to clear such bicycles in October 2020. Also, the LCSD had placed flowerpots at the location concerned to discourage the access by bicycles and motorcycles. The situation beneath the bridge was satisfactory at present;
- (4) the LCSD would study the feasibility of increasing manpower and signage so as to keep order at the cycle track after the opening; and
- (5) the Government had set up the 1823 hotline to handle enquiries and complaints.

89. Sr Health Insp(Hawker)Tsuen Wan of the FEHD responded as follows:

- (1) the FEHD mainly took action against abandoned bicycles which were parked on the streets. On the other hand, the TWDO would also coordinate with the departments concerned to conduct joint operations to clear abandoned bicycles which were illegally parked. The FEHD was solely responsible for providing manpower and transport support, and would place the bicycles in question at a location designated by the DLO; and
- (2) the FEHD had participated in several joint operations in 2020, during which it had cleared 36 bicycles on 9 January; 32 bicycles on 28 May; 7 bicycles on 29 July; and 51 bicycles on 24 September.

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

- (1) the TWDO would coordinate with departments including the DLO, TD, HKPF and FEHD to conduct joint operations for clearing illegally parked bicycles on a regular basis;
- (2) during a joint operation, the DLO would exercise powers vested in it under section 6 of the Land (Miscellaneous Provisions) Ordinance (Cap.

28). It would post statutory notices on all bicycles which illegally occupied unleased government land, requiring the owners of those bicycles to cease the occupation of the land before a specified date. Otherwise, the DLO would take possession of and remove the illegally parked bicycles in accordance with the laws; and

- (3) according to the record, the DLO had participated in a total of four inter-departmental joint operations for clearing illegally parked bicycles since January 2021, taking possession of a total of 126 bicycles.

91. Project Coordinator/2 (West) of the CEDD responded as follows:

- (1) as the CEDD was not a law enforcement department, it did not have the information on illegally parked bicycles;
- (2) a total of 194 bicycle parking spaces would be set up under the advance works of the Cycle Track between Tsuen Wan and Tuen Mun, including 115 bicycle parking spaces at the entry/exit hub; 69 bicycle parking spaces at the resting station beside Tsing Tsuen Bridge; and 10 bicycle parking spaces at the resting station off Bayview Garden;
- (3) the cycle track was a leisure and recreational venue for the public to enjoy cycling. The CEDD expected that cyclists would temporarily park their bicycles at the cycle track only when stopping for a rest, purchasing food or taking pictures. Hence, according to the relevant regulations, a bicycle could be parked at a general bicycle parking space for not more than 24 hours; and
- (4) the CEDD anticipated that the cycle track would be opened in mid-2021.

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

- (1) the parking of bicycles fell within the purview of the TD. The TWDO could help the TD to conduct a district consultation, and assist the TD with the provision of additional bicycle parking spaces in the district where practicable;
- (2) upon receiving complaints on illegally parked bicycles, the TWDO would consolidate the locations under complaint. Having learnt about the actual situation, it would conduct inter-departmental operations to tackle illegally parked bicycles together with different departments. In 2020, the TWDO had conducted a total of four joint operations. During the joint operations, it had posted about 250 notices on illegally parked bicycles, requiring offenders to remove the bicycles within a specified time. The FEHD had also seized a total of 126 illegally parked bicycles. The TWDO would conduct joint operations with the departments concerned on a regular basis, and closely liaise with different departments in order to make concerted effort to address the problem of illegally parked bicycles; and

- (3) the TWDO would flexibly tackle the problem of illegally parked bicycles based on the number of complaints and the situation. It was a more effective approach to the said problem compared with the approach of conducting operations according to a fixed timetable.

