

(Translation)

Minutes of the 19<sup>th</sup> Meeting of Traffic and Transport Committee (3/2023)

Date: 21 August 2023

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr CHAN Sung-ip, BBS, MH (Chairman)

Mr MAN Yu-ming, MH

Mr YAU Kam-ping, BBS, MH

Mr LUK Ling-chung, Antonio

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Mr LAU Cheuk-yu

Government Representatives

Mr LEE Soeng-him, Sean	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
Mr WONG Shek-to	District Operations Officer (Tsuen Wan), Hong Kong Police Force
Mr KWAN Lam	Assistant District Operations Officer (Tsuen Wan), Hong Kong Police Force
Mr LAM Chi-chung	Officer-in-Charge, District Traffic Team (Tsuen Wan), Hong Kong Police Force
Miss MUI Wai-ching, Destiny	Senior Transport Officer/Tsuen Wan, Transport Department
Mr CHAN Wing-chow, Edwin	Senior Engineer/Tsuen Wan, Transport Department
Mr CHEUNG Hang-keung, Ken	Engineer/Tsuen Wan 4, Transport Department
Mr WONG Hei-long, Ken	District Engineer/Tsuen Wan, Highways Department

### Tsuen Wan District Council Secretariat Representatives

Mr LIM Kuen	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss MAK Wing-yan, Wendy	Executive Officer (District Council)3, Tsuen Wan District Office
Mr NG Cheuk-pong, James (Secretary)	Executive Officer (District Council)4, Tsuen Wan District Office

### Attendance by Invitation:

#### For discussion of item 4

Mr YU Hok-chi, Raymond	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
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### The Meeting

#### I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 19<sup>th</sup> meeting of the Traffic and Transport Committee (T&TC), and introduced:

- (1) Mr WONG Shek-to, who attended the meeting for the first time and replaced Mr CHOW Ching-chi, Alfred to assume the post of District Operations Officer (Tsuen Wan) (DOO(TW)), Hong Kong Police Force (HKPF);
- (2) Miss MUI Wai-ching, Destiny, who attended the meeting for the first time and replaced Miss CHENG Wing-yin to assume the post of Senior Transport Officer/Tsuen Wan (STO/TW), Transport Department (TD); and
- (3) Mr WONG Hei-long, Ken, who attended the meeting for the first time and replaced Mr LEE Huen-yiu to assume the post of District Engineer/Tsuen Wan (DE/TW), Highways Department (HyD).

2. The Chairman stated that according to section 28 of the Tsuen Wan District Council Standing Orders, unless otherwise specified, Members who submitted a paper might have up to 1.5 minutes to introduce the paper and 1 minute to make supplementary remarks for each agenda item. Other Members might speak once for up to 1.5 minutes. A maximum of four Members could speak for each agenda item. If more than four Members spoke on an agenda item, he would shorten the speaking time of each Member. The representatives of the departments might have up to 3 minutes to give response.

## II Item 1: Confirmation of Minutes of the 18<sup>th</sup> Meeting held on 19.6.2023

3. The Chairman said that the Secretariat had received two proposed amendments from Mr LUK Ling-chung, Antonio prior to this meeting. The proposed amendments were set out as follows:

- (1) Mr LUK Ling-chung, Antonio proposed that in line 1 of paragraph 8(2) of the captioned minutes, “甚遠” (considerably distant) should be amended as “頗遠” (fairly distant); and
- (2) Mr LUK Ling-chung, Antonio proposed that in line 5 of paragraph 28 of the captioned minutes, “該處貨車上落貨的需求已經不大” (the demand for carrying out loading/unloading activities by goods vehicles at the location concerned had been reduced) should be amended as “質疑該處貨車上落貨的需求是否如此這般大” (doubted whether there was such a great demand for carrying out loading/unloading activities by goods vehicles at the location concerned).

4. The Chairman asked whether Members endorsed the captioned minutes and the proposed amendments. Members unanimously endorsed the captioned minutes and the proposed amendments.

