

(Translation)

Minutes of the 12<sup>th</sup> Meeting of Tsuen Wan District Council (4/21-22)

Date: 23 November 2021

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr CHAN Yuen-sum, Sumly (Chairman)

Mr YAU Kam-ping, BBS, MH (Vice Chairman)

Mr MAN Yu-ming, MH

Mr CHAN Sung-ip, BBS, MH

Mr LUK Ling-chung, Antonio

Mr WONG Ka-wa

Mr KOT Siu-yuen, MH

Mr LAU Cheuk-yu

In Attendance:

Mr LAI Yik-wing, Wesley	District Officer (Tsuen Wan) (Acting), Tsuen Wan District Office
Ms LEE Lai-kiu, Winnie	Senior Liaison Officer (2), Tsuen Wan District Office
Mr Kerry Paul Lee CAREW	District Commander (Tsuen Wan), Hong Kong Police Force
Mr CHOW Ching-chi, Alfred	Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force
Ms MA Sau-ching, Annisa	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Ms HO Mun-ye, Money	District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms HUNG Yuen-ching	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LUI Hiu-fai, Monica	Chief Transport Officer/NT South West, Transport Department
Mrs LAI CHAN Wai-fan, Clara	Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department
Mr WONG Lap-yan, Ivan	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Ms LIU Tze-kwan, Fiona	Chief Engineer/West 2, Civil Engineering and Development Department
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
Miss LAM Siu-yung, Daisy (Secretary)	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple	Executive Officer I (District Council), Tsuen Wan District Office

For discussion of item 3:

Ms TANG Ho-yan, Joyce	Senior Engineer/2 (West), Civil Engineering and Development Department
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For discussion of item 4:

Mr LEE Huen-yiu	District Engineer/Tsuen Wan, Highways Department
Mr CHU Ching-yu, Alex	Engineer/Tsuen Wan 1, Transport Department

Action

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 12<sup>th</sup> meeting of the Tsuen Wan District Council (TWDC).

2. The Chairman reminded Members that according to sections 17(1) and 27 of the Tsuen Wan District Council Standing Orders (the “Standing Orders”), any Member who wished to move a motion or ask any question at a meeting of the Council 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 18 January 2022 and the deadline for submission of papers was 3 January 2022. In view of the numerous items on the agenda, the Chairman reminded Members to speak as concisely as possible. In addition, according to section 28 of the Standing Orders, unless otherwise agreed by the Chairman, Members could only speak once for each agenda item at the meeting and each Member could speak up to 1.5 minutes. A maximum of five Members could speak on each agenda item. If more than five Members spoke on an agenda item, he would shorten the speaking time of each Member. The Member(s) who had submitted a paper would have 2 minutes to give an introduction and 1.5 minutes to draw a conclusion. The representatives of the departments would have up to 2 minutes to give a response.

3. The Chairman thanked Members participating in the TWDC’s affairs in the past two years for devoting efforts to serving Tsuen Wan district. He also thanked the former Vice Chairman for his contributions. He congratulated the Member on his election as the Vice Chairman of the TWDC at the third special meeting held earlier. He looked forward to working together with the Vice Chairman and Members to serve the residents of Tsuen Wan district.

4. The Vice Chairman thanked Members for their support and trust. He hoped that under the Chairman’s leadership, he could work closely with Members and maintain communication with government departments to handle district affairs. Upon receiving cases of residents seeking assistance, he would refer those cases to Members of the constituency areas concerned and government departments for their follow-up. He thanked Members for their support again.

II Item 1: Confirmation of Minutes of the 11<sup>th</sup> Meeting held on 7.9.2021

5. 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) he proposed that in line 2 of paragraph 125, “障礙物” (obstacles) should be amended as “懷疑屬附近商舖擺放的貨品及雜物” (goods and miscellaneous items allegedly put down by nearby shops); and
- (2) he proposed that in line 4 of paragraph 125, “對” (to) should be amended as “長期遮蓋積水使” (covering stagnant water persistently would cause).

6. The Chairman enquired whether Members would like to immediately put forth proposed amendments. No Member immediately put forth a proposed amendment.

7. The Chairman enquired whether Members endorsed the minutes and the relevant proposed amendments. Members unanimously endorsed the minutes and the relevant proposed amendments.