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

- (1) he believed that the streets would be swarmed with bicycles after the opening of the cycle track. He thus enquired how the departments would handle complaints on illegally parked bicycles. Besides, it took the departments a rather long time to tackle illegally parked bicycles at present. He learnt that illegally parked bicycles at a housing estate were only cleared more than one month after a complaint was made. Hence, he hoped that the department would enhance the frequency of the operation so that Members could explain the situation to the public (Mr LAM Sek-tim);
- (2) she supported promoting bicycles as a mode of transportation. In her opinion, Hong Kong should be developed into a bicycle-friendly city. However, the territory was currently out of touch with the international community in respect of the positioning and promotion of cycling. Cycling was still regarded as a recreational activity in the development of cycle tracks. She suggested that the Government should regard bicycle as a transportation means, and impose a speed limit on and set up traffic signs at cycle tracks. It should also work out the overall planning and provide ancillary facilities in tandem. Besides, she supported taking law enforcement action against illegally parked bicycles (Ms CHAN Kim-kam);
- (3) as bicycle had not been taken into consideration as a mode of transportation in the urban planning, a smaller number of bicycle parking spaces were provided in Tsuen Wan district. As a result, the problem of illegally parked bicycles persisted. He pointed out that illegally parked bicycles did not only cause road obstruction but also adversely affected people's impression of the community. He thus suggested adding bicycle as a mode of transportation to the urban planning. He also proposed that apart from enhancing the clearance of illegally parked bicycles, the Government should set up more bicycle parking spaces at suitable locations (the Vice Chairman); and
- (4) the 1823 hotline was familiar to many members of the public. However, the speed of handling complaints was too slow. As complaints made in the evening could not be handled right away, residents had to seek assistance from District Councillors. Hence, he hoped that the departments would provide solutions to deal with the problem on the spot. Moreover, he was pleased that the CEDD proactively solicited Members' views. Yet, the distribution of bicycle

parking spaces was uneven at present. Bicycle was being adopted as a transportation means in Hong Kong. Residents might cycle from the harbourfront area to Tsuen Wan West Station and change to another transportation means there. However, given the shortage of bicycle parking spaces at Tsuen Wan West Station, the possibility of illegal parking of bicycles might increase. Additionally, he enquired of the departments about the time of the next joint operation. In his opinion, the departments failed to systematically and regularly conduct joint operations. The past operations were only arranged in response to his complaints (Mr YICK Shing-chung, Angus).

94. District Leisure Mgr(Tsuen Wan) of the LCSD responded that if the public had views on matters within the park, they could contact staff on duty at the park office before 11:00 p.m. They could also seek assistance from overnight security guards, who would conduct night patrols at the park, outside the service hours.

95. Project Coordinator/2 (West) of the CEDD responded as follows:

- (1) bicycle-friendly measures were associated with the policies of traffic and transport. Those measures fell beyond the purview of public works departments. He learnt that the THB had put forth a relevant urban planning intention for new towns and new development areas; and
- (2) the CEDD would make every effort to provide bicycle parking spaces for users of the cycle track. The CEDD and the departments concerned had also reached a consensus on the design and number of bicycle parking spaces to be provided.

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

- (1) over the past year, the TWDO had posted a total of about 250 notices during the inter-departmental joint operations. Only less than 100 notices were posted within the harbourfront area. In other words, the joint operations were neither targeted at the harbourfront area nor conducted in response to an individual complaint. The joint operations were conducted in four different months (i.e. January, April, July and September 2020). It demonstrated that the TWDO had all along been monitoring the illegal parking of bicycles. Also, according to the actual situation, it would flexibly handle the problem and coordinate inter-departmental operations to clear illegally parked bicycles in the streets on a regular basis; and
- (2) the next joint operation was tentatively scheduled for March 2021.

97. The Chairman asked the departments to consider Members' views.

XI Item 10: Exploring the Future Development of the Vacant Land behind No. 9, Hoi Pa Village Northeast Terrace  
(DPDFMC Paper No. 65/20-21)

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

- (1) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (2) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD;
- (3) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD; and
- (4) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

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

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

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

- (1) the land behind No. 9, Hoi Pa Village Northeast Terrace was government land for the time being. It was zoned as a “Local Open Space” site in the Northeast San Tsuen Pai Village Expansion Area - Layout Plan (the “Layout Plan”) of the PlanD. If the department concerned intended to develop the “Local Open Space” site, the DLO would provide land administrative support according to the department’s development schedule; and
- (2) the DLO had sent staff to follow up on the fences which had fallen into disrepair, and would remove the defective ones where necessary.

101. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the land behind No. 9, Hoi Pa Village Northeast Terrace was currently zoned as a “Local Open Space” site for constructing passive facilities. The LCSD had an open attitude towards the Member’s proposal, and would pay close attention to the development and changes in population of Tsuen Wan district. That said, the LCSD had no development plan for the land at the moment.

102. Sr Town Plnr/Tsuen Wan of the PlanD responded that the PlanD had detailed its response in the written reply and had nothing to add.

103. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the aforesaid land was reserved for constructing an open space or a park. If a department intended to develop an open space or a park on the site, the TWDO was willing to assist the department with the district consultation.