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

5. The Chairman said that there were no matters arising from the minutes of the previous meeting.

## IV Item 3: Request for a Fresh Review on the Proposal for Constructing a Loading/Unloading Bay at Fui Yiu Kok Street (T&TC Paper No. 12/2023)

6. The Chairman stated that Mr LUK Ling-chung, Antonio submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr CHAN Wing-chow, Edwin, Senior Engineer/Tsuen Wan (SE/TW), TD;
- (2) Mr CHEUNG Hang-keung, Ken, Engineer/Tsuen Wan 4, TD;
- (3) Mr WONG Hei-long, Ken, DE/TW, HyD; and
- (4) Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO).

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

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

- (1) the TD and HyD had submitted a paper to the T&TC of the previous term in November 2016 to discuss the traffic improvement measure concerning the

construction of a loading/unloading bay at Fui Yiu Kok Street. The TWDO had then launched a district consultation on the aforementioned proposal. However, the Chairman of the owners' corporation (OC) of Chelsea Court had told him in 2020 that the Government had never consulted the OC back in 2016, and the residents had generally opposed the alterations. He enquired how the TWDO had conducted the district consultation through the management offices, OCs or other communication channels back then. In addition, he pointed out that the consultation paper for the public prepared by the TD in 2016 was much sketchier than that for Members, and information about the project's lengthy completion time, i.e. three years, had been omitted in the paper. As a result, the views of residents could not be accurately reflected in the findings of the public consultation (Mr LUK Ling-chung, Antonio); and

- (2) he enquired of the departments about the numbers regarding the noise level and noise complaints, and what measures the departments had taken to reduce the impact of noise nuisance on residents. He pointed out that Chelsea Court was situated on the site of a former soft drink factory, and opined that deficiencies in planning and legal regulation could easily lead to various problems in residential projects built on rezoned industrial land. Besides, he expressed concern over the insufficient ancillary transport facilities for the redevelopment projects near The Mills at Pak Tin Par Street and Sha Tsui Road, and was worried that the existing roads would not be able to cope with the subsequent traffic pressure following the completion of the new residential projects in the future (Mr LAU Cheuk-yu).

9. SE/TW of the TD responded as follows:

- (1) with a view to improving the traffic condition in the industrial area of Tsuen Wan East, the TD had implemented a number of traffic improvement measures at Tsuen Yip Street, Fui Yiu Kok Street, Ma Kok Street, Lung Tak Street and Wang Lung Street. Among them, the traffic improvement measures implemented at Tsuen Yip Street, Ma Kok Street and Lung Tak Street had been completed progressively. The numbers of existing parking spaces and loading/unloading areas ancillary to the industrial buildings at Fui Yiu Kok Street were not sufficient to meet the demand. Many drivers would have to park their vehicles on the carriageway temporarily to pick-up/drop-off passengers or load/unload goods, causing traffic congestion. Upon completion of the proposed road widening works, Fui Yiu Kok Street would be widened from 7.3 metres at present to 10.3 metres, and a loading/unloading bay about 136 metres in length would be provided for drivers to park their vehicles temporarily and carry out loading/unloading activities. Consequently, such vehicles would not clog the carriageway at Fui Yiu Kok Street and the current and

future traffic demands would be accommodated. The traffic condition in the industrial area of Tsuen Wan East would be further improved after the implementation of the traffic improvement measure at Fui Yiu Kok Street;

- (2) the TD had consulted relevant stakeholders through the TWDO in August 2016 and the Tsuen Wan District Council (TWDC) in November 2016 respectively. The proposed works had been later gazetted in accordance with the Roads (Works, Use and Compensation) Ordinance (Cap. 370) under statutory procedures, and the commencement of the works had been authorised by the Chief Executive and the Executive Council on 30 January 2018. The HyD was currently arranging for the works to take place; and
- (3) upon completion of various traffic improvement measures in the industrial area of Tsuen Wan East, the TD would continue to adopt a multi-pronged approach to better traffic network planning, improve transport infrastructure, and optimise traffic management measures so as to solve the problem of road traffic congestion in the district.

10. ADO(TW) of the TWDO responded as follows:

- (1) in general, the TWDO conducted district consultations at the request of government departments. According to the records, the TWDO had consulted tenants and residents of industrial and residential buildings located near the construction site regarding the traffic improvement measure implemented at Fui Yiu Kok Street. The TD and HyD had responded to the objections received during the consultation period (mainly from tenants of the industrial buildings), and had completed consultation and gazettal work in accordance with established procedures; and
- (2) the TWDO had all along been paying attention to the noise problem at the location concerned, which had also been reported by Members at meetings of the TWDC and its Committees. The TWDO understood that the noise problem had caused nuisance to residents. If such problem at the location concerned or other locations in the district seriously affected the daily life of residents, the TWDO would coordinate with relevant departments such as the HKPF and Environmental Protection Department to conduct inter-departmental operations.

11. DOO(TW) of the HKPF responded that between January and July 2023, a total of seven complaints in connection with noise nuisance at the location concerned had been received, in which six complaints were about indoor noise and one complaint was about outdoor noise emitted by air handling units placed in public areas. None of the complaints were related to the loading/unloading activities of vehicles.

12. Mr LUK Ling-chung, Antonio pointed out that the location concerned had been beset with noise problem since September 2020. After months of hard work by him and cooperation from various parties, the problem had finally been resolved in mid-2021. As far as he knew, there was only one loading/unloading bay which had a length of over 100 metres in Tsuen Wan currently, and it was located at Pak Tin Par Street with no restriction on its opening hours. He was worried that loading/unloading activities of vehicles at midnight would cause noise nuisance or even give rise to violent conflicts, therefore he emphasised that if the departments could not ensure the non-occurrence of noise nuisance caused by loading/unloading activities of goods vehicles during late night hours in the future, the captioned works should not be carried out. In addition, he enquired whether any road projects in the past had ultimately been shelved or withdrawn due to various reasons after being gazetted. Besides, he asked whether the TWDO had consulted the representatives of Chelsea Court on the captioned works back then. Finally, he requested to conduct an on-site inspection to learn more about the demand for carrying out loading/unloading activities by goods vehicles at the location concerned and the necessity of the relevant works.

13. SE/TW of the TD responded as follows:

- (1) at present, many vehicles were parked on the left traffic lane at Fui Yiu Kok Street temporarily to carry out loading/unloading activities. As a result, only one traffic lane of the two-lane Fui Yiu Kok Street was left unoccupied most of the time. The situation was undesirable. Therefore, by widening the road at the location concerned and constructing a loading/unloading bay, where four to five parking spaces in front of Chelsea Court were incorporated into the loading/unloading bay area, the proposed works would ensure a smooth traffic flow on the two lanes at Fui Yiu Kok Street and resolve the problem of traffic congestion;
- (2) the TD expected that upon completion of the works, the situation of loading/unloading activities of vehicles at the location concerned at night would not differ much from that at present. The loading/unloading activities would still be regulated under the Noise Control Ordinance (Cap. 400), and the relevant departments would continue to take enforcement actions; and
- (3) a large number of vehicles would turn into Lung Tak Street via Fui Yiu Kok Street, Wang Lung Street and Ma Kok Lane. For this reason, Fui Yiu Kok Street was an important part of the transportation network in the industrial area of Tsuen Wan East. Given that the demand for loading/unloading bay at Fui Yiu Kok Street was substantial, the proposed works would further improve the traffic conditions at Fui Yiu Kok Street and the entire industrial area of Tsuen Wan East, meeting the current and future traffic needs. Hence, the TD would not consider shelving the captioned works.

14. ADO(TW) of the TWDO responded as follows:

- (1) regardless of the implementation or otherwise of the works, residents at the location concerned were possible to be impacted by noise nuisance. If complaints about noise nuisance thereat or other locations in the district were received, the TWDO would coordinate with relevant departments to conduct inter-departmental operations in accordance with its usual practice; and
- (2) the TD had explained the traffic needs at the location concerned and the necessity of the works. The TWDO would arrange an on-site inspection for Members to have a better understanding of the actual situation.

15. The Chairman said that owing to the relatively complex underground conditions, the completion time of road works in old areas was longer when compared to that of ordinary road works. He requested the Secretariat to arrange an on-site inspection.

(Post-meeting note: Members, together with the representatives of the TD, HyD and TWDO, had conducted an on-site inspection at Fui Yiu Kok Street on 30 August 2023.)

V Item 4: Request for Re-examining the Feasibility of the Extension of Tsuen Wan Line and Construction of “Tsuen King Circuit Station” by the Government  
(T&TC Paper No. 13/2023)

16. The Chairman said that Mr LAU Cheuk-yu submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr WONG Hei-long, Ken, DE/TW, HyD;
- (2) Miss MUI Wai-ching, Destiny, STO/TW, TD; and
- (3) Mr YU Hok-chi, Raymond, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)), Lands Department (LandsD).

Besides, the written replies of the Transport and Logistics Bureau (TLB), Development Bureau, HyD, LandsD, Planning Department and MTR Corporation Limited were tabled at the meeting.

17. Mr LAU Cheuk-yu introduced the paper.

18. DE/TW of the HyD responded that the TLB, together with the HyD and TD, had conducted a public consultation on the preliminary results of the Strategic Studies on Railways and Major Roads beyond 2030 in December 2022, and the consultation work had been completed in March 2023. The Government was carefully studying the views collected (including views on the railway planning at Tsuen King Circuit), taking full account of the proposals for different railway alignments, and conducting preliminary engineering and

technical assessments to optimise the proposed projects. It aimed to formulate Hong Kong's future Major Transport Infrastructure Development Blueprint in the fourth quarter of 2023.

19. STO/TW of the TD responded that currently residents in the Tsuen King Circuit area could choose to take a number of bus or green minibus (GMB) routes for getting to MTR Tsuen Wan Station, and take route nos. 30 or 230X operated by the Kowloon Motor Bus Company (1933) Limited (KMB) for getting to various destinations in Kowloon. According to the patronage data provided by the KMB, the service frequencies of the relevant routes could generally meet the demand of passengers. The TD had also conducted on-site inspections and found that many GMB operators would provide additional departures during peak hours in response to the service demand so as to divert waiting passengers. The TD would closely monitor the operation of relevant routes and, if necessary, request operators to strengthen their services during peak hours to reduce the waiting time of passengers.

20. AA/Lands (DLO) of the LandsD responded that the LandsD would, upon the implementation of the railway development project by relevant authorities, provide support in respect of land administration, including the acquisition of land for railway development.

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

- (1) if the Government confirmed that the project was technically feasible, he supported the construction of the railway station concerned. He then enquired about the distance between the station in question and MTR Tsuen Wan Station (Mr LUK Ling-chung, Antonio);
- (2) he pointed out that there were several housing estates with a large population of residents in the Tsuen King Circuit area. He hoped that the Government would make good use of technologies to overcome technical difficulties and actively consider Members' suggestions (the Chairman); and
- (3) although residents in the Tsuen King Circuit area could travel between MTR Tsuen Wan Station and Tsuen King Circuit by walking, taking buses or GMBs, they still had a strong demand for railway services. He hoped that the Government would actively consider his suggestion and launch the project of Tsuen King Circuit Station which had been conceived 30 years ago (Mr LAU Cheuk-yu).

22. DE/TW of the HyD said that relevant information would be provided after the meeting.

## VI Item 5: Information Papers

### (A) Traffic Enforcement Result in TWDIST between June and July 2023 Concerning Illegal Parking Location

(T&TC Paper No. 14/2023)

23. DOO(TW) of the HKPF responded that relevant information had been listed in the captioned paper and he had nothing further to supplement.

(B) Minor Traffic Improvement Projects Completed in the Past Two Months, in Progress and Planned to Commence by the Highways Department (Tsuen Wan District) and Timetables (as at 4 August 2023))

(T&TC Paper No. 15/2023)

24. DE/TW of the HyD reported the relevant information.

#### VII Item 6: Any Other Business

25. Mr LUK Ling-chung, Antonio enquired of the TD and HKPF about whether there was room for improvement in the prevailing traffic arrangement and road design with regard to the two traffic incidents, in which a coach had knocked down an old woman at Chung On Street on 12 August 2023 and an electric private car had crashed into a bakery at Skyline Plaza after ramming onto the pavement on 16 August 2023.

26. DOO(TW) of the HKPF said that relevant information would be provided to Members after the meeting.

#### VIII Adjournment of Meeting

27. There being no other business, the meeting was adjourned at 3:10 p.m.

Tsuen Wan District Council Secretariat

28 August 2023