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

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

IV Item 3: Progress Report on Major Works in Tsuen Wan (as at 31 October 2021)

(TWDC Paper No. 63/21-22)

9. The Civil Engineering and Development Department (CEDD) regularly reported to Members on the progress of the major works in Tsuen Wan district. The representative from the CEDD attending the meeting was Ms TANG Ho-yan, Joyce, Senior Engineer/2 (West), (SE/2(W)).

10. SE/2(W) of the CEDD introduced the paper.

11. Mr LAU Cheuk-yu was concerned about the latest progress of Footbridge B under Project No. 145TB – Extension of Footbridge Network in Tsuen Wan. He also enquired whether this project had been submitted to the Legislative Council (LegCo) for scrutiny and it could commence in 2023 as planned.

12. Mr WONG Ka-wa was concerned about Project No. 5101CX – Improvement Works at Yung Shue Wan Public Pier, Shek Tsai Wan Pier, Yi O Pier and Ma Wan Chung Pier – Design and Construction. He enquired about the timetable for the project. In his opinion, the improvement works should promptly commence because the three piers might pose safety hazards to passengers boarding and alighting from boats. He opined that Project No. 6087TI – Improvement Works at Tsuen Tsing Interchange could effectively ease the traffic around the location concerned and in the town centre. He thus recommended implementing the works as soon as practicable. Additionally, he was concerned about the drainage projects in Tsuen Wan district. He said that contractors had put up notices showing the completion dates of the works

during road closures for the implementation of the works by the Drainage Services Department (DSD). Yet, some residents indicated that there were no workers working at the construction sites concerned. Also, odour was often generated by the works, and locations relatively far from the construction sites were also affected. He thus suggested that the drainage works should be promptly completed. Moreover, he pointed out that while the last-term TWDC had repeatedly discussed Project No. 841CL – Site Formation and Associated Infrastructural Works for Development of Columbarium at Siu Ho Wan on Lantau Island, the works had not commenced yet. He advised that during the establishment of a major columbarium, the departments concerned should give comprehensive and long-term consideration to ancillary traffic facilities in the vicinity. He pointed out that the roads at Riviera Gardens were often congested with traffic at present, and the roads at the location concerned were even narrower than those at Riviera Gardens. So, in case of heavy traffic flow, the road traffic congestion typical for Riviera Gardens might re-appear at the location concerned. To tackle the problem, it would necessitate bus U-turns and irregular road closures, which were undesirable. As regards the proposal put forth by representatives of the departments concerned at a past meeting of the TWDC for providing a feeder bus service for the public travelling to and from the location, he considered the proposal unsuitable, and advised the departments to suggest other effective options. As far as Project No. 63RE – Renovation of Tsuen Wan Public Library was concerned, he opined that Tsuen Wan Public Library was the only major library offering a variety of services in Tsuen Wan district and its utilisation rate was high. He hoped that the works would be completed in the fourth quarter of 2024 as scheduled so as to enable residents in the district to use the services of Tsuen Wan Public Library during holidays.

(Note: Mr MAN Yu-ming joined the meeting at 2:34 p.m.)

13. Mr LUK Ling-chung, Antonio said the paper showed that the Transport and Housing Bureau (THB) had already authorised the implementation of Project No. 6087TI in July 2021. He thus enquired whether the allocation of funds had been endorsed. Regarding Project No. 877TH – Widening of Tsuen Wan Road and the Associated Junction Improvement Works, the Highways Department (HyD) had submitted a paper on the project at a meeting of the Traffic and Transport Committee (T&TC), and stated that the investigation and study of the works would be completed in 2022. He thus enquired whether the works could be completed as scheduled. Moreover, he enquired whether the drainage projects could help solve the odour problem at Tsuen Wan waterfront. Regarding Project No. 196WC – Implementation of Water Intelligent Network – Remaining Works, he was concerned about the salt water main burst on Wing Tak Street in the week before the meeting. He also said that there were frequent water main bursts recently and the situation was severe, causing inconvenience to residents of City Point. Therefore, he enquired whether the establishment of the District Metering Areas (DMAs) concerned could facilitate the monitoring of the risk of potential water main bursts. In addition, he pointed out that residents of Tsuen Wan South eagerly looked forward to prompt implementation of Project Nos. 145TB and 196TB – Extension of Footbridge Network in Tsuen Wan. Yet, the works were delayed because Project No. 145TB (i.e. Footbridge C) met with opposition from some residents. It also led to a delay in the works for the road sections of the less controversial Project No. 196TB (i.e. Footbridge E). He thus