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

- (1) there were quite a number of idle sites in Tsuen Wan district, including those behind the basketball court of Hoi On Road Playground, near the

proposed site for the construction of tube housing on Tsuen Wan Road, and near the car park beside Tsuen Wan West Station. He enquired whether the departments had development plans for those sites, and the reasons for not concurrently releasing the sites when formulating the planning for nearby facilities back then. Moreover, he enquired whether the LCSD would consider expanding the basketball court of Hoi On Road Playground using the minor road section behind the playground, and when the road section concerned would be officially opened for residents' use (Mr YICK Shing-chung, Angus);

- (2) currently, government land in villages remained idle after being enclosed with wire mesh by the Government. The situation was unsatisfactory. It caused not only a waste of land resources but also negative impacts on the environmental hygiene. In fact, villages in Tsuen Wan district generally lacked sitting-out facilities. He agreed that the Government should make optimal use of idle government land to construct parks or playgrounds with a view to resolving the shortage of sitting-out facilities in villages (Mr LAI Man-fai);
- (3) while the land concerned was zoned as a "Local Open Space" site, no development had been conducted so far. It was the Government's failure to honour its undertaking made to villagers more than 20 years ago. Besides, the DLO should properly manage the land when the departments were exploring the development scheme. He also pointed out that some fences were damaged, obstructing the passage of pedestrians. He agreed that the DLO should remove the damaged fences, and enquired whether new fences would be installed upon the removal of the damaged ones. In addition, the felling of trees and clearance work were undertaken by different sections of the DLO. As a result, felled trees would remain on the spot for a while. Hence, he suggested consolidating both tasks, or considering leaving the site unlocked to enable villagers to clear fallen leaves within the land themselves. A rumour that the land would be used for the construction of small houses was going around the village. Villagers were worried about it. He hoped that the DLO would give response accordingly. Finally, the development of recreational facilities fell within the purview of the LCSD. As the land was zoned as a "Local Open Space" site, he enquired for the reasons why the LCSD had not worked out any development plan so far. Moreover, he asked the TWDO to conduct a consultation on whether the land should be developed into an open space or a park as well as on the facilities to be provided inside. He could also conduct an on-site inspection with the TWDO and LCSD (Mr PUN Long-chung, Roy); and
- (4) he had conducted an on-site inspection with Members on the day before the meeting. In his opinion, the situation was unsatisfactory. Some

branches were left unattended and scattered all over the place upon pruning. Worse still, there were many broken glass pieces on the ground. People might be easily injured. As such, he opined that the DLO should promptly introduce more short-term measures. Besides, one of the functions of the fences was to prevent children from falling onto the adjacent ramp. He reminded the DLO to pay attention to that and make suitable arrangements during the removal of damaged fences. Moreover, he asked the LCS D to convey the views concerned to its Planning Section for follow-up. Finally, he asked the Secretariat to assist in arranging an on-site inspection (the Chairman).

105. Sr Estate Surveyor/TW of the DLO responded as follows:
- (1) the DLO would contact the Member concerned after the meeting, and follow up on the enquiry about the government land at Hoi On Road and underneath the bridge at Tsuen Wan Road;
  - (2) the DLO understood residents' concern, and would convey the issues relating to weeding, clearance of branches and presence of broken glass pieces within the land to the sections concerned. It would also take follow-up action promptly;
  - (3) the DLO had assigned staff to follow up on the fences. The staff would remove the defective fences first and determine whether to remove others, including those next to the ramp, according to the actual situation of the land; and
  - (4) the land was zoned as a "Local Open Space" site in the Layout Plan. If the department concerned intended to develop the land and had worked out a development timetable, the DLO would assist with the matters of government land allocations in order to tie in with the development. Besides, the construction of small houses was not a development option for a "Local Open Space" site.

106. District Leisure Mgr(Tsuen Wan) of the LCS D responded that the LCS D would continuously follow up on the issues relating to the pedestrian access next to the basketball court on Hoi On Road together with the DLO.

## XII Item 11: Information Papers

### (A) Report on Progress of District Minor Works (DPDFMC Paper No. 66/20-21)

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

108. Mr CHIU Yan-loy was pleased that storage cages had been set up at both basketball courts of Chai Wan Kok Playground. He also suggested that the 5-a-side soccer pitch of Tsuen King Circuit Recreation Ground should also be retrofitted with

storage facilities. Moreover, the rain shelter constructed by the TWDO at the bus terminus at Allway Gardens was devoid of lighting facilities for the time being. He enquired of the TWDO about the feasibility of equipping that rain shelter with a lighting system.

109. Senior Inspector of Works (Tsuen Wan) of the TWDO responded that the installation of a lighting system fell beyond the TWDO's specialisation. The TWDO would study constructing roof covers of rain shelters with materials which had a higher light transmittance.

110. The Chairman asked the TWDO to study solutions.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department  
(DPDFMC Paper Nos. 67/20-21 and 68/20-21)

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

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

- (1) he enquired whether the LCSD would only convert the 7-a-side hard-surface soccer pitch at Sham Tseng Playground into a 5-a-side hard-surface soccer (Mr LAI Man-fai);
- (2) Sham Tseng Playground had a square layout. Its soccer pitch and basketball court were overlapped. He was concerned about the conversion proposal, and hoped that the LCSD would provide drawings and design of the proposal for Members' reference and consultation with residents. Besides, as the platform of the venue was tilted to one side, he enquired whether the LCSD would adjust the gradient of the venue (Mr NG Hin-lung, Norris);
- (3) there were mainly two types of soccer, namely 11-a-side soccer and 5-a-side soccer. To meet the standards set by the Fédération Internationale de Football Association, the LCSD would convert the 7-a-side hard-surface soccer pitch at Sham Tseng Playground into a 5-a-side hard-surface soccer. Currently, the soccer pitches at Sha Tsui Road Playground could function as 9-a-side soccer pitches. He enquired whether the LCSD would convert those soccer pitches and other 7-a-side hard-surface soccer pitches in Tsuen Wan district into 5-a-side hard-surface soccer pitches (Mr LAM Sek-tim);
- (4) he was concerned about the conversion proposal for Sham Tseng Playground. He hoped that the LCSD would provide relevant drawings for Members' perusal and consultation with nearby residents. Besides, he enquired about the commencement date of the conversion works (Mr LAU Chi-hung);
- (5) he noted that the LCSD planned to convert 7-a-side hard-surface soccer

pitches which failed to comply with the standards stipulated in the Hong Kong Planning Standard and Guidelines (HKPSG) into standard 5-a-side hard-surface soccer pitches. Hence, he enquired whether the soccer pitch of Sham Tseng Playground was the only soccer pitch which failed to meet the standards in Tsuen Wan district, and whether the soccer pitches at Sha Tsui Road Playground met the standards. Besides, he hoped that the LCS D would concretely explain the conversion proposal and provide relevant drawings. He also enquired whether the LCS D would convert the 7-a-side hard-surface soccer pitch into one or two 5-a-side hard-surface soccer pitches (Mr CHIU Yan-loy); and

- (6) he pointed out that the plants of the roadside flower bed near Belvedere Garden on Castle Peak Road appeared red in November 2020. However, those plants turned green in late December 2020. He thus enquired whether the colour of the plants would change with the seasons and nutrient contents in soil, and whether the plants would turn red again in Summer. Besides, he hoped that the LCS D would enhance the cleaning work for the flower bed (Mr YICK Shing-chung, Angus).

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

- (1) as for 7-a-side hard-surface soccer pitches under the LCS D in the district, two were set up at Sha Tsui Road Playground; one at Kwok Shui Road Park; one at Shing Mun Valley Park; and one at Sham Tseng Playground. As for 5-a-side hard-surface soccer pitches under the LCS D in the district, they were set up at Kwok Shui Road Park, Tsuen King Circuit Recreation Ground, Shing Mun Valley Park and Sha Tsui Road Playground;
- (2) having examined 300 7-a-side hard-surface soccer pitches in the territory, the LCS D determined to gradually convert about 70 of those soccer pitches into 5-a-side hard-surface soccer pitches. The 7-a-side hard-surface soccer pitch at Sham Tseng Playground was the only soccer pitch requiring conversion in the district. Although the hard-surface soccer pitch at Kwok Shui Road Park failed to meet the standards of the HKPSG, the LCS D would not conduct conversion works for it due to environmental constraints;
- (3) the area of the hard-surface soccer pitch at Sham Tseng Playground was relatively small. It was comparable to a standard 5-a-side hard-surface soccer pitch. The LCS D would make adjustment in order to improve the gradient of Sham Tseng Playground. Once further information was available, the LCS D would furnish Members with relevant drawings and information on the construction period; and
- (4) the LCS D noted the views on the roadside flower bed near Belvedere Garden on Castle Peak Road. It would approach the Member to learn

more about the situation after the meeting.

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

(DPDFMC Paper Nos. 69/20-21 and 70/20-21)

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

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

(DPDFMC Paper Nos. 71/20-21 and 72/20-21)

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

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

(1) currently, the public should use the “LeaveHomeSafe” mobile application or provide contact information when entering government premises. Yet, he was informed by some members of the public that at the entrance to Tsuen Wan Public Library, staff demanded to dial telephone numbers provided by visitors for verification on the spot. He enquired why the LCSD adopted the said measure. Also, he pointed out that according to the Government’s press release, members of the public entering government premises were only required to provide telephone numbers through which they could be contacted. There was no requirement on successful connection through those telephone numbers at the moment of entry. In his opinion, the LCSD should not assume that people would make up contact information. He was also worried that the staff would gain access to the public’s contact information. He hoped that public libraries would pay more attention to the matter (Mr PUN Long-chung, Roy);

(2) he enquired whether it was set out on the Registration Form for Venue Visitors that staff of public libraries would dial and verify the telephone numbers provided by visitors who opted to register their particulars on the spot, and visitors could only enter public libraries after their telephone numbers were verified. According to the Personal Data (Privacy) Ordinance (Cap. 486), the person from whom personal data was collected should be informed of the purpose for which the data was to be used. Currently, the contact information was used not only for tracking the epidemic but also for verifying the accuracy of the information. As such, he reminded the LCSD to check whether the relevant purposes were set out on the Registration Form for Venue Visitors. Also, if library staff dialled telephone numbers provided by the public using personal mobile phones, the public’s personal data

would be left in the staff's mobile phones. A risk of data leakage would therefore arise. He was concerned about that, and enquired about the LCSD's measures to safeguard people's privacy (Mr CHIU Yan-loy);

- (3) currently, the public could opt to scan the "LeaveHomeSafe" QR codes, or register their names, telephone numbers as well as the dates and times of their visits. He opined that the LCSD's practice of verifying people's contact information was too tight. Also, he pointed out that the purpose of collecting contact information was to use such information to contact relevant persons if a confirmed COVID-19 case was found. Yet, the current practice might be at odds with the said purpose. Besides, he opined that human rights were violated under the circumstances where a record of the public's telephone numbers was left in staff's mobile phones. He hoped that the LCSD would trust the public and would not dial and verify their telephone numbers (Mr TAM Hoi-pong);
- (4) the aim of using the "LeaveHomeSafe" mobile application or providing contact information was to facilitate the tracking of COVID-19 patients. It did not mean that frontline staff were authorised to verify personal data provided by the public. Thus, he alleged that the verification measure could have violated both the Personal Data (Privacy) Ordinance (Cap. 486) and the purpose of collecting personal data (Mr LAI Man-fai);
- (5) he enquired whether the LCSD was in violation of the Personal Data (Privacy) Ordinance (Cap. 486). He held that the practice would discourage the public from visiting public libraries (the Chairman); and
- (6) he enquired whether the LCSD's practice was a breach under the Personal Data (Privacy) Ordinance (Cap. 486) (Mr LAM Sek-tim).

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

- (1) the LCSD required visitors to scan the "LeaveHomeSafe" QR codes, or register their names, telephone numbers as well as the dates and times of their visits before entering the LCSD's venues. If visitors opted to register their particulars on arrival at venues, staff would immediately dial the telephone numbers provided by them for verification. It only aimed to verify that the telephone numbers were in service, and visitors needed not answer the call. If visitors provided their mobile phone numbers, they were only required to show staff the telephone number of the incoming call. Staff would not check the contents of visitors' mobile phones. The said arrangement was made to complement the Government's anti-epidemic work with a view to tracking contacts of confirmed COVID-19 cases;
- (2) the LCSD would securely keep the collected registration forms. No

unauthorised person could access the relevant data. If the retention of collected registration forms was no longer required, the LCSD would properly destroy the forms 31 days after the date of collection;

- (3) the LCSD had put up notices explaining the purpose of collecting the aforesaid data at its venues. It had also set out the relevant information on the Registration Form for Venue Visitors;
- (4) a fixed telephone line of Tsuen Wan Public Library under the LCSD was currently made available to staff to dial and verify telephone numbers provided by visitors; and
- (5) when implementing the aforesaid measure, the LCSD had taken into account the advice of the Office of the Privacy Commissioner for Personal Data. As for the accuracy of collected personal data, it was stipulated in Principle 2 under Data Protection Principles of the Personal Data (Privacy) Ordinance (Cap. 486) that a data user should take all practicable steps to ensure that the personal data held was accurate.

118. The Chairman hoped that the LCSD would consider Members' views. He also asked the LCSD to remind its staff that the public could provide residential telephone numbers for registration.

(E) Report of Planning Applications of Working Group on District Development, Planning and Economic Development  
(DPDFMC Paper No. 73/20-21)

119. EA (District Council)<sup>4</sup> of the TWDO introduced the paper.

120. The Chairman stated that at the previous DPDFMC meeting, Members unanimously agreed that planning applications would be referred to the Working Group for handling in the future. However, he learnt that the PlanD hoped that planning applications would be handled by the DPDFMC.

121. Sr Town Plnr/Tsuen Wan of the PlanD said that planning applications had all along been handled by the DPDFMC. However, there was a backlog of planning applications due to the epidemic. He understood that it was the reason why the DPDFMC determined to refer the planning applications to the Working Group for handling. That said, the PlanD only had four planning applications at the moment. To save Members the trouble of specially convening a meeting of the Working Group, the PlanD suggested that Members should consider referring the planning applications to the DPDFMC for handling.

122. The Chairman stated that the Working Group would convene a meeting in March 2021. He thus proposed that the Working Group should, meanwhile, continue to handle the existing planning applications and the DPDFMC should take over the work in June 2021.

123. The Chairman asked whether Members agreed to the arrangement. Members unanimously agreed to the arrangement.

(F) Items Resolved by Circulation by the District Planning, Development and Facilities Management Committee during the Period from 13 October 2020 to 11 February 2021

(DPDFMC Paper No. 74/20-21)

124. The Secretary introduced the paper.

(G) Financial Statement of District Planning, Development and Facilities Management Committee as at 4 February 2021

(DPDFMC Paper No. 75/20-21)

125. The Secretary introduced the paper.

(Note: Mr LAU Cheuk-yu left the meeting at 7:26 p.m.)

### XIII Item 12: Any Other Business

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

- (1) he opined that the temperature of the air conditioning system of the Main Conference Room was too low. He hoped that the TWDO would take follow-up action (Mr TAM Hoi-pong);
- (2) the TWDO earlier mentioned that bicycle clearance operations had been conducted in July and September 2020. Yet, according to the FEHD's information, the operation was postponed to September 2020 instead of taking place in July 2020. He hoped that the TWDO would verify the information. Moreover, some flowerpots set up by the TWDO at the harbourfront were unattended. He enquired about the follow-up options. Besides, he noted that the authorities would gazette the planning applications for two sites near Belvedere Garden, Tsuen Wan on 26 February 2021, and would conduct a two-month public consultation. He also learnt that the PlanD had proposed setting up additional social welfare facilities on the basis of the TWDC's views. He thus enquired about the latest planning details and the types of newly proposed social welfare facilities so as to facilitate Members' preparation for future discussions in that regard. Finally, he was concerned about the bicycle-friendly policy. He would put forth issues relating to bicycle ramps on stairs at the next meeting, and hoped that the departments concerned would make preparation in advance (Mr YICK Shing-chung, Angus); and
- (3) the issues of flowerpots at the harbourfront should be followed up by the Environment, Health and Climate Change Committee (the Chairman).

(Note: Mr LAU Jackson and Mr LAI Man-fai left the meeting at 7:27 p.m.)

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

- (1) the PlanD had proposed setting up additional social welfare facilities on two sites near Belvedere Garden, Tsuen Wan. Members could refer to the PlanD's documents submitted to the TPB on 5 February 2021 for details of the social welfare facilities concerned; and
- (2) the PlanD would issue letters to inform Members of the gazettal to facilitate their submission of representations to the TPB. The Secretariat of the TPB would usually contact Members a few months after receiving their representations, and invite Members to visit the TPB to make representations in person. The PlanD especially reminded Members to be mindful of the deadline for making representations. Otherwise, the relevant views would be considered invalid.

(A) Date of Next Meeting

128. The Chairman reminded Members that the next meeting was scheduled for 26 April 2021 and the deadline for submission of paper was 9 April 2021.

XIV Adjournment of Meeting

129. There being no other business, the meeting was adjourned at 7:33 p.m.

Tsuen Wan District Council Secretariat  
31 March 2021