

(Translation)

Minutes of the 9<sup>th</sup> Meeting of  
District Planning, Development and Facilities Management Committee (2/21-22)

Date: 28 June 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

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
Mr KWONG Chi-wing, Denis	Senior Executive Officer (District Management), Tsuen Wan District Office
Miss LAM Siu-yung, Daisy	Senior Executive Officer (District Council), Tsuen Wan District Office
Mr CHAN Sai-hung	Senior Inspector of Works (Tsuen Wan), Tsuen Wan District Office
Mr LAU Shun-tak, Donald (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office

Miss LEUNG Ming-sze, Ashley	Executive Officer (Development), Tsuen Wan District Office
Miss LI Wan-ki, Wanki	Executive Assistant (District Council)3, Tsuen Wan District Office
Miss CHAN Hiu-yuen, Virginia	Executive Assistant (District Council)4, Tsuen Wan District Office
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
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
Ms TANG Ho-yan, Joyce	Senior Engineer/2 (West), Civil Engineering and Development Department
Mr CHENG Ho-yin, Henry	Senior Estate Surveyor/Tsuen Wan, Lands Department

For discussion of item 2

Mr LEE Huen-yiu	District Engineer/Tsuen Wan, Highways Department
Mr TSUI Ka-kim, Kim	Senior Building Surveyor/D5, Buildings Department
Mr CHOW Kai-hang, Daniel	Senior Engineer/Tsuen Wan, Transport Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning)32, Leisure and Cultural Services Department
Mr NG Sik-hay	Senior Executive Officer (Planning)34, Leisure and Cultural Services Department
Ms MAK Siu-kwan, Elly	Senior Executive Assistant (Planning)34B, Leisure and Cultural Services Department

For discussion of item 6

Ms HUNG Yuen-ching	Administrative Assistant/Lands (District Lands
--------------------	--

Office, Tsuen Wan and Kwai Tsing), Lands Department

For discussion of item 9

Mr CHOW Kai-hang, Daniel Senior Engineer/Tsuen Wan, Transport Department

For discussion of item 10

Mr CHOW Kai-hang, Daniel Senior Engineer/Tsuen Wan, Transport Department

For discussion of item 11

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

For discussion of item 13

Ms HUNG Yuen-ching Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department

Mr CHOW Kai-hang, Daniel Senior Engineer/Tsuen Wan, Transport Department

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

I Opening Remarks and Introduction

The Chairman welcomed the Chairman of the Tsuen Wan District Council (TWDC), Members and representatives from the government departments to the 9<sup>th</sup> meeting of the District Planning, Development and Facilities Management Committee (DPDFMC), and introduced Ms TANG Ho-yan, Joyce, Senior Engineer/2 (West) (Sr Engr/2 (W)) of the Civil Engineering and Development Department (CEDD) who attended the meeting on behalf of Project Coordinator/2 (West).

2. The Chairman reminded Members of sections 17(1) and 27 of the Tsuen Wan District Council Standing Orders (the “Standing Orders”) that any Member who wished to move a motion or ask any question at a meeting was required to give the Secretary a notice in writing ten clear working days before the meeting. Thus, he reminded Members that the date of the next meeting was 30 August 2021 and the deadline for submission of papers was 13 August 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 minute. A maximum of five Members could speak for each agenda item. The Member(s) who had submitted a paper would have 1.5 minutes to give an introduction and 1 minute to draw a conclusion. The representatives of the departments would have up to 2 minutes to give response.

## II Item 1: Confirmation of Minutes of the 8<sup>th</sup> Meeting held on 26.4.2021

3. The Chairman said that the Secretariat had received one proposed amendment from Mr YICK Shing-chung, Angus prior to this meeting. The proposed amendment was set out as follows:

- (1) he proposed that in lines 4 to 5 of paragraph 64(3) of the captioned minutes, “他建議康文署參考環保大道寵物公園，以天然草地打造寵物公園，並在寵物公園加入供寵物玩樂的設施” (he suggested that the LCSD should draw reference from Wan Po Road Pet Garden to set up a Pet Garden using natural turf and equip it with play equipment for pets) should be amended as “他建議康文署參考將軍澳海濱公園的寵物公園，以天然草地打造寵物公園，並可在寵物公園加入供寵物玩樂的設施” (he suggested that the LCSD should draw reference from the Pet Garden in Tseung Kwan O Waterfront Park to set up a Pet Garden using natural turf and equip it with play equipment for pets).

4. The Chairman enquired whether Members endorsed the minutes and the relevant proposed amendment. Members unanimously endorsed the minutes and the relevant proposed amendment.

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

### (A) Paragraphs 5 to 11 of the Minutes of the Meeting held on 26 April 2021: Request for Provision of Rain Shelter at the Staircase of the Government Footbridge connected with Tsuen Fung Shopping Arcade from Kolour Mall

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

- (1) Mr CHENG Ho-yin, Henry, Senior Estate Surveyor/Tsuen Wan (Sr Estate Surveyor/TW), District Lands Office, Tsuen Wan and Kwai Tsing (DLO), Lands Department (LandsD);
- (2) Mr TSUI Ka-kim, Kim, Senior Building Surveyor/D5 (Sr Bldg Surveyor/D5), Buildings Department (BD);
- (3) Mr LEE Huen-yiu, District Engineer/Tsuen Wan (Dist Engr/TW), Highways Department (HyD);
- (4) Mr CHOW Kai-hang, Daniel, Senior Engineer/Tsuen Wan (Sr Engr/Tsuen Wan), Transport Department (TD); and
- (5) Mr LAI Yik-wing, Wesley, Assistant District Officer (Tsuen Wan) (Asst Dist Offr (Tsuen Wan)), Tsuen Wan District Office (TWDO).

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 take back the necessary part from the developer according to the department's works schedule as well as the terms of the relevant land lease and legal documents to enable the department to construct a rain shelter at that part.
  
7. Sr Bldg Surveyor/D5 of the BD responded that as the aforesaid land belonged to the Government, it was not subject to the regulation of the Buildings Ordinance (Cap. 123). Also, in general, the BD would not regulate construction projects on government land.
  
8. Dist Engr/TW of the HyD responded as follows:
  - (1) according to the HyD's record, the footbridge and staircase were currently under the management and maintenance of a private organisation, i.e. the owner of Tsuen Wan Town Lot No. 301, the Henderson Land Development Company Limited; and
  - (2) to facilitate pedestrians' access to public walkways, the HyD had constructed a lift and connecting covered walkway near the staircase in 2016. Both facilities had been open to the public. Pedestrians could travel between the ground level and footbridge using the lift and the connecting walkway.
  
9. Sr Engr/Tsuen Wan of the TD responded that apart from using the lift set up by the HyD at the footbridge to travel to and from the footbridge, the public could also walk to the floor concerned from the ground level via Kolour Mall in order to solve the problem.
  
10. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
  - (1) having coordinated with the TD and HyD prior to the meeting, the TWDO learnt that the HyD was collecting relevant information and drawings to conduct a study and the TD would consider conducting follow-up work such as a feasibility study; and

- (2) the details should be explained by the departments concerned because the construction works fell within their purview.
11. The views and enquiries of Members were summarised as follows:
  - (1) he opined that the responses from the HyD and TD were merely officialese (the Chairman);
  - (2) he was pleased that the TWDO mentioned that the departments were conducting a feasibility study on the construction of a rain shelter at the location concerned. The matter had been discussed for a long time. Hence, if the departments worked out any technically feasible options (e.g. the proposal for constructing a rain shelter with a supporting frame on the ground, which had been mentioned before) in the feasibility study, they should send relevant information to Members for circulation before the meeting in order to satisfy the public's demand as early as possible (Mr CHIU Yan-loy);
  - (3) he enquired of the TD which calculation method and what data set had been used to confirm that the lift could cope with the pedestrian flow on rainy days. Besides, he enquired of the HyD about the progress of the collection of relevant information and drawings; the expected time at which the preliminary results of the study could be provided for Members; and the difficulties of the construction works (Mr YICK Shing-chung, Angus);
  - (4) the developer had recently conducted improvement works for the staircase. However, the staircase would still become slippery on rainy days. He pointed out that many places were equipped with rain shelters at present, and believed that the construction of a rain shelter would not be too difficult. Hence, he hoped that the departments would provide a timetable so that Members could explain the matter to residents (Mr WONG Ka-wa); and
  - (5) while the public could choose to use the lift or take a route through Kolour Mall to travel to and from the location concerned, the crux of the problem was that the location would become rather slippery on rainy days. He hoped that the departments would appreciate that the intention behind Members' request for the provision of a rain shelter was to ensure the safety of pedestrians using the staircase. Hence, he asked the departments to provide a concrete timetable (the Vice Chairman).
12. Dist Engr/TW of the HyD responded as follows:
  - (1) the HyD understood that the slippery floor at the location concerned on rainy days was the crux of the matter, and that Members put forth the proposal for constructing a rain shelter to enhance the safety of the staircase. The footbridge and staircase were currently under the

management of the private organisation. The management company should be held accountable for a slip and fall accident at the location concerned. The HyD would discuss with the DLO how the developer and management company could be requested to follow up on the problem of slippery surface; and

- (2) the aforesaid lift was constructed under the Universal Accessibility Programme, and was mainly used to allow people in need to travel to and from the footbridge level using the pedestrian accesses inside Kolour Mall and the covered walkway connected with the lift. The HyD did not have the information on the pedestrian flow at the moment. However, even if the lift failed to fully cope with the pedestrian flow, pedestrians could still travel to and from the footbridge using the pedestrian accesses inside Kolour Mall.

13. Sr Engr/Tsuen Wan of the TD responded as follows:

- (1) the TD had checked the past information on the design and construction of the footbridge. However, as many years had passed, it was not possible to locate the information on calculations relating to the footbridge within the BD. Therefore, if a feasibility study or any other work was to be conducted, the departments would have to perform a destructive structural assessment. Given the complexity of the assessment, the departments should have a detailed discussion before conducting a study. Therefore, a progress report or timetable could not be provided at this stage; and
- (2) the TD understood that the public would be inconvenienced by the problems including rainwater, accumulation of water on the ground and slippery surface on rainy days. The TD learnt that the developer had already replaced the tiles of the footbridge. Also, the accumulation of rainwater should never occur because drainage pipes should carry rainwater away. To cope with the upcoming rainy season, the developer could implement short-term measures, e.g. setting up a portable canopy or relatively lightweight cover at the location concerned. The next step should be discussed by the departments in due course.

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

- (1) he believed that a calculation of the pedestrian flow that could be eased by the lift on a rainy day was included in the Universal Accessibility Programme (Mr YICK Shing-chung, Angus);
- (2) he enquired whether staff of the TD had conducted an on-site inspection. He also pointed out that people who did not want to use umbrellas on a rainy day could reach the ground level by using the lift or taking a two or three-minute detour. Yet, as the departments

concerned failed to identify the crux of the problem, Members had to continuously discuss the subject matter under the Matters Arising from the Minutes of the Previous Meeting. Besides, he enquired of the departments whether it was difficult to construct the proposed rain shelter because two titles were involved (Mr LAU Cheuk-yu);

- (3) he asked the HyD to check the capability of the lift to ease the pedestrian flow on a rainy day after the meeting and then provide Members with the relevant data. Also, he enquired whether the direction currently taken by the departments on the matter was to adopt the proposal mentioned at a past meeting of the DPDFMC, i.e. erecting four pillars on the ground to support a rain shelter which would not come into contact with any building or the structure of the footbridge. Additionally, he noted that the Works Section of the TWDO was incapable of undertaking the construction works, and the Home Affairs Department was unable to assign the Chief Engineer to oversee the construction works. Hence, he opined that only the TD and HyD had the professional knowledge to implement the construction works. Furthermore, Members had also mentioned at the last DPDFMC meeting that they hoped that the TWDO would invite the BD to send staff to attend meetings of the inter-departmental working group. Lastly, he proposed that the DPDFMC should continue to follow up on the project concerned (the Chairman); and
- (4) he agreed that the DPDFMC should continue to follow up on the project concerned. Also, he hoped that the departments would hold a joint meeting to discuss solutions before the next DPDFMC meeting (Mr WONG Ka-wa).

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

- (1) the requirements of the Buildings Ordinance (Cap. 123) were generally inapplicable to the construction works on government land. As the BD was responsible for processing and vetting drawings of all construction works on private land in Hong Kong, it was fairly conversant with special circumstances of certain construction works. In case of missing drawings, relevant staff would open up the concrete on the spot to check and confirm the number, size and arrangement of steel bars with a view to calculating the strength of the steel bars and concrete;
- (2) the BD opined that the construction of a rain shelter was required in order to solve the problems arising on rainy days at the location concerned. Yet, the land lease conditions had been complied with, and the DLO had time and again stated that it did not have the power to request the developer to construct a rain shelter or to add terms to the land lease. In this connection, the departments should retrofit the existing structure with a rain shelter or construct one on a nearby site

themselves; and

- (3) the BD was willing to continue to attend meetings and give advice. It also hoped that the implementation of the project would be sped up.

16. The Chairman said that the departments concerned could contact the BD if they would like to draw on the BD's professional knowledge.

(Note: Mr PUN Long-chung, Roy joined the meeting at 2:57 p.m.)

(B) Paragraphs 25 to 32 of the Minutes of the Meeting held on 26 April 2021: Request for Early Implementation of Tso Kung Tam Valley Ecological Park

17. The Chairman said that the relevant paper was submitted by Mr CHIU Yan-loy for the DPDFMC meeting held on 23 February 2021. The representatives from the departments responsible for giving response were:

- (1) Ms LAW Lai-chun, Gladys, Senior Executive Officer (Planning)32 (SEO(Planning)32), Leisure and Cultural Services Department (LCSD);
- (2) Ms MAK Siu-kwan, Elly, Senior Executive Assistant (Planning)34B, LCSD;
- (3) Ms TANG Ho-yan, Joyce, Sr Engr/2 (W), CEDD;
- (4) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO; and
- (5) Mr NG Kar-shu, Senior Town Planner/Tsuen Wan (Sr Town Plnr/Tsuen Wan), Planning Department (PlanD).

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

18. SEO(Planning)32 of the LCSD responded as follows:

- (1) the LCSD had distributed the progress report on the project of Tso Kung Tam Valley Ecological Park to Members on 23 June 2021, detailing the construction progress from 2005 to the present; and
- (2) the LCSD understood the TWDC's concern about the proposed project and looked forward to its early implementation. However, there were other potential developments at the construction site of the project, and those developments were still under review by the departments concerned. The LCSD was therefore unable to confirm the exact area and proposed facilities of the project at this stage. The LCSD would maintain liaison with the departments concerned. Upon the completion of planning procedures by the departments, the LCSD would review the area available for planning the development of the project and then consult the TWDC on the revised proposed facilities.

19. Sr Engr/2 (W) of the CEDD responded that the CEDD had no supplementary information because it did not take part in the planning of Tso Kung Tam Valley

Ecological Park.

20. Sr Estate Surveyor/TW of the DLO responded that if a relevant department implemented a long-term development (e.g. constructing an ecological park) on the site concerned, the DLO would provide land administrative support, including conducting land clearance work and handling government land allocations, according to the department's development timetable.

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

- (1) Tso Kung Tam Nursery was situated in the northeast of Tsuen King Garden. That nursery site was zoned as a "Government, Institution or Community" (GIC) site in the outline zoning plan. Other GIC and "Open Space" sites lay to the east, west and north to it; and
- (2) if the Government came up with any development plan for the site concerned in the future, the PlanD would then immediately consult the public according to the relevant procedures and needs.

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

- (1) he learnt that the LCSD had been actively taking forward the project of Tso Kung Tam Valley Ecological Park since 2005, and understood that many difficulties arose along the way. In 2019, the Government had stated that as there were potential developments on the site concerned, the project should be shelved and could only resume upon the confirmation of the potential developments. Hence, he suggested that the DPDFMC should urge the Transport and Housing Bureau (THB) or Development Bureau (DEVB) to promptly implement the potential developments to allow an understanding of the affected areas and prevent the project from being indefinitely shelved. Moreover, he objected to the introduction of a term in the land lease by the Government requiring the developer to implement its projects and construct Tso Kung Tam Valley Ecological Park at the same time. In his opinion, the ecological park should be constructed, managed and operated by the LCSD (Mr CHIU Yan-loy);
- (2) he was concerned about the potential developments, and believed that the departments concerned had certain ideas. He hoped that the LCSD would disclose the details. Besides, he enquired whether the project of the Tso Kung Tam Valley Ecological Park would be overhauled or partially amended due to the potential developments. He also hoped that the LCSD would consult nearby stakeholders on such amendments (Mr LI Hung-por); and
- (3) if the Government lacked sufficient resources to construct Tso Kung Tam Valley Ecological Park, he suggested that it should consider requesting the developer to concurrently construct the ecological park

during the implementation of the development projects (Mr WONG Ka-wa).

23. SEO(Planning)32 of the LCSD responded that the future development of the project of Tso Kung Tam Valley Ecological Park was subject to the remaining land area available for implementing the project after the completion of the potential developments.

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

- (1) he commented that the potential developments should be promptly conducted to facilitate the implementation of the project of Tso Kung Tam Valley Ecological Park. He thus opined that a letter should be sent to the DEVB and THB to request prompt implementation of the potential developments (Mr CHIU Yan-loy); and
- (2) he agreed that the relevant part of the minutes should be forwarded to the DEVB and THB, and stated that the captioned matter would not be further discussed under the Matters Arising from the Minutes of the Previous Meeting (the Chairman).

(Post-meeting note: The Secretariat conveyed Members' views to the DEVB and THB on 20 August 2021.)

(C) Paragraphs 41 to 49 of the Minutes of the Meeting held on 26 April 2021: Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park

25. The Chairman said that the relevant paper was submitted by the LCSD for the DPDFMC meeting held on 26 April 2021. The representatives from the department responsible for giving response were:

- (1) Ms LAW Lai-chun, Gladys, SEO(Planning)32, LCSD;
- (2) Mr NG Sik-hay, Senior Executive Officer (Planning)34 (SEO(Planning)34), LCSD; and
- (3) Ms MAK Siu-kwan, Elly, Senior Executive Assistant (Planning)34B, LCSD.

26. SEO(Planning)32 of the LCSD responded as follows:

- (1) the LCSD had consulted Members on the conceptual design of phase I of the Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park (the "Project") at the DPDFMC meeting on 26 April 2021. Subsequently, in response to Members' views, the LCSD had met relevant Members and owners' representatives of the housing estates concerned and listened to their views on the Project. Having considered the views from Members and residents as well as Tsuen Wan residents' overall demand for recreational facilities, the LCSD proposed making amendments to the conceptual design and proposed facilities of

- the Project. The details were set out in the supplementary paper;
- (2) three amendments were made to the proposed facilities of the Project. Firstly, the LCSD cancelled the proposal for setting up a sand pit and wet play area in the children's playground, and proposed replacing those facilities with relatively creative play equipment for children (e.g. merry-go-rounds and a swings area) and reprovisioning a basketball training court. Secondly, the LCSD cancelled the proposed toilets next to the community garden and proposed constructing a 3-on-3 basketball training court instead. Thirdly, the LCSD proposed rebuilding a pavilion at the promenade. The revised proposed facilities were set out in Annex I to the supplementary paper; and
  - (3) the LCSD had emailed the fine-tuned conceptual design to Members on 23 June 2021. It hoped that Members would give their views on and lend support to the revised proposed facilities and fine-tuned conceptual design. Where financially and technically feasible, the LCSD would promptly consider adopting Members' views and continue to take forward the conceptual design.

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

- (1) he thanked the LCSD for cancelling the controversial sand pit and wet play area and while retaining the 3-on-3 basketball court in response to views from Members and residents of Tsuen Wan. However, it had not yet given any response on the equally controversial community garden. He pointed out that the LCSD's aim of enhancing the facilities of the parks was to cope with the population growth in Tsuen Wan West. Also, residents needed a public facility accessible to all anytime, anywhere. A community garden could, however, only cater to the needs of a maximum of 600 people every year. He thus objected to the proposal for establishing a community garden at the location concerned (Mr LAI Man-fai);
- (2) basketball was a popular sport among the public. However, he often received complaints about noise at the basketball courts in his constituency area. Hence, he hoped that the LCSD would consult the public on the proposal for constructing a 3-on-3 basketball training court near residential premises (Mr LAU Cheuk-yu);
- (3) he was pleased that the department had enhanced communication after the last meeting. Also, he recommended the LCSD to adopt dinosaur motifs as the design theme of the Project to enhance its attractiveness. Besides, he hoped that more resources would be allocated to improving the community facilities in phases II and III of the Project, and looked forward to prompt implementation of the Project (Mr WONG Ka-wa);
- (4) he hoped that the conceptual design of the Project would be promptly endorsed and the construction works would commence as soon as

possible. In his opinion, the basketball court should be retained. He even hoped that a children's basketball court would be set up for the use of children. Besides, he held that play equipment should not only be diversified, but should also present a certain level of challenge and difficulty. Also, the LCSD should plant a wider variety of tree species and increase the number of seats in areas frequented by children and elders (Mr CHAN Yuen-sum, Sumly);

- (5) he commended the LCSD for its willingness to consult residents in order to formulate the new proposal concerned, and hoped that it would continue to listen to views from the district in the future. Also, he enquired of the LCSD why it did not plan to concurrently construct a pavilion at the garden. Moreover, he wished to learn about the LCSD's approaches to putting hygiene problems of the community garden under control and the design of the community garden. He also proposed opening the fences of the community garden to residents with a view to enhancing its ornamental value. Additionally, he enquired whether the LCSD would consider relocating the community garden to the bicycle practising area in phase II of the Project (Mr YICK Shing-chung, Angus);
- (6) she noted that compared to potential hygiene problems that might arise from the community garden, whether the community garden would be open for public use was of greater concern to the stakeholders of the waterfront area. Hence, she hoped that the community garden would be open to the public for planting and viewing. Besides, she suggested providing family-friendly toilets in Tsuen Wan Riviera Park for persons with disabilities or different gender groups (Ms CHAN Kim-kam);
- (7) he thanked the LCSD for making amendments according to the stakeholders' views. Also, he pointed out that he recently met many residents from the area concerned. They had a number of concerns about the community garden, including its utilisation rate, ornamental value and whether it would be open for public use. In his opinion, the LCSD should consider views from residents of the area concerned in order to examine the suitability of the said location for establishing a community garden (Mr LAU Chi-hung); and
- (8) he was pleased that the LCSD would retain the 3-on-3 basketball court with reference to Members' views. He also agreed to the development direction, i.e. to expand the playground by relocating the basketball court. Moreover, he enquired whether the works area for dry weather flow interceptors next to the children's playground would be handed over to the Government for implementing phase II of the Project in the future. Besides, he hoped that the LCSD would not only provide the information on phase I of the Project but also the master plan of the improvement works to enable Members to thoroughly examine the

appropriateness of the proposed facilities in phase I of the Project (Mr NG Hin-lung, Norris).

28. SEO(Planning)32 of the LCSD responded as follows:
- (1) the LCSD thanked Members for their views and noted their concern about the community garden;
  - (2) according to the revised conceptual design drawing, the garden fell beyond the construction area. The LCSD suggested renovating the facility concerned under the District Minor Works Programme;
  - (3) part of the children's playground, which fell outside the area marked with blue lines in the conceptual design drawing, was reserved for the Drainage Services Department (DSD) to construct dry weather flow interceptors. The conversion works for facilities in that part of the children's playground were incorporated into the DSD's construction project of dry weather flow interceptors. The DSD would consult Members about the construction project at the said location in the future. Although the construction works at the location would be undertaken by the DSD, the LCSD would communicate with the DSD on the types and designs of play equipment for children there; and
  - (4) the LCSD would formulate an overall planning for the proposed facilities under the Project. Phases I and II of the Project would also complement one another.
29. District Leisure Manager (Tsuen Wan) (District Leisure Mgr(Tsuen Wan)) of the LCSD responded as follows:
- (1) the quota for each round of the community garden programme was 50 participants. However, according to the records of the past few years, up to 800 to 1 000 people submitted application forms to take part in the ballot each time. It illustrated that there was a keen demand for community gardens in Tsuen Wan district. Therefore, the LCSD proposed setting up another community garden for public use under the Project;
  - (2) the LCSD would manage the community garden with reference to the current management mode of Tsuen Wan Park Community Garden. For example, it would provide users with lockers for storing fertilisers and tools in order to minimise pest, rodent and mosquito infestations;
  - (3) the existing bicycle practising area was very popular. Many children rode tricycles or striders after school as well as on Saturdays and Sundays there. Hence, the LCSD did not recommend converting it into a community garden;
  - (4) the LCSD's facilities were generally open to all members of the public for their use. An open design was not recommended for the community garden in order to protect participants' plants from damage.

Having said that, the LCSD could study adopting enclosures which were more aesthetically pleasing or had a novel design with a view to complementing the design of the Project; and

- (5) While the entire Tsuen Wan Riviera Park was 4.3 hectares in area, the community garden would only take up 500 square metres, a small portion of the park. The LCSD intended to provide a wide range of facilities in the park. Hence, having adopted Members' views, the LCSD proposed setting up a standard 3-on-3 basketball court next to the community garden for residents of different age groups in Tsuen Wan district.

(Note: Mr MAN Yu-ming left the meeting at 3:33 p.m.)

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

- (1) he suggested holding a ballot to determine whether support should be given to Phase I of the Construction Works (Improvement to Tsuen Wan Riviera Park) - Revised Conceptual Design Drawing (the Chairman);
- (2) he agreed that a ballot should be held. Yet, he proposed setting aside the controversial proposal for providing a community garden (Mr LAM Sek-tim);
- (3) having noted that Members did not object to the entire project, he enquired about the necessity of holding a ballot (Mr WONG Ka-wa);
- (4) while supporting the Project, he disagreed with the proposal for providing a community garden. In his opinion, it was difficult to hold a ballot. He thus enquired whether the DPDFMC could request the department to continue to follow up on the controversial proposal. On the other hand, he supported the overall direction of the Project (Mr YICK Shing-chung, Angus);
- (5) Members were inclined to support the Project, but the proposal for a community garden was more controversial. Hence, he suggested voting on the proposal only (Mr CHIU Yan-loy);
- (6) he supported the direction of the Project but had reservations about the proposal for a community garden. Yet, he opined that Members should not reject the entire Project due to the said proposal. Hence, he suggested excluding the proposal from the ballot (Mr LAU Chi-hung); and
- (7) he opined that it was not necessary to hold a ballot so hastily (Mr LAU Cheuk-yu).

31. SEO(Planning)<sup>34</sup> of the LCSD responded that the LCSD thanked Members for their valuable views. It understood that the DPDFMC looked forward to early allocation of funds to the Project for implementation. Regarding some Members' suggestions on the construction of a community garden, he pointed out that there was

a keen demand for community gardens not only in Tsuen Wan district but also across the territory. The purpose of the LCSD's current revised proposal for proposed facilities of the Project was to balance the divergent views from Members. As far as planning was concerned, the LCSD should confirm the development area of the Project to enable the Architectural Services Department (ArchSD) to enhance the detailed design of the Project and estimate the construction cost. This would facilitate a request to the Financial Services and the Treasury Bureau for resources earmarked for the Project, and a funding application for the Project to the Legislative Council (LegCo) after completing the relevant planning procedures. In this connection, the LCSD now sought clear directions on the proposed facilities of the Project from the Chairman and Members.

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

33. The Chairman asked Members to vote on whether support should be given to Phase I of the Construction Works (Improvement to Tsuen Wan Riviera Park) - Revised Conceptual Design Drawing. The voting result was listed as follows:

For (6 votes in total)

Mr NG Hin-lung, Norris, Mr LI Hung-por, Mr WONG Ka-wa, Mr KOT Siu-yuen, Mr CHIU Yan-loy and Mr LAU Jackson

Against (3 votes in total)

Mr YICK Shing-chung, Angus, LAU Chi-hung and Mr LAU Cheuk-yu

Abstention (5 votes in total)

The Vice Chairman, Mr LAM Sek-tim, Ms CHAN Kim-kam, Mr PUN Long-chung, Roy and Mr LAI Man-fai

34. The Chairman announced that Phase I of the Construction Works (Improvement to Tsuen Wan Riviera Park) - Revised Conceptual Design Drawing gained support from the DPDFMC.

35. The Vice Chairman said that as Members had views on the Project, he hoped that the LCSD would consult the DPDFMC again during the implementation in the future.

(D) Paragraphs 91 to 99 of the Minutes of the Meeting held on 26 April 2021: Request for Priority Implementation of the Public Open Space and Recreational Facilities Adjacent to Summit Terrace

36. The Chairman said that the relevant paper was submitted by Mr CHIU Yan-loy for the DPDFMC meeting held on 26 April 2021. The representatives from

the departments responsible for giving response were:

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

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

- (1) currently, the population of Tsuen Wan district was around 300 000. According to the Hong Kong Planning Standards and Guidelines, the LCSD had provided sufficient sitting-out facilities in the district; and
- (2) the site concerned covered an area of about 10 000 square feet. In the long run, it was suitable for the provision of social welfare facilities or establishment of social service organisations. To fully utilise the site, the LCSD took an open attitude towards the proposal for setting up a temporary park there. If no department raised objection and the TWDC supported the proposal, the LCSD would consider following up on it under the District Minor Works Programme.

38. Sr Town Plnr/Tsuen Wan of the PlanD responded that the PlanD did not object to the provision of non-permanent sitting-out and recreational facilities on the site concerned.

39. Sr Estate Surveyor/TW of the DLO responded that if a department determined to implement a development project on the site concerned, the DLO would provide land administrative support according to the development timetable of the department. For instance, the DLO would handle matters relating to government land allocations for the department.

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

- (1) he was pleased that the departments did not object to the project concerned and gave response actively and positively. He pointed out that while the aforesaid site had remained vacant for more than a decade, no long-term planning use had been drawn up for it yet. Also, the adjacent open space failed to accommodate sitting-out facilities due to technical issues and slope problems. As such, he suggested promptly implementing the project to compensate residents of the area concerned for the lack of sitting-out facilities. He enquired of the government departments including the LCSD whether the land use should be changed and about the land administrative matters which should be handled before the implementation and construction of the facilities concerned. Also, he suggested consulting residents about the construction of sitting-out facilities in order to meet their needs (Mr CHIU Yan-loy);
- (2) the TWDC paid a visit to the site concerned years ago. In the end,

however, the construction works failed to commence due to the lack of resources. He agreed that the facilities should be constructed in phases, and hoped that the construction works would commence as soon as possible. He also proposed that the TWDO should provide support and assist in handling the internal procedures. Besides, he suggested implementing construction projects (e.g. the project at the vacant land behind No. 9, Northeast Terrace) by utilising resources such as those of the Rural Public Works Programme (Mr WONG Ka-wa); and

- (3) the LCS D preliminarily estimated that the construction cost was about \$2 million. As it was comparatively difficult to apply for funding from the Headquarters of the LCS D, the LCS D recommended drawing reference from the practice of Yuen Long district after having a discussion with the TWDO. The practice was to pay the construction cost by instalments using the district minor works funds (i.e. funding for repairs of existing facilities). Yet, this approach would shrink the funds available for proposed new items under the District Minor Works Programme in the future. Besides, he understood that Members wanted to adopt the said practice to take forward a number of construction projects. However, as the district minor works funds were finite, he suggested making an attempt to implement the project concerned first. The project at the vacant land behind No. 9, Northeast Terrace, which was mentioned at a past meeting, should be handled next. Besides, he opined that it would be difficult to handle various procedures of the project at the same time. He thus enquired whether a feasibility study would be conducted before a district consultation (the Chairman).

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

- (1) in response to some Members' proposal for constructing social welfare facilities on the site concerned, the PlanD had provided the Social Welfare Department (SWD) with the information on relevant development parameters after the DPDFMC meeting on 26 April 2021. It learnt that the SWD was conducting a study; and
- (2) the PlanD did not object to the provision of non-permanent sitting-out and recreational facilities at the GIC site. Also, the implementation of the project concerned would not necessitate a change of land use.

42. Sr Estate Surveyor/TW of the DLO responded that the government land concerned was currently under the repair and maintenance of the owner of Tsuen Wan Town Lot No. 382. Following the LCS D's implementation of the project concerned and confirmation of the allocation of funds, the DLO would work in tandem accordingly, e.g. to arrange the owner to hand over the site and handle temporary government land allocations.

43. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) generally speaking, the TWDO would promptly conduct a district consultation after the implementation of the construction works by the department concerned; and
  - (2) having noted that the department would consider making a funding application to the TWDC, the TWDO would provide support and process relevant papers in order to avoid hampering the progress of the construction works.

44. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the Planning Section of the LCSD would process the application for land allocation and conduct a feasibility study upon the TWDC's endorsement of the project concerned. The LCSD would discuss relevant details and arrangements with the TWDO and Members after the meeting.

45. The Chairman believed that Members agreed to making an attempt to implement the project concerned first. He also pointed out that as the construction works could only commence in 2022 at the earliest, the district minor works funds of the current year would not be affected. Besides, he stated that the captioned matter would not be further discussed under the Matters Arising from the Minutes of the Previous Meeting.

IV Item 3: Application for District Council Funds as regards Activities Co-organised by the Working Group on District Development, Planning and Economic Development and District Organisation  
(DPDFMC Paper No. 21/21-22)

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

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

48. The Chairman asked if Members had to make declarations of other interests. No Member made a declaration of other interests.

49. The Chairman asked Members to vote on the funding application below. The funding application was endorsed with a vote of 11 in favour, 0 against and 0 abstention:

	<u>Name of Activity</u>	<u>Applicant Organisation/ Co-organiser</u>	<u>Amount Approved (\$)</u>
(1)	Markets in Tsuen Wan	Very Hong Kong	200,000.00

(Note: Mr NG Hin-lung, Norris and Mr KOT Siu-yuen left the meeting at 3:59 p.m.)

V Item 4: Proposed New Items under District Minor Works  
(DPDFMC Paper No. 22/21-22)

50. Asst Dist Offr (Tsuen Wan) of the TWDO and District Leisure Mgr(Tsuen Wan) of the LCSD introduced six proposed new items under district minor works in Tsuen Wan in 2021-22.

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

- (1) regarding proposed new project item 6 – Beautification works at Tsuen Wan District Leisure Venues, as this year marked the 60<sup>th</sup> anniversary of the founding of the satellite town of Tsuen Wan, he had previously advised the CEDD to promptly replace the plants at the central divider on Sha Tsui Road with colourful plant species. He had also advised the LCSD to create topiaries at the roadside flower bed off Vision City at the junction of Sha Tsui Road and Tai Ho Road or at the flower bed off Sha Tsui Road Playground. For example, it might trim the plants to create topiaries in the shape of numbers “6” and “0” or even Chinese characters “荃灣區議會” (Tsuen Wan District Council) for viewing by residents travelling past the said locations by bus (the Chairman);
- (2) he agreed that the TWDO should repair the dilapidated and pest-infested wooden pavilion and pier. Yet, he suggested conducting the repairs with more durable materials to facilitate future repair and maintenance. Besides, he enquired about the timetable of the improvement works, and recommended regular maintenance to reduce rust on the facilities (Mr WONG Ka-wa);
- (3) he suggested adding Tsuen Fu Street Garden to proposed new project item 6. Moreover, as construction works were underway at Kam Mun Hau Garden (Phase I), he enquired when the beautification works for the garden would commence. Also, residents were disturbed by noise generated by flocks of birds at the garden. He enquired whether birds would have a negative impact on shrubs (Mr LAM Sek-tim);
- (4) regarding proposed new project item 6, the roadside flower bed next to

Tsuen Wan Salt Water Pumping Station was in close proximity to Ocean Pride. When private vehicles made a left turn into the private road of Ocean Pride, the planters might create a blind spot for motorists. Hence, to ensure the safety of motorists, he advised the LCSD to discuss the possibility of reducing the height of the planters with the TD and relevant departments. Besides, many miscellaneous articles and abandoned bicycles were often found near the pumping station. He advised the department to enhance the clearance and cleaning work. In addition, during his on-site inspection at Tsuen Wan Park earlier on, he noticed the absence of an access leading to the stone chairs in the park. To use those chairs, the public had no choice but to tread on the lawn. Hence, he recommended installing stone steps or wooden steps at the location to facilitate the passage of visitors across the lawn (Mr YICK Shing-chung, Angus);

- (5) many rain shelters constructed using District Council (DC) funds had aged. He had previously submitted a replacement proposal to the TWDO in that regard. Hence, he enquired whether the rain shelters recommended by him were added to proposed new project item 5 – Term contract for minor works items and maintenance of DC facilities in Tsuen Wan District (2021-2022). Moreover, he welcomed the LCSD's adoption of views from Members under proposed new project item 6. Greening work would be conducted for the plots surrounding Shing Mun Valley Park, Sam Tung Uk Garden and Tsuen Wan Multi-storey Carpark Building, thereby providing residents with a wide range of ornamental facilities. Moreover, he had an open attitude towards the proposal for creating topiaries at the roadside flower bed off Vision City at the junction of Sha Tsui Road and Tai Ho Road. He also pointed out that the trees at the said location had been left unattended for a long time, and proposed that greening work should be promptly conducted there (Mr PUN Long-chung, Roy);
- (6) wooden pedestals of wooden rain shelters were susceptible to erosion. He enquired whether wood would still be adopted in the improvement works for the wooden rain shelters under proposed new project item 1 – Improvement works to wooden rain shelter near lamp post AC1923 at Wang Lung, Chuen Lung Village, Tsuen Wan and proposed new project item 4 – Improvement to wooden rain shelter beside steps from Hilltop Road leading to Shing Mun Catchwater near lamp post VC2283, Tsuen Wan. He also enquired whether it would consider using other materials to construct the frameworks of rain shelters (Mr CHIU Yan-loy);
- (7) regarding proposed new project item 3 – Improvement works to existing facilities at the open space near lamp post V9685 at Sham Tseng San Tsuen, Tsuen Wan, he thanked the TWDO's staff for conducting

multiple inspections at Sham Tseng San Tsuen and making amendments after adopting Members' views. He hoped that the construction works would be completed soon. Moreover, he was concerned about proposed new project item 4. He hoped that the TWDO would speed up and promptly complete the construction works to eliminate hazard. Regarding proposed new project item 6, he pointed out that the planters at Chung On Street failed to enhance the environment and even led to frequent accumulation of refuse and polluted water. He thus suggested reviewing the necessity to retain those planters and install fences at the said location (Mr LAU Chi-hung); and

- (8) he thanked the LCSD for actively following up on proposed new project item 6. He enquired whether the LCSD could distribute the PowerPoint presentation material to Members for their reference. Besides, at a past meeting of the DPDFMC, he enquired of the TWDO about a list of facilities constructed using DC funds with a view to arranging regular repairs according to the list. In addition, he enquired about the feasibility of creating topiaries at the roadside flower bed off Vision City at the junction of Sha Tsui Road and Tai Ho Road as well as at the flower bed off Sha Tsui Road Playground (Mr LAU Cheuk-yu).

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

- (1) regarding the proposal for creating topiaries for beautification at the roadside flower bed off Vision City at the junction of Sha Tsui Road and Tai Ho Road or at the flower bed off Sha Tsui Road Playground, the LCSD refrained from creating topiaries as far as possible in recent years because the maintenance of topiaries required considerable manpower and resources. The LCSD would discuss arranging an on-site inspection and the relevant details with the Member concerned after the meeting;
- (2) the LCSD noted the Member's proposal for adding Tsuen Fu Street Garden to proposed new project item 6, and welcomed views from other Members for consideration;
- (3) a lift was being constructed at Kam Mun Hau Garden. The LCSD would learn about the progress of the construction works and consider the feasibility of concurrently beautifying the flower bed at the garden;
- (4) to avoid creating blind spots and affecting the traffic, the LCSD would consult the TD before planting plants at transport interchanges and roundabouts. Besides, the LCSD would pay more attention to the problem of miscellaneous items near Tsuen Wan Salt Water Pumping Station;
- (5) the LCSD noted the Member's views on the flower bed off Tsuen Wan Park, and would provide stone steps at the location concerned to prevent visitors from stepping on the lawn; and

- (6) the LCSD could conduct an on-site inspection at Chung On Street with the Member concerned in order to explore improvements to the location in question.

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

- (1) Members could scan QR codes on newly constructed facilities for information of the facilities. They could also browse the website [www.dmw.gov.hk](http://www.dmw.gov.hk) and search the information about the district minor works projects concerned by district, project type and lead department. As there were considerable facilities in Tsuen Wan district, the TWDO was updating the information on the webpage;
- (2) the TWDO had all along been conducting repair and maintenance work for its facilities on a regular basis. If the Works Section found that a facility showed signs of aging or damage, it would consider reconstructing the facility having regard to cost effectiveness to ensure the optimal use of resources; and
- (3) most of the rain shelters concerned were located in the natural environment. Hence, the adoption of wood as the construction material could enable the rain shelters to blend in with the surrounding environment. Also, the construction and repair costs were fairly reasonable. When constructing similar facilities in the future, the TWDO would consider using other materials to construct various parts of the facilities with a view to enhancing their durability.

54. Senior Inspector of Works (Tsuen Wan) of the TWDO responded that the rain shelters recommended by the Member concerned had been added to proposed new project item 5.

55. Members unanimously endorsed the funding application in the amount of \$3,700,000 for six proposed new items under district minor works in Tsuen Wan in 2021-22.

VI Item 5: Planning Applications (as at 11.6.2021)  
(DPDFMC Paper No. 23/21-22)

56. Sr Town Plnr/Tsuen Wan of the PlanD briefed Members on the planning applications vetted by the Town Planning Board (TPB) and those pending vetting by the TPB as at 11 June 2021.

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

- (1) he noted that Planning Application No. A/TW/515 was put on hold whereas Planning Application No. A/TW/519 for the same project had been under discussion for a year. The number of proposed parking spaces, which had been of concern to many residents, remained at only

147 to this day. Residents were worried that if the planning application was approved, vehicles would be illegally parked here and there, resulting in traffic congestion. He thus advised the Government and developer to increase the number of proposed parking spaces. Moreover, he opined that upon the commissioning of Route 11 ten-odd years later, vehicles would then be able to travel to Tsuen Wan district directly from the Chinese Mainland, thereby posing a worrisome risk of an increase in traffic accidents at the affected locations (Mr LAM Sek-tim);

- (2) regarding Planning Application No. A/TW/525, the TD stated at a past DPDFMC meeting that the traffic arrangements were feasible. However, at the location concerned, a sizeable construction site for commercial development already existed and only a few minor roads were available for vehicular access. This made him worried about potential traffic congestion similar to that commonly seen in Kwun Tong. Thus, he enquired whether the PlanD had considered related traffic problems when reviewing the planning application (Mr LAU Cheuk-yu);
- (3) currently, the areas surrounding Lo Wai would be clogged with traffic during ancestral worship periods. While applying for the provision of 3 000 niches at the location concerned, the applicant of Planning Application No. Y/TW/15 proposed setting up only three parking spaces for private vehicles, two parking spaces for motorcycles and one loading/unloading area. The parking facilities were insufficient. Also, he said that the roads at Lo Wai Village were very narrow, and the applicant's proposal for widening the roads between the construction site and Lo Wai Road could not help ease the traffic. He thus objected to this planning application (Mr LAI Man-fai);
- (4) there was concern from the district about insufficient parking spaces in Planning Application No. Y/TWW/7. The applicant proposed rezoning the location concerned for residential development to provide not more than 661 residential flats and 66 parking spaces. As the location was poorly served by public transport, many residents there had chosen to travel by private vehicles, resulting in an acute shortage of parking spaces in the area. Hence, he suggested conducting an on-site inspection with the PlanD's staff to study the shortage of parking spaces and the severity of illegal parking at nighttime. Highlighting the current lack of public transport serving the location, he enquired how the applicant would tackle the traffic problems after the planned intake of the 661 households. He also advised the departments concerned to duly perform their gatekeeping roles (Mr LAU Chi-hung);
- (5) currently, a two-storey dyeing factory was situated on the site of Planning Application No. A/TW/522. The applicant planned to fully

utilise the plot ratio of 11.4 of the site and construct a 20-storey “screen-like building”. The residents of the location objected to the planning application because it would obstruct the view of nearby buildings and adversely affect the flow of fresh air. They were also worried about traffic problems. Moreover, a day care centre with a quota of 60 places as well as 661 residential flats and 66 parking spaces would be provided under Planning Application No. Y/TWW/7. In his opinion, the location concerned was poorly served by public transport. He criticised the applicant for providing parking spaces according to the minimum requirement. Also, he had reservations as to whether those parking spaces could meet the transport demand of the location. Additionally, he was concerned about the lack of community ancillary facilities (e.g. schools and supermarkets) at the location. He was worried that residents would face difficulties in everyday life in the future (Mr CHIU Yan-loy);

- (6) regarding Planning Application No. A/TW/519, he advised the developer to draw reference from views from the district. It should also provide additional social welfare facilities to benefit elders, teenagers and young children in response to the overall population growth of Tsuen Wan district. Regarding traffic ancillary facilities, he suggested that the PlanD and TD should request the developer to change the traffic direction of relevant sections of Sha Tsui Road to single-lane traffic, thereby forestalling serious traffic congestion. Moreover, he objected to Planning Application No. Y/TWW/7. He said that as the location concerned was devoid of markets and other ancillary facilities, the construction of residential buildings would probably be in conflict with the projects of the TWDO and other departments. He thus proposed that the developer should develop tourism in the light of the beach attractions and overall planning of the location. In addition, he agreed to Planning Application No. Y/TW/15 under which niches were provided in line with the Government’s prevailing policy. Nevertheless, he disagreed with the applicant’s proposal for further increasing the number of niches (Mr WONG Ka-wa);
- (7) he enquired of the PlanD about the details of rezoning the “Green Belt” for other uses under Planning Application No. Y/TWW/7. Also, he was concerned about whether ancillary facilities would be sufficiently provided for the temporary housing in this planning application. He said that the Belvedere Garden area and Sham Tseng were adjacent to the site of the planning application. Due to the shortage of existing parking spaces and the heavy traffic flow on the road sections linking Tuen Mun Road, those areas would fail to bear the traffic load generated by the planning application. Also, only 66 parking spaces for private vehicles would be provided under the planning application. It was the

minimum requirement of the planning standards. He thus enquired whether the departments concerned would request the applicant to provide a shuttle bus service plying between the location and Tsuen Wan West Station in order to alleviate the traffic problem. Moreover, regarding Planning Application No. A/TW/526, he welcomed the road improvement works which were currently underway at the location concerned. He hoped that the works would help enhance the pedestrian flow of Greenview Court Shopping Centre. He also suggested restricting the use of shuttle buses to ease the traffic congestion in the Belvedere Garden area (Mr YICK Shing-chung, Angus);

- (8) regarding Planning Application No. A/TW/526, the applicant proposed establishing a residential care home for the elderly (RCHE) on the site concerned. He enquired whether the departments concerned had received views from residents or owners' corporations. Besides, he was concerned about the traffic issues relating to this planning application. In his opinion, the site might not have enough space for the parking of escort service vehicles. Also, the access to the location was a long ramp, which posed a challenge to wheelchair users (the Vice Chairman); and
- (9) he pointed out that the applicant of Planning Application No. Y/TWW/7 did not apply for constructing temporary housing. Moreover, he supported setting up a walking trail at Ting Kau, a proposal put forth by a Member at a DPDFMC meeting in the past. He opined that the walking trail could serve to beautify the area concerned. He hoped that the CEDD would listen to and adopt the views from the representatives of public opinion (the Chairman).

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

- (1) Planning Application Nos. A/TW/519 and A/TW/525 shared one construction site. The data centre of Planning Application No. A/TW/525 was located on two floors of an industrial building within the site of Planning Application No. A/TW/519. The data centre had been in operation for years. As the site was zoned as a "Comprehensive Development Area" site and the land use should be renewed every three years, the applicant applied for a renewal in order to continue to operate the data centre according to the current land use;
- (2) the PlanD noted the Member's view on the lack of parking spaces in Planning Application No. A/TW/519. The view and other public comments were submitted to the TPB for its consideration last year. As the TPB had rejected the planning application in December 2020, the applicant had applied for a review on the decision. On the other hand, the applicant had submitted another planning application (No.

A/TW/527) to the TPB, and added social welfare facilities including a child care centre to the planning application. He suggested that Members could write to the TPB during the collection of public views on the planning application, which would be published in newspapers, so as to enable the PlanD to consult the departments concerned on Members' views, and then consolidate the views for submission to the TPB for its consideration;

- (3) the applicant of Planning Application No. Y/TW/15 was aware that Lo Wai Road could not cope with the traffic load during Ching Ming Festival and Chung Yeung Festival. The applicant therefore proposed closing the columbarium before and after those festivals, i.e. the peak ancestral worship periods. So, worshipers would have to visit the columbarium during other periods by appointment. The TD had been notified of the opening arrangement and traffic assessment of the planning application. Hence, partially agreeing to the planning application, the TPB granted approval at its meeting held in the week before this DPDFMC meeting. In other words, the use as a columbarium fell within Column 2 uses in the Notes of the outline zoning plan concerned. If the applicant planned to construct a columbarium on the site, he or she should submit a planning application to the TPB. Besides, the PlanD and Food and Environmental Hygiene Department (FEHD) had reached a consensus. When the FEHD considered granting a licence to the columbarium, it would draw up terms on crowd and traffic control, and arrange staff of the Central Enforcement and Prosecution Section to check whether the applicant had complied with those terms during Ching Ming Festival and Chung Yeung Festival. After the applicant's submission of planning application again, the PlanD would report to the DPDFMC and solicit Members' views;
- (4) regarding Planning Application No. A/TW/519, he suggested that Members could direct their views (e.g. the technical proposal for changing the vehicular flow of Sha Tsui Road to one-lane traffic) to the TPB in writing when the supplementary information of the planning application was published in newspapers. This would enable the PlanD to convey the views to the TD and seek its advice;
- (5) the applicant of Planning Application No. Y/TWW/7 applied for neither temporary housing nor a hotel with serviced apartments (e.g. Bay Bridge Lifestyle Retreat). The applicant proposed converting the hotel into a residential building. The PlanD was aware of the problem of illegal parking around the location concerned at nighttime. It was also concerned about the number of parking spaces to be provided under the development project. Currently, the planning application was at the stage of publication in newspapers and public circulation. The PlanD

therefore needed time to collect views from the departments including the TD. It would process the planning application after consolidating the views from the public and departments, and undertook to duly perform its gatekeeping role as usual; and

- (6) the collection of public views on Planning Application No. A/TW/526 by way of publication in newspapers had expired on 25 June 2021. The PlanD was processing the public views received. Besides, it would draw reference from the TD's views on traffic.

(Note: Ms CHAN Kim-kam left the meeting at 5:03 p.m.)

59. The Chairman said that as Sr Engr/Tsuen Wan of the TD had to attend to other urgent business, he suggested discussing agenda items 9, 10 and 13 first. Members agreed to the arrangement.

60. 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 9: Relation between the Development of Some Idle Sites in Tsuen Wan and the Widening of Tsuen Wan Road  
(DPDFMC Paper No. 27/21-22)

61. 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), LCSD;
- (2) Mr CHENG Ho-yin, Henry, Sr Estate Surveyor/TW, DLO;
- (3) Mr NG Kar-shu, Sr Town Plnr/Tsuen Wan, PlanD; and
- (4) Mr CHOW Kai-hang, Daniel, Sr Engr/Tsuen Wan, TD.

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

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

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

- (1) he enquired of the PlanD about the zoning of sites A to E (photos attached). Also, there were substations of the CLP Power Hong Kong Limited (CLP) on both sites D and E. He enquired whether the consent of the CLP was required before developing those sites (Mr LUK Ling-chung, Antonio);
- (2) he learnt that the school premises of C.C.C. Chuen Yuen First Primary School would be reprovisioned on the vacant site next to City Point. The exit of the site was located at the waterfront. Like the ends of Belvedere Garden and other housing estates, it was also a traffic gridlock. He believed that the reprovisioning of the primary school

premises would lead to traffic congestion around the waterfront. As such, he enquired whether the TD would construct a transport interchange on the site with a view to easing the increased traffic flow generated by the new primary school in the future. Moreover, he enquired whether there were any departments planning to conduct developments on the sites concerned (Mr YICK Shing-chung, Angus); and

- (3) there were quite a number of idle sites in Tsuen Wan district. It was a waste indeed, given the scarcity of land in Hong Kong. The departments concerned should not continue to leave the government land idle. Hence, he agreed to the Member's proposal for setting up temporary parks on idle government land in the district (Mr LAI Man-fai).

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

- (1) when selecting locations for the construction of parks or other recreational facilities, the LCSD should take into consideration a number of factors and would be subject to certain constraints. The LCSD did not recommend constructing outdoor recreational facilities and children's play equipment under flyovers; and
- (2) spaces under flyovers were generally used for beautification, setting up parking spaces and showcasing exhibits. The LCSD should thoroughly consider the proposal for constructing recreational facilities under flyovers.

65. Sr Engr/Tsuen Wan of the TD responded as follows:

- (1) the Major Works Project Management Office of the HyD was the proponent of the Widening of Tsuen Wan Road. If the HyD had any land use proposal, it would submit an application to the DLO accordingly;
- (2) the TD noted Members' proposals in relation to the sites concerned and transport facilities. It would follow up on the feasibility of the proposals with the DLO; and
- (3) regarding the proposal for constructing new school premises on Wing Shun Street, the school had conducted a traffic assessment and prepared a report on its own. Meanwhile, the TD would review the junctions and traffic situation around the location concerned. It would also discuss improvement and enhancement options with the ArchSD.

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

- (1) site B was currently a temporary government land allocations (TGLA) site (No. TTW-876), which was granted to the Slope Maintenance Section of the LandsD for setting up a warehouse to facilitate slope

maintenance and improvement works (including the slopes in Tsuen Wan district). It was designated as a TGLA site since around June 2014;

- (2) in order to more effectively utilise idle sites A and C adjacent to site B, there was a plan to relocate the warehouse of the Slope Maintenance Section from site B to site C. To cater for the needs arising from slope maintenance and improvement works, the Slope Maintenance Section anticipated that the warehouse tentatively remained essential until the end of 2023. After being vacated, site B would be merged with site A. The TD proposed conducting a tender exercise for setting up a temporary fee-charging public car park on a short term tenancy (STT) there. The DLO was seeking views from the government departments concerned on the said proposal, and would conduct a district consultation with the assistance of the TWDO in a timely manner;
- (3) according to the record, the spaces under the flyover on Tsuen Wan Road and nearby government land might all be subject to the Widening of Tsuen Wan Road of the HyD. Based on the information provided by the HyD earlier, the widening works would commence in 2025. The DLO would provide land administrative support after the HyD's confirmation of the area affected by the widening works and the years of implementation. For example, the DLO would recover the STT sites and the land allocated by the Government;
- (4) if the department concerned put the said government land into short-term leisure uses, the DLO would provide land administrative support accordingly. For instance, it would allocate the land to the department by way of TGLA for the implementation of the short-term uses; and
- (5) sites D and E were government land. The development of those sites did not require the consent of the CLP. The DLO would consult the departments, including the Electrical and Mechanical Services Department (EMSD), before developing government land. The EMSD would give advice according to the relevant guidelines. Yet, the DLO was uncertain whether the EMSD would seek views from the CLP.

67. Sr Town Plnr/Tsuen Wan of the PlanD responded that in the outline zoning plan, sites A, B and C were labelled "Road" zones whereas sites D and E were labelled GIC zones.

68. Mr LUK Ling-chung, Antonio said he had an open attitude towards the TD's proposal for setting up a temporary fee-charging public car park on sites A and B. He pointed out that residents preferred the planting of flowers and trees. However, he believed that the TWDO would conduct a district consultation on the matter in the future. Besides, it would generally take two or three years to process an application

for setting up a temporary park on a site. He was pleased that the department had, for the purpose of clarification, advised him that the Widening of Tsuen Wan Road would not commence until 2025 so as to make it clear that it would be difficult to implement his proposal. Also, he believed that the construction of a buffer area on the site concerned would hamper the access of residents of City Point. He thus had reservations about the proposal and opined that a thorough consultation should be conducted.

69. The Chairman resumed the chair.

VIII Item 10: Review of the Overall Planning in the Approved Tsuen Wan West Outline Zoning Plan  
(DPDFMC Paper No. 28/21-22)

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

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

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

71. Mr LAU Chi-hung introduced the paper.

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

- (1) new residential properties had been completed one after another in the vicinity of Sham Tseng, Tsing Lung Tau and So Kwun Wat. Residents mainly relied on road transport. Some residents of the private residential properties would travel by their own vehicles, and therefore seldom used public transport. It resulted in severe traffic congestion around Sham Tseng and Tsing Lung Tau. He opined that currently, the traffic problem could only be solved by enhancing the public transport ancillary facilities and curbing the growth of private vehicles. Besides, he proposed setting up an exit/entrance linking Tuen Mun Road near the Tuen Mun Road Bus-Bus Interchange in order to ease the traffic around Sham Tseng and Tsing Lung Tau (Mr CHIU Yan-loy);
- (2) he believed that the number of consumers visiting Sham Tseng would grow after the completion of about 5 000 flats, in addition to those travelling to Sham Tseng from Dongguan or Guangzhou by left-hand drive vehicles upon the opening of Route 11 in the future. He was worried that there would be excessive pedestrian flow in Tsuen Wan at that time (Mr LAM Sek-tim); and
- (3) the gradual completion of private residential developments around Tuen Mun and Siu Lam led to a surge of private vehicles and thus aggravated the problem of traffic congestion. Hence, he hoped that the TD and

other departments would properly calculate the vehicular and pedestrian flow in the planning. Besides, he suggested setting up a superhighway exit/entrance at Hung Shui Kiu (Mr WONG Ka-wa).

73. Sr Engr/Tsuen Wan of the TD responded as follows:

- (1) due to the continuous growth of vehicles, the competition for road space among vehicles became more and more intense. As a result, the problem of traffic congestion was deteriorating in Hong Kong;
- (2) the transport policy in Hong Kong was underpinned by public transport services with the railway as the backbone. Subject to the availability of resources, the Government would adopt the three-pronged approach to make traffic improvements and relieve traffic congestion continuously. For instance, it would enhance the transport infrastructure, expand and improve the public transport network, and manage the use of roads;
- (3) the TD had conducted improvement works for Tuen Mun Road and Castle Peak Road. Also, the Tuen Mun - Chek Lap Kok Link Northern Connection, which had been opened last year, facilitated the diversion of some upstream vehicles to Chek Lap Kok and other strategic routes, thereby easing the traffic on Castle Peak Road and Tuen Mun Road. In the future, the TD would also conduct improvement works for individual junctions or road sections of Castle Peak Road. For example, it would convert the roundabout at Lung Yue Road into a spiral roundabout and widen the roads in the vicinity of Sham Tseng Fire Station near Sea Crest Villa (Phase III). In the long run, Route 11 and the Tsing Yi - Lantau Link would be beneficial to the regional traffic and transport;
- (4) when examining the development planning of a project, the TD would request the developer to adopt the upper limit for the supply of parking spaces. This practice aimed to provide the greatest number of parking spaces where practicable;
- (5) Castle Peak Road and Tuen Mun Road were both equipped with devices for calculating the traffic volume. The TD could ask its staff concerned to provide Members with the data on the traffic volume if necessary; and
- (6) As Tuen Mun Road was an expressway whereas Castle Peak Road was a rural road facility, any attempt to make the two roads environmentally and physically interactive would be constrained to a certain extent. The TD was worried that upon the provision of interactive facilities along the roads, Castle Peak Road might fail to cope with the increased traffic flow.

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

- (1) the PlanD would provide land planning support if a policy bureau or department intended to provide additional social welfare, transport or livelihood facilities in Sham Tseng; and
- (2) following the SWD's advice, the developers applying for redevelopment of Chan Kee Plaza in Sham Tseng and conversion works for Royal View Hotel had proposed adding social welfare facilities to their respective plans.

75. Sr Estate Surveyor/TW of the DLO responded that if the authorities intended to construct traffic and transport infrastructure, community welfare facilities or livelihood ancillary facilities in the district in response to the population growth and needs, the DLO would communicate with the relevant policy bureaux and departments and provide land administrative support accordingly.

76. Mr LAU Chi-hung pointed out that currently, vehicles travelling past Siu Lam were not allowed to enter Tuen Mun Road in the morning and could only use Castle Peak Road, an ancillary rural road. This had resulted in frequent traffic congestion. He suggested that the restriction should be relaxed to allow vehicles to use Tuen Mun Road in order to minimise traffic accidents caused by vehicles making a turn at the Garden Company Limited on Castle Peak Road. Moreover, he opined that with respect to the provision of community facilities, the needs of the local residents should be the consideration, and disagreed with meeting the demand just by adding community facilities to new residential properties.

77. Sr Engr/Tsuen Wan of the TD responded that the introduction of junctions at Tuen Mun Road might adversely affect the operation of franchised buses at Tuen Mun Road during peak hours in the morning. The TD should also carefully consider whether the said measure was beneficial to the overall traffic condition.

IX Item 13: Request that Departments Should Immediately Open up the Access at the Rear of the Basketball Court of Hoi On Road Playground, and Shoulder the Responsibility for the Management and Maintenance of the Access to Safeguard the Lives and Safety of Residents  
(DPDFMC Paper No. 31/21-22)

78. 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 HUNG Yuen-ching, Adm Asst/Lands, DLO;
- (2) Ms OSBORN Wai-fong, Rita, Chief Health Inspector (Tsuen Wan)<sup>2</sup> (Ch Health Insp (Tsuen Wan)<sup>2</sup>), FEHD;
- (3) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD;
- (4) Mr CHOW Kai-hang, Daniel, Sr Engr/Tsuen Wan, TD; and
- (5) Mr LAI Yik-wing, Wesley, Asst Dist Offr (Tsuen Wan), TWDO.

Besides, the written replies of the Chief Secretary for Administration's Office and HyD were tabled at the meeting.

79. Mr YICK Shing-chung, Angus introduced the paper.
80. The views and enquiries of Members were summarised as follows:
- (1) he pointed out that the location concerned had a relatively low pedestrian flow. In the past, some residents of the Belvedere Garden area requested for setting up a Pet Garden there. He opined that the environment would become better when the pedestrian flow increased. Hence, he suggested that the departments should convert the location into a pedestrian access in order to avoid wasting the location (Mr WONG Ka-wa);
  - (2) in his opinion, the provision of an access at the location concerned could prevent conflicts between users of the basketball court and pedestrians. He thus enquired whether the location on was government land; if yes, he advised the Government to construct a minor road for public use there. It could enable pedestrians to travel between the Belvedere Garden area and Tsuen Wan town centre without walking through the basketball court or taking a detour (Mr CHIU Yan-loy);
  - (3) he pointed out that there were many miscellaneous articles at the location concerned and the hygiene condition was rather poor. As such, he enquired why it was not included as part of the playground in the planning back then. Also, he hoped that the departments would make effective use of the location and open it for public use (the Vice Chairman); and
  - (4) he opined that opening the access for public use could not only bring convenience to pedestrians and ensure their safety, it could also improve the environmental hygiene of the location concerned. Hence, he hoped that the government departments would open the access for public use as soon as possible (Mr CHAN Yuen-sum, Sumly).
81. Adm Asst/Lands of the DLO responded that as the DLO was not a public works department, it was unable to undertake repair work. If a department intended to take over the aforesaid location, the DLO would provide land administrative support accordingly. For example, it would handle matters relating to government land allocations.
82. Ch Health Insp (Tsuen Wan)<sup>2</sup> of the FEHD responded as follows:
- (1) the FEHD provided sweeping and cleansing services for public places on a regular basis. It would instruct the cleansing contractor to take follow-up actions if the hygiene condition of the aforesaid location was unsatisfactory; and
  - (2) if the FEHD's staff found illegally parked bicycles during inspections at

the location, they would refer the matter to the departments concerned. Also, the FEHD had all along been conducting joint operations with the departments. According to the record, the FEHD had taken part in two joint operations to remove illegally parked bicycles at the location between April and June 2021. In the operations, the FEHD provided manpower and transport support, and delivered the removed bicycles to the storage space of the DLO for follow-up.

83. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) it was not possible to ascertain the reason for not incorporating the location concerned into the area of the basketball court; and
  - (2) the LCSD agreed that the basketball court should not serve as an access. However, the LCSD believed that if it closed one of the exits/entrances of the basketball court now, it would cause inconvenience to nearby residents or users of the basketball court. Hence, after the relevant department had repaired and opened the access, the LCSD would provide corresponding support so that pedestrians would no longer need to travel through the basketball court.
84. Sr Engr/Tsuen Wan of the TD responded as follows:
- (1) the location was unallocated government land. It was under the management of the DLO. According to the information provided by the Fire Services Department and ArchSD, the location was not an emergency vehicular access;
  - (2) currently, there might be exits/entrances and facilities set up by the DSD for the repair and maintenance of nullahs at the location. The TD should ascertain whether the DSD was still in need of those facilities before considering taking up the location for the provision of an access; and
  - (3) the location might have to undergo minor formation works and weeding to ensure its suitability for public use. Before opening the location, the departments should also conduct a joint inspection to clarify their respective duties.
85. Asst Dist Offr (Tsuen Wan) of the TWDO responded that historical factors probably led to the lack of a proper pedestrian access at the said location. The Works Section of the TWDO would study the feasibility of constructing a trail there.
86. The views and enquiries of Members were summarised as follows:
- (1) he enquired whether Members preferred the provision of an access at the location concerned or the expansion of the basketball court by the LCSD. As the issue involved multiple departments, he suggested that the TWDO should undertake the coordination work (the Chairman); and

(2) he said that it was necessary to provide an access at the location concerned. He was pleased that the departments also agreed to his proposal. In his opinion, as the departments had verified that the location was a public access managed by the Government instead of an emergency vehicular access, the LCSD should shoulder the responsibility and make amends for its design blunder. It should enable pedestrians to access the location without taking a route through the basketball court and study whether the existing basketball court should be expanded. Nevertheless, if another department was willing to undertake the construction works, he would readily accept the arrangement. He also hoped that the construction works would be completed and the access would be open to pedestrians as soon as possible. Besides, he agreed that the TWDO should undertake the coordination work and suggested arranging an on-site inspection. In addition, he enquired whether the TD and HyD had informed the DLO about the existence of exits/entrances and facilities for the repair and maintenance of nullahs at the location. He said that if he learnt of the information beforehand, he would have invited representatives of the DSD to attend the meeting and address the problem together (Mr YICK Shing-chung, Angus).

87. Sr Engr/Tsuen Wan of the TD responded that, for the purpose of clarification, the TD should point out that the facility concerned was actually an underground culvert. Having obtained this piece of information from the relevant drawings, the TD held that the DLO, as the department managing the site, should be aware of such information as well.

88. The Chairman asked the TWDO to arrange an on-site inspection.

X Item 6: Request for a Solution to the Absence of a Department Responsible for the Management of the Sitting-out Area Outside the Hoi Pa Tsuen Village Office

(DPDFMC Paper No. 24/21-22)

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

- (1) Ms HUNG Yuen-ching, Adm Asst/Lands, 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.

90. Mr LAI Man-fai introduced the paper.

91. The views and enquiries of Members were summarised as follows:
- (1) as the departments were unwilling to take over locations not managed by any responsible department (“三不管” in Chinese) in Tsuen Wan district, he proposed managing those locations by using DC funds and invited the TWDO to comment on the proposal (the Vice Chairman);
  - (2) the TWDO would follow up on the problems which had not been dealt with by any department at individual locations. In his opinion, the departments should promptly reach a consensus on which the department should take over the location concerned (Mr WONG Ka-wa);
  - (3) he opined that the TWDC should allocate funds to dealing with locations not managed by any responsible department. Also, he suggested that the TWDO should conduct a community study to identify the causes of the existence of those locations in the district and formulate corresponding solutions (Mr LAU Chi-hung);
  - (4) taking the delineation of management responsibilities of the waterfront area as an example, he pointed out that the HyD was responsible for managing paving slabs whereas the LCSD undertook the management of trees. He could not understand why the management responsibilities of the location concerned could not be delineated among the departments following the said logic. The location was a sitting-out area. He thus opined that the management should be undertaken by the LCSD instead of the TWDO. This approach could facilitate repair and management as well as help solve residents’ problems in the future (Mr YICK Shing-chung, Angus);
  - (5) he believed that a department was responsible for the management of government land. For instance, the location concerned was under the management of the DLO. The facilities there, however, might be set up a long time ago. So, past documents should be checked in order to ascertain which department was responsible for managing the facilities. There were quite a number of locations not managed by any responsible department in Tsuen Wan district. In his opinion, the allocation of DC funds was not sufficient to address the problem. Pointing out the TWDO’s power to allocate funds to villages for constructing facilities under the Rural Public Works Programme, he enquired whether funds could similarly be allocated from the said programme to address the problem concerned (Mr CHIU Yan-loy); and
  - (6) as the location concerned was in the rural area, he agreed to address the problem by using funds from the Rural Public Works Programme (the Chairman).

92. Adm Asst/Lands of the DLO responded that the DLO had specially allocated resources for weeding at the location concerned. However, it was unable to handle

the facilities there. If any department was willing to take over the location, the DLO would provide land administrative support accordingly.

93. District Leisure Mgr(Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD was responsible for managing the flower beds and plants at the sitting-out area outside the Hoi Pa Tsuen Village Office; and
  - (2) apart from the LCSD, the TWDO also undertook the management of sitting-out areas. If the venue was to be taken over by the LCSD, the facilities within the venue should be managed according to the relevant regulations of the LCSD. Members might draw reference from the practice of other districts to allocate funds to conduct repairs under the Rural Public Works Programme.
94. Sr Town Plnr/Tsuen Wan of the PlanD responded that the PlanD had nothing to add because the matter concerned fell within the area of park management.
95. Asst Dist Offr (Tsuen Wan) of the TWDO responded as follows:
- (1) the Works Section of the TWDO conducted an on-site inspection before the meeting. It found that the sitting-out area was relatively extensive. If a new park was to be constructed, site formation works would be required and the estimated cost would be quite high. Besides, as the TWDO had no experience of constructing parks, it would study the feasibility of constructing a park at the location together with the LCSD. The TWDO would also learn about whether the LCSD had any development plan at the location in order to avoid wasting resources. It might study whether the TWDC could allocate funds to support the works concerned where necessary; and
  - (2) given the relatively small scales and construction areas of projects under the Rural Public Works Programme, the costs would not be as high as that of constructing a park. Hence, the TWDO had reservations about the feasibility of conducting the works under the Rural Public Works Programme. Nevertheless, it would study whether new funding would be available in the future to construct parks on vacant sites in the district.
96. The views and enquiries of Members were summarised as follows:
- (1) he was pleased that the DLO clarified the responsibility and the TWDO would proactively study solutions. Besides, he enquired whether funds could be allocated from the District Minor Works Programme to conduct the works concerned (Mr LAI Man-fai); and
  - (2) he asked the TWDO to study whether funds could be allocated from the Rural Public Works Programme to conduct the works concerned and discuss ways to follow up on the problem with the LCSD. Besides, he

opined that the construction cost would be quite high. The funds from the District Minor Works Programme might not be sufficient to cover the cost. As such, he had reservations about the proposal (the Chairman).

XI Item 7: Improving the Facilities at Tsuen Wan Waterfront Promenade  
(DPDFMC Paper No. 25/21-22)

97. The Chairman said that the paper was submitted by Mr WONG Ka-wa. The representatives from the departments responsible for giving response were:

- (1) Ms TANG Ho-yan, Joyce, Sr Engr/2 (W), CEDD; and
- (2) Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan), LCSD.

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

98. Mr WONG Ka-wa introduced the paper.

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

- (1) he enquired whether the Din-Dong figures were fixed to the ground. Moreover, some residents considered the current practice of setting up the water dispenser at the narrow access unsatisfactory. Children might bump into the water dispenser. He hoped that the departments would make improvements accordingly (Mr LAM Sek-tim);
- (2) he opined that the activity concerned was the most successful one among those recently held at the waterfront. However, as the District Councillor of the constituency area, he hoped that the departments would early inform him of the locations of the exhibits so that he could give views accordingly. Besides, some residents pointed out that hazards might result from the close proximity of the figures to the waterfront. Also, some residents of Belvedere Garden pointed out that the podium and middle floors of the housing estate fell within the coverage of street lights at the footpath and cycle track along the waterfront. In addition, some waterfront facilities were damaged. He hoped that the departments would conduct repairs as soon as possible (Mr YICK Shing-chung, Angus);
- (3) he agreed to the provision of additional facilities such as water dispensers, seats and figures for visitors to “check in” at the waterfront promenade. Having said that, those facilities should be set up at suitable locations. Taking the figures for “checking in” as an example, spacious locations where the public could take photos with the figures safely should be selected, instead of setting up the figures on the periphery or at one location. Besides, water dispensers should not obstruct the footpath. He also pointed out that at the waterfront, some seats were installed at the relatively narrow access. If people on those seats stretched out their legs, they might trip others jogging along the

waterfront. Therefore, he opined that the departments should consider the actual operation of the facilities. They should review the locations of existing facilities again and study the necessity of relocating the facilities (Mr CHAN Yuen-sum, Sumly); and

- (4) it was inevitable that children would fall or scratch themselves when playing. Provided that no imminent danger would be posed at the locations of the figures, users should determine whether to use the figures themselves. He had no special comments in this regard. On the other hand, the public were unable to directly reach the waterfront through the cycle track after crossing the carriageway. He enquired whether the departments had specially set up barriers to prevent people from being hit by bicycles as a result of crossing the cycle track immediately without paying attention to the traffic on the track. He suggested that the departments should provide links to the cycle track in other locations for the public to pass through (the Vice Chairman).

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

- (1) the CEDD set up a water dispenser at the Tsuen Wan waterfront cycling entry/exit hub during the advance works of the cycle track. The LCSD was responsible for the repair and maintenance of the water dispenser. However, due to the epidemic, the water dispenser was temporarily closed;
- (2) the CEDD previously received views on the seats from Members and the public. After discussing with the LCSD, the CEDD decided to promptly remove the seats and would consider reprovisioning seats inside the bicycle practising area;
- (3) as far as the design of the cycle track was concerned, cyclists should not ride bicycles on the ramps; instead, they should dismount and push their bicycles to prevent collisions between pedestrians and cyclists. The CEDD had instructed the bicycle ambassadors on site to pay special attention to the situation on the ramps and remind cyclists to dismount and push their bicycles there. If further needs arose, the CEDD could additionally put up temporary notices at suitable locations;
- (4) as the Din-Dong figures and street lamps were under the DEVB's management, the CEDD was unable to give response in this regard;
- (5) the CEDD did not want people to cross the cycle track immediately after crossing the carriageway. Hence, it had not set up a direct connecting point. Upon the opening of the cycle track, the CEDD had also found that some people did not cross the cycle track via the pedestrian crossings at the cycle track. It had taken follow-up actions progressively. Also, the CEDD had installed railings at some pedestrian crossings along the carriageway to separate the pavement and cycle track. This was to prevent pedestrians from walking onto the

cycle track immediately after crossing the carriageway. The CEDD had also installed temporary direction signs around the pedestrian crossings of the carriageway to show the nearest pedestrian crossings of the cycle track;

- (6) on average, pedestrian crossings were set up every 50 metres along the road section off Belvedere Garden. The CEDD had made every effort to strike a balance between the needs of cyclists and pedestrians in the design; and
- (7) the flower bed was currently equipped with temporary railings to prevent people from crossing over it. The CEDD hoped that the plants of the flower bed would serve as natural dividers when they became fully grown in the future.

101. District Leisure Mgr(Tsuen Wan) of the LCSD responded that the LCSD had nothing to add because no facility was under its management inside the lot concerned for the time being.

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

- (1) he proposed writing to the DEVB to request a move of the Din-Dong Cat Bus backwards to prevent children from falling into the gap between the Din-Dong Cat Bus and the kerb when they “checked in” to the attraction. Moreover, the entire cycle track was quite long and people would sweat a lot when cycling. He thus suggested increasing the number of water dispensers. When the cycle track was under construction in the past, the public could directly reach the waterfront on foot. Residents of nearby housing estates would also take a walk along the waterfront. If the departments did not want people to cross over the flower bed, he advised them to enclose the flower bed with metal fences or introduce legislation to ban people from tramping the lawn. Besides, all ramps were devoid of footpaths for the time being. He suggested that the departments should provide footpaths along the ramps (Mr WONG Ka-wa); and
- (2) he suggested forwarding the relevant part of the minutes to the DEVB for its consideration (the Chairman).

(Post-meeting note: The Secretariat conveyed Members’ views to the DEVB on 4 August 2021.)

103. The Chairman said that Mr LAU Cheuk-yu had to attend to other urgent business. Also, District Leisure Mgr(Tsuen Wan) of the LCSD would be responsible for giving response under agenda items 8 and 12. Hence, he suggested discussing both items agenda items at the same time. Members agreed to the arrangement.

XII Item 8: Re-opening the Leisure Pool and Water Slides of the Shing Mun Valley Swimming Pool and Item 12: Concern about Partial or Full Closures of Public Swimming Pools in Tsuen Wan District

(DPDFMC Paper No. 26/21-22 and DPDFMC Paper No. 30/21-22)

104. The Chairman said that DPDFMC Paper No. 26/21-22 was submitted by Mr LAM Sek-tim and DPDFMC Paper No. 30/21-22 was submitted by Mr LAU Cheuk-yu. The representative from the department responsible for giving response was Ms LEE Mei-sheung, Dickie, District Leisure Mgr(Tsuen Wan) of the LCSD.

105. Mr LAM Sek-tim introduced DPDFMC Paper No. 26/21-22.

106. Mr LAU Cheuk-yu introduced DPDFMC Paper No. 30/21-22.

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

- (1) he pointed out that the leisure pool took up over half of the space of the Tsuen King Circuit Wu Chung Swimming Pool. The temporary closure of the leisure pool shrank the number of users of the swimming pool facilities. There was a marked impact on the public and it was especially significant during the summer vacation. Hence, he wished to learn about the reason for only opening the training pool but not the leisure pool (Mr CHIU Yan-loy);
- (2) he was informed by many parents that they were affected by the temporary closure of leisure pools and water slides at the Shing Mun Valley Swimming Pool. Children were unable to visit the facilities where they could have fun during the summer vacation. Like the LCSD's swimming pools in Tsuen Wan district, most of those in other districts also continued to suffer from a shortage of lifeguards, resulting in partial or full closures of swimming pools. He enquired whether the LCSD had examined the problem and explored solutions to prevent negative impacts on the opening of swimming pools caused by the lack of lifeguards (Mr LAI Man-fai);
- (3) he noted that many people visited the Shing Mun Valley Swimming Pool every day. However, due to the epidemic, the LCSD lowered the maximum number of users of the swimming pool. As the swimming pool could only entertain a smaller number of users, many people were unable to relax at the swimming pool when summer was approaching. Hence, he hoped that the LCSD would study ways to make effective use of government resources. Moreover, the shortage of lifeguards persisted for a long time. Yet, he believed that given the economic environment at present, the government departments could attract lifeguard candidates if a good remuneration system was put in place (Mr CHAN Yuen-sum, Sumly);
- (4) he asked the LCSD to, after the meeting, provide Members with the

number of days that the water slides at the Shing Mun Valley Swimming Pool were open in the past five years. Moreover, he opined that the Government should change its policy of recruiting lifeguards on a seasonal basis. Also, he said that according to the current population, a new swimming pool should be constructed in Tsuen Wan district. Otherwise, the public would find it difficult to enjoy swimming in a swimming pool (Mr WONG Ka-wa); and

- (5) he pointed out that many residents from the Luk Yeung constituency area were users of the Shing Mun Valley Swimming Pool. Apart from restricting the number of users of the swimming pool at present, he suggested that the LCSD should consider reopening the leisure pools for the dispersal of swimmers, thereby achieving a better anti-epidemic result. Besides, he suggested that the LCSD should provide lifeguards with a reasonable career ladder in order to ease the shortage of lifeguards (Mr PUN Long-chung, Roy).

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

- (1) due to the epidemic, the LCSD's swimming pools had been temporarily closed since December 2020. The swimming pools had been reopened on 2 April 2021. According to the Prevention and Control of Disease (Requirements and Directions) (Business and Premises) Regulation (Cap. 599F) (the "Regulation"), leisure pools, children's pools, toddlers' pools and Jacuzzis should remain closed. In this connection, the LCSD could only reopen the main pools, teaching pools and training pools at the Shing Mun Valley Swimming Pool and Tsuen King Circuit Wu Chung Swimming Pool on 2 April 2021. Also, the maximum number of users was capped at 30% of the designed capacity of a swimming pool. As the epidemic was easing, the maximum number of users was relaxed to 50% of the designed capacity of a swimming pool starting from 24 June 2021;
- (2) every year, the main pools at the Shing Mun Valley Swimming Pool would be closed for repairs between 1 May and 30 June to facilitate the opening in winter;
- (3) the LCSD mainly engaged two types of lifeguards, namely, lifeguards on civil service terms and those on non-civil service contract terms (including seasonal lifeguards). It would additionally recruit seasonal lifeguards during the swimming season in order to provide sufficient manpower for opening facilities and ensuring the safety of swimmers. In view of the higher turnover of seasonal lifeguards, the LCSD had explored an array of solutions to facilitate the recruitment of more lifeguards. For example, it had held recruitment sessions at district swimming pools where interested persons could attend an interview at their convenience. It had also adjusted the remuneration for lifeguards

in a timely manner. Currently, there were sufficient lifeguards in Tsuen Wan district to cope with the opening of facilities;

- (4) owing to the epidemic, the swimming pools had been open for a small number of days in 2020. Although there had been partial closures, a full closure had only been imposed on the Tsuen King Circuit Wu Chung Swimming Pool once; and
- (5) after the meeting, the LCSD would provide Members with the number of days that the water slides at the Shing Mun Valley Swimming Pool were open in the past five years.

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

- (1) he understood that the facilities should not be opened according to the restrictions of the Regulation (Mr LAM Sek-tim);
- (2) he pointed out that previously, some citizens had indeed told him that the LCSD's staff attributed the partial or full closures of swimming pools to the lack of lifeguards. Besides, apart from the LCSD, private housing estates would also recruit seasonal lifeguards to man their swimming pools. He thus opined that the LCSD should enhance the remuneration package for lifeguards with a view to ensuring sufficient manpower (Mr LAU Cheuk-yu); and
- (3) the LCSD's representative stated that from 2020 to the present, a full closure had only been imposed on the Tsuen King Circuit Wu Chung Swimming Pool once due to the shortage of lifeguards. It thus showed that there were sufficient lifeguards in Tsuen Wan district. Hence, he hoped that the LCSD would enhance its communication with the staff and improve the relationship between the management and staff. Besides, he understood that the leisure pools and water slides at the Shing Mun Valley Swimming Pool should not be opened for the time being in accordance with the restrictions of the Regulation (the Chairman).

(Note: Mr LAU Cheuk-yu left the meeting at 6:35 p.m.)

### XIII Item 11: Proposal for Re-planning the Use of the Idle Quarters at Tsuen Wan Market

(DPDFMC Paper No. 29/21-22)

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

- (1) Ms OSBORN Wai-fong, Rita, Ch Health Insp (Tsuen Wan)<sup>2</sup>, FEHD; and
- (2) 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.

111. Mr LAU Jackson introduced the paper.
112. The views and enquiries of Members were summarised as follows:
- (1) given the scarcity of public spaces in all districts, he hoped that the departments would give further consideration to the subject matter and make optimal use of the idle space at the market. For example, the departments might plant flowers and greenery to enhance the surroundings or lend the idle space to non-governmental organisations (NGOs) for their use (Mr LAU Chi-hung);
  - (2) Tsuen Wan Market was situated in the town centre of Tsuen Wan, which was a strategic location with convenient transport links. It should, indeed, be put into optimal use. However, the former quarters of the FEHD on the roof of Tsuen Wan Market had remained idle for some time and were used for storing items at present. It was a waste. He agreed to the proposal for lending the idle space to NGOs or social welfare organisations, and hoped that the departments would pragmatically study the proposal (Mr LAI Man-fai);
  - (3) Tsuen Wan Market was located at the heart of Tsuen Wan. Yet, the two-storey quarters had remained idle for years and were only used for storing documents at the moment. In his opinion, the quarters should be vacated promptly and lent to NGOs in the district at a low rent, thereby providing a learning, play or sitting-out space for children living in old buildings or sub-divided flats nearby (Mr CHAN Yuen-sum, Sumly); and
  - (4) he opined that it was a waste to leave the quarters at Tsuen Wan Market idle, and suggested fully utilising the idle space. For instance, in the short term, a bazaar should be set up there for use by people in need in the district to avoid wasting resources (Mr LAM Sek-tim).
113. Ch Health Insp (Tsuen Wan)<sup>2</sup> of the FEHD responded as follows:
- (1) the podium atop Tsuen Wan Market was currently managed by the LCSD, whereas the former staff quarters were under the FEHD's management. To avoid wasting resources, the quarters served as a storage space for the time being. According to the established mechanism, the FEHD had enquired of the department concerned about its proposed short-term or long-term use. The department would consult the TWDC in a timely manner after formulating a concrete proposal for the long-term use; and
  - (2) the FEHD had an open attitude towards the application for organising a bazaar in the said location. To facilitate the setting up of bazaars by various organisations, the FEHD had also launched the "one-for-all" licence scheme. Having said that, the organisations' applications

should still meet the requirements of the relevant departments, such as those set out under the fire safety and building ordinances.

(Note: Mr LAI Man-fai left the meeting at 6:40 p.m.)

114. Asst Dist Offr (Tsuen Wan) of the TWDO responded that the TWDO had been closely monitoring the development of the former quarters for staff atop Tsuen Wan Market or whether there would be other proposed uses in the future. The TWDO was also aware that the quarters had all along been serving as a storage space. The FEHD intended to hand over the space. If an organisation or department intended to use the space for a fresh purpose, the TWDO was willing to provide assistance and conduct a district consultation. It would also approach Members or the public to learn about their views.

115. Mr LAU Jackson said that the town centre was devoid of a heat or cold shelter for the time being. As the FEHD intended to hand over the space, he suggested that the TWDO should consider providing a heat or cold shelter there.

(Note: Mr LAU Jackson left the meeting at 6:44 p.m.)

XIV Item 14: Information Papers

(A) Report on Progress of District Minor Works  
(DPDFMC Paper No. 32/21-22)

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

117. Mr WONG Ka-wa asked the TWDO to continue to follow up on the provision of electronic information displays at its venues.

(B) Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 33/21-22)

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

(C) Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 34/21-22)

119. Senior Manager (New Territories South) Promotion of the LCSD introduced the paper. She added that Caritas Community Centre - Tsuen Wan and The Mills were the supporting organisations of the 18dArt - Tsuen Wan Community Arts Scheme: Dance Up Hi! Contemporary Dance Project (the "Dance Project"). She asked Members to note that the major role of the supporting organisations was to provide a training venue for the workshop under the Dance Project and assist with the

publicity work.

(D) Report on Promotional Activities and the Enrolment Rate in Tsuen Wan District Public Libraries by the Leisure and Cultural Services Department  
(DPDFMC Paper No. 35/21-22)

120. Senior Librarian (Tsuen Wan) of the LCS D introduced the paper, and reported on the progress of the Renovation of Tsuen Wan Public Library. The Finance Committee of the LegCo had endorsed the funding application for the renovation, and the preparations were underway. The renovation mainly consisted of the refurbishment of 3/F to 5/F of the existing library as well as the alteration of 6/F and 7/F (offices and back-office facilities) of the Lower Block of Tsuen Wan Government Offices to library facilities for public use. It aimed to provide a more spacious and comfortable reading environment and further improve the library services. The renovation would be conducted in phases. During the renovation, the basic services of the Tsuen Wan Public Library would be maintained. Various facilities would be promptly open to the public upon the completion of the renovation. The entire renovation was expected to be completed in the third quarter of 2024. The LCS D thanked Members and local residents for their support for the library services. It hoped that the renovation would commence smoothly and the public would enjoy reading in a refurbished space.

(E) Financial Statement of District Planning, Development and Facilities Management Committee Funds as at 10 June 2021  
(DPDFMC Paper No. 36/21-22)

121. The Secretary introduced the paper.

XV Item 15: Any Other Business

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

- (1) at the previous meeting, he had submitted a paper to follow up on the development of Ma Wan Park Phase 2 and requested that the DPDFMC should invite representatives from the DEVB, relevant departments and developer to attend an on-site inspection. Yet, there had been no update so far. He pointed out that the development project was important to Tsuen Wan, but no member of the public could enter the enclosed area of the Ma Wan Park Phase 2 construction site to monitor the development project at the moment. As such, he enquired whether there was any update on the on-site inspection, and hoped that the DPDFMC would continue to follow up on it (Mr PUN Long-chung, Roy);
- (2) recently, many members of the public pointed out that the area near the newspaper stall was quite slippery at Yeung Uk Road Market, posing slip hazards to passers-by. Hence, he hoped that the FEHD would examine the current situation of the markets in Tsuen Wan district to

ascertain whether there was a need to repave anti-slip slabs or enhance management work (Mr CHAN Yuen-sum, Sumly);

- (3) the indiscriminate disposal of refuse on the streets and the casual placing of goods on the footpaths and carriageways were becoming increasingly rampant around Yeung Uk Road Market. He hoped that the departments would note the situation and work together to tackle the problems. Moreover, he enquired about his previous booking of community halls of the TWDO, and hoped that the TWDO would give response accordingly (Mr LAM Sek-tim);
- (4) he hoped that the department concerned would put on “Animal Release Activities Prohibited” slogans or banners at the Tsuen Wan waterfront with reference to the practice of Sai Kung district (Mr WONG Ka-wa);
- (5) recently, there were considerable applications for establishing RCHEs in Tsuen Wan. Some applicants submitted applications to the TPB and some applied for setting up the said facility by way of a waiver. He enquired whether the TPB or DLO was responsible for processing applications for the waiver and about the requirements for the waiver application. Moreover, he noted that some RCHEs had not applied for the waiver yet. He thus enquired whether those RCHEs should apply for the waiver in order to continue operation under the prevailing policy and whether they should pay the relevant waiver fee (Mr CHIU Yan-loy); and
- (6) he asked the TWDO to respond to the Member’s enquiry about the booking of community halls after the meeting. Moreover, the problems relating to Yeung Uk Road Market should fall within the purview of the Environment, Health and Climate Change Committee. In addition, he asked the Secretariat to approach the DEVB to follow up on the on-site inspection after the meeting. Finally, he hoped that the LCSD would follow up on the accumulation of water on the soil in planters in Shek Pik Resettlers’ Playground, Tsuen Wan and other parks under its management during heavy rainfall as a result of poor soil aeration (the Chairman).

123. The Secretary stated that the Secretariat had time and again liaised with the DEVB. It learnt that the DEVB was discussing a potential date for the on-site inspection with the developer. The Secretariat would continue to follow up on the matter after the meeting.

(A) Date of Next Meeting

124. The Chairman reminded Members that the next meeting was scheduled for 30 August 2021 and the deadline for submission of papers was 13 August 2021.

(Post-meeting note: The 10<sup>th</sup> meeting was rescheduled for 23 December 2021.)

XVI Adjournment of Meeting

125. There being no other business, the meeting was adjourned at 6:57 p.m.

Tsuen Wan District Council Secretariat  
18 August 2021