suggested that the HyD should implement the works for the footbridge under Project No. 196TB first. Regarding Project No. 52CG – Greening Master Plan for the New Territories Southwest – Priority Greening Works, he suggested that the CEDD should plant shrubs at locations of tree collapse around Yeung Uk Road. Regarding Project No. 63RE, he said that Tsuen Wan Public Library was relatively far from residents of Tsuen Wan South. He had therefore sent letters to the Headquarters of the Leisure and Cultural Services Department (LCSD) twice to request for a new library in Tsuen Wan South. He opined that instead of converting offices of individual departments on 6/F and 7/F, Lower Block, Tsuen Wan Government Offices into library spaces, the LCSD should consider constructing a library in Tsuen Wan South with a view to bringing convenience to residents of the area.

14. SE/2(W) of the CEDD responded as follows:

- (1) the HyD had completed the gazettal of Project No. 145TB and currently proceeded with the detailed design stage. It would promptly implement the project where practicable. The CEDD would approach the HyD and follow up on the specific timetable for the works after the meeting;
- (2) the improvement works for Shek Tsai Wan Pier in Tsuen Wan district under Project No. 5101CX had been gazetted and authorised. The CEDD was working on the detailed design of the works. Subsequently, it would submit a funding application to the LegCo and strive to commence the works in 2022;
- (3) Project No. 6087TI had been gazetted and authorised. A funding application had not been submitted to the LegCo yet. The HyD was preparing for the detailed design in the next stage;
- (4) the CEDD would convey to the DSD the emission of odour from the drainage project sites and the absence of workers thereat. It would also request the contractors to pay attention to the said matters;
- (5) Project No. 841CL had already included proposed roads and improvements to existing traffic facilities and roads. The CEDD would also invite the department concerned to provide Members with the information on the arrangements for traffic and pedestrian flow management after the meeting;
- (6) the objective of Project No. 63RE was to improve existing facilities of the library. The works were expected to be completed in the fourth quarter of 2024. Regarding the proposal for setting up a library in Tsuen Wan South, the policy department concerned should give a response accordingly;
- (7) the department concerned was reviewing the construction timetable for Project No. 877TH;
- (8) regarding Project No. 196WC, the Water Supplies Department (WSD) planned to divide Tsuen Wan district into about 11 DMAs. The works for two DMAs had been completed. Upon the completion of the entire project, the WSD could monitor each DMA independently and narrow the detection area, thereby achieving faster identification of water leakage sources;
- (9) the CEDD noted that Members looked forward to according priority to the implementation of less controversial works under Project Nos.

145TB and 196TB. It would convey the views to the department concerned; and

- (10) regarding Project No. 52CG, the CEDD would convey the view on planting shrubs to the department concerned.

15. The Chairman requested the government departments concerned to promptly commence various projects, including those relating to footbridges in Tsuen Wan district. As a Member opined that there was a lack of public libraries in the district, he suggested that the improvement works for Tsuen Wan Public Library should be completed as soon as possible, and consideration should be given to additional public libraries in Tsuen Wan district.

V Item 4: Request for a Practical Solution to the Problem of Traffic Congestion in Tsuen Wan East Industrial Area  
(TWDC Paper No. 64/21-22)

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

- (1) Mr LEE Huen-yiu, District Engineer/Tsuen Wan (DE/TW), HyD;
- (2) Ms HO Mun-ye, Money, District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department (LandsD);
- (3) Ms HUNG Yuen-ching, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/Lands (DLO)), LandsD;
- (4) Ms LUI Hiu-fai, Monica, Chief Transport Officer/NT South West, Transport Department (TD);
- (5) Mr CHU Ching-yu, Alex, Engineer/Tsuen Wan 1 (E/TW1), TD;
- (6) Mr Kerry Paul Lee CAREW, District Commander (Tsuen Wan) DC(TW), Hong Kong Police Force (HKPF); and
- (7) Mr LAI Yik-wing, Wesley, District Officer (Tsuen Wan) (Acting) DO(TW)(Atg), Home Affairs Department.

Besides, the written replies of the Trade and Industry Department, LandsD and Planning Department (PlanD) were tabled at the meeting.

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

18. Mr WONG Ka-wa said that he had witnessed the completion of many container terminals and logistics centres during the early years of Tsuen Wan when it was an industrial area with a flourishing logistics industry. Later, many sites for logistics operation and industrial buildings were converted into residential sites. As many goods vehicles would occupy traffic lanes in the district for the purpose of loading/unloading or queuing up for entry into industrial buildings, traffic congestion arose as a result, and affected nearby residents. He opined that the Police should step up its enforcement action against illegal acts, and the relevant departments should also formulate traffic improvement proposals in a coordinated manner. He had proposed widening Kwok Shui Road before, and was aware that the TD was currently studying the one-way traffic mode implemented at the road. He hoped that the relevant departments could expedite the study so as to alleviate the problem of traffic congestion.

19. The Chairman said that some industrial buildings (such as those around Kwok Shui Road) in Tsuen Wan district had a large number of warehouses. While vehicles waiting to enter or leave those buildings could give rise to traffic congestion, some vehicle drivers even sounded the horn continuously, causing noise nuisance to nearby residents. Although the TD had already painted single yellow lines on certain road sections and the Police had taken enforcement action against those who parked their vehicles illegally, he still considered it necessary for the HyD and other relevant departments to expedite the implementation of road widening works. In addition, frequent vehicular movements to and from the cement factory near Fu Uk Road were also contributing to traffic congestion. He hoped that the Police, Environmental Protection Department, HyD, TD and other relevant departments could convene meetings in the future to discuss ways to tackle the problem of traffic congestion so as to alleviate its impact on nearby residents.

20. DE/TW of the HyD responded as follows:

- (1) the terms of reference of the HyD mainly included the construction and maintenance of public roads within its purview. Matters relating to road planning would be referred to other departments for a response;
- (2) in July 2018, the HyD received from the TD a Works Request Form relating to works at Tsuen Yip Street. In the form, the TD instructed the HyD to convert an emergency vehicular access on a section of Tsuen Yip Street into a carriageway. Upon receipt of the form, the HyD removed a section of offside kerb on Ma Kok Street near Tsuen Yip Street, and simultaneously erected corresponding traffic signs according to the TD's instructions in August 2019. The completion of such alterations had enabled vehicles up to 12 metres long to enter and pass through Tsuen Yip Street;
- (3) regarding the current improvement works for Tsuen Yip Street, a few works items were still pending completion. These included the installation of metal bollards on both sides of Tsuen Yip Street, and improvement works at the junction of Lung Tak Street and Tsuen Yip Street to unify the heights of the road surfaces. Owing to the development project at 18 Ma Kok Street, the HyD was unable to install some of the planned bollards for the time being. The HyD would continue to coordinate with the developer of the development project, and would install the bollards as soon as possible upon the completion of the construction works of the said project; and
- (4) since the improvement works at the junction of Lung Tak Street and Tsuen Yip Street involved a change in the height of the road surface, there was a need to relocate the affected underground utilities prior to the works. According to available information, the telecommunications company and power company concerned had completed the relocation of their underground utilities early this year. Relevant telecommunications companies were also planning the relocation of their underground utilities at the junction of Lung Tak Street and Tsuen Yip Street. However, as the temporary traffic arrangements submitted by the companies earlier on were still pending approval, it was expected that the relocation could only commence in March 2022 at the soonest. The HyD would continue to work with

the public utilities companies in a coordinated manner with a view to completing the remaining works items as soon as possible upon the completion of the relocation works for all of the affected underground utilities.

21. AA/Lands (DLO) of the LandsD responded that as the traffic congestion issue was not within the terms of reference of the LandsD, the LandsD had no comments or supplementary remarks.

22. E/TW1 of the TD responded as follows:

- (1) the TD had all along been concerned about the traffic conditions and local needs in Tsuen Wan East Industrial Area (TWEIA). It would also deploy staff for site inspections, put forth improvement proposals and implement short-, medium- and long-term enhancement proposals so as to respond to the traffic demand in the said area. According to the TD's observation, while vehicles would mostly carry out loading/unloading activities at various industrial buildings, some vehicles would occasionally occupy an entire traffic lane by the roadside for loading/unloading of goods and be parked there illegally, slowing down the road traffic sporadically. Nevertheless, the TD held that there would not be serious traffic congestion on the roads in the area in general unless there were traffic accidents or incidents, and so the current traffic conditions of the roads in the area were still acceptable;
- (2) the TD had reviewed the traffic conditions of the TWEIA and its nearby roads from various angles, and had implemented in phases various traffic improvement measures, including some major works and other large-, medium- and small-scale works. The TD would keep a close eye on the traffic conditions of the TWEIA, and would review the effectiveness of the measures and further consider them upon completion of the works. The TD would also explore the feasibility of implementing measures to improve traffic management;
- (3) the TD would improve the environment and traffic conditions of the district through long-term planning. If development and redevelopment projects in the district involved planning and rezoning, the TD would request each project applicant to submit a traffic impact assessment report for the consideration of the Town Planning Board and related departments. The TD would also endeavour to include additional parking spaces and loading/unloading bays in such projects as far as possible so as to ensure that the projects and construction works would not have an adverse impact on the traffic in the industrial area; and
- (4) as far as the TD knew, the HKPF had enhanced its patrols and had taken stringent and targeted enforcement action against illegal acts to enhance the deterrent effect of law enforcement by such means as issuing electronic fixed penalty tickets (FPTs), adopting mobile video recording for law enforcement, and towing away illegally parked vehicles which had been repeatedly issued with FPTs for obstructing traffic.

23. DC(TW) of the HKPF responded as follows:
- (1) traffic congestion in the TWEIA was a long-standing problem. The Police had all along been taking stringent traffic enforcement action to enhance the traffic flow therein. Between September and October 2021, the Police issued 313, 280, 72 and 135 FPTs against offending vehicles and drivers at Texaco Road, Wang Lung Street, Ma Kok Street and Lung Tak Street respectively;
  - (2) motorists could access the TWEIA by turning onto Wang Lung Street from either Yeung Uk Road or Ma Tau Pa Road. Yet, vehicles heading for the industrial area (including heavy and medium goods vehicles) would mostly turn onto Wang Lung Street from Yeung Uk Road, as that was the only route through which vehicles could turn onto Fui Yiu Kok Street and Ma Kok Street for access to most of the industrial buildings;
  - (3) motorists living in H Cube, Indi Home and Chelsea Court at Fui Yiu Kok Street could enter the car parks of their respective housing estates only by accessing Wang Lung Street via Yeung Uk Road; and
  - (4) the traffic problems in the TWEIA were caused by various factors including population increase, road design, infrastructural development and a lack of parking spaces. It was impossible to solve such problems by the Police's enforcement action alone. The Police would continue to take stringent enforcement action in the TWEIA to combat the problems of vehicle obstruction and illegal parking.

24. DO(TW)(Atg) of the Tsuen Wan District Office (TWDO) responded that the TWDO was aware of the fluctuating traffic conditions in the district. The TWDO would maintain close liaison with the departments concerned, and work together with the departments to tackle the problems where appropriate.

25. Mr LUK Ling-chung, Antonio said that the problem of traffic congestion in the TWEIA was very serious, especially from 8:00 a.m. to 11:00 a.m., during which vehicle honking could often be heard. In his opinion, the TD should send staff to conduct an on-site inspection before responding that the road traffic conditions were at acceptable levels. He pointed out that although many parking spaces were available at Wang Lung Industrial Building and EW International Tower, the parking fees were rather high. Also, goods vehicle drivers would park their vehicles on the streets for the sake of convenience. Not only should the Police enhance its law enforcement action against illegally parked vehicles, the TD was also duty-bound to conduct a comprehensive study on the traffic in the TWEIA. As the road surface of Tsuen Yip Street was uneven at present, he enquired of the HyD about the works items under the improvement works for the street. The HyD had proposed at a meeting of the T&TC that the footpaths on both sides of Tsuen Yip Street should be widened to 1.4 metres and 1.6 metres respectively. He enquired whether the private sites required for the implementation of the widening works had been resumed and about the works progress.

26. DE/TW of the HyD responded as follows:
- (1) regarding the unsatisfactory road surface of Tsuen Yip Street, the HyD

would assign staff to conduct an inspection and arrange for repairs where necessary; and

- (2) Tsuen Yip Street would be converted from an emergency vehicular access into a 6-metre wide public road. The footpaths on both sides of the new road would be 1.4 metres and 1.6 metres in width respectively. Metal bollards would be installed to separate the footpaths from the carriageway. The HyD had completed the installation of metal bollards at one of the footpaths. The installation works for the other footpath were pending completion owing to a redevelopment project at 18 Ma Kok Street. If the HyD found any road surface in need of repair during the installation of metal bollards, it would carry out the necessary work accordingly.

27. E/TW1 of the TD responded as follows:

- (1) the TD had completed a number of traffic improvement projects for the TWEIA in the past few years. For example, it had converted the traffic direction of a section of Wang Lung Street between Fui Yiu Kok Street and Ma Kok Street from two-way traffic to one-way traffic;
- (2) the TD had designated a section of Lung Tak Street as a 24-hour no stopping zone; installed railings and bollards along the footpaths at the junction of Wang Lung Street and Ma Kok Street; and designated some road sections as 24-hour no stopping zones;
- (3) the TD had designated the section of Fui Yiu Kok Street off Chelsea Court, H Cube and Indi Home as a 24-hour no stopping zone;
- (4) the TD had changed the traffic direction of the second lane of Yeung Uk Road eastbound at the junction of Yeung Uk Road and Texaco Road, i.e. from the current “straight ahead only” to “straight ahead or turn right”;
- (5) the TD would also conduct more large-scale traffic improvement projects in the district, including the improvement works for Tsuen Yip Street. Upon the completion of the improvement works, vehicles bound for Texaco Road would no longer need to travel a long way on Wang Lung Street and then turn onto Lung Tak Street. Instead, they could use Ma Kok Street and turn onto Texaco Road via Tsuen Yip Street and Lung Tak Street. Hence, the improvement works could effectively alleviate the problem of traffic congestion at Wang Lung Street;
- (6) the TD had issued a Works Request Form for the provision of a loading/unloading bay near Tsuen Wan International Centre at Wang Lung Street and a loading/unloading bay of approximately 136 metres in length at Fui Yiu Kok Street to alleviate congestion on the roads;
- (7) the TD had requested the private developer of the development project on Ma Kok Street to widen the street and convert the carriageway from a two-lane road into a three-lane road; and
- (8) the road works at Tsuen Tsing Interchange would help improve the traffic conditions of the district in the future. As Tsuen Tsing Interchange was located near the junction of Lung Tak Street of the TWEIA and Texaco Road, the completion of the works would improve the traffic conditions around the TWEIA with an increase in the traffic

capacity of the relevant road sections. The provision of an additional lane at the left-turning point on Texaco Road could prevent an extension of the tailback to the junction of Lung Tak Street/Texaco Road, thereby smoothing the left-turning traffic from Lung Tak Street onto Texaco Road. Upon the completion of the aforesaid medium-term and long-term improvement projects, the traffic conditions of the TWEIA would be improved.

28. The Chairman hoped that the HyD would report on the progress of the widening works at Kwok Shui Road to the TWDC in due course. In his opinion, the problem of traffic congestion in the TWEIA was related to planning. He was therefore disappointed at the PlanD's failure to send its staff to attend the meeting, and requested that Members' views should be conveyed to the PlanD in writing.

(Post-meeting note: The Secretariat conveyed Members' views to the PlanD in writing on 31 December 2021.)

VI Item 5: Strong Request for a Reduction in Rents for Public Rental Housing by the Housing Department  
(TWDC Paper No. 65/21-22)

29. The Chairman stated that Mr WONG Ka-wa submitted the paper. The representative from the department responsible for giving response was Mrs LAI CHAN Wai-fan, Clara, Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan) (CM/M(WT&T)) of the Housing Department (HD). Besides, the written reply of the HD was tabled at the meeting.

30. Mr WONG Ka-wa introduced the paper.

31. Mr KOT Siu-yuen said that as a District Councillor representing a public rental housing (PRH) area, he was fully aware of the financial and housing hardships faced by PRH tenants. In the past, he had also time and again received cases of tenants in need of applying for assistance. He believed that the Budget to be announced would cover relevant measures, and hoped that PRH tenants would benefit from the measures. He hoped that the HD would enhance its publicity efforts to inform PRH tenants of the measures and work together with Members to create a win-win situation. He thanked the HD's staff for visiting a singleton elder with him on 8 November 2021 and helping the elder to clean his PRH flat. He considered that some singleton elders did not know how to clean their homes and had hygiene problems. It was a tough situation. In his opinion, efforts should be continuously made in the future to maintain the environmental hygiene in PRH estates and cater for the needs of singleton elders. He looked forward to more interactions between Members and the departments concerned. He also welcomed advice from the Food and Environmental Hygiene Department (FEHD) on maintaining the cleanliness and environmental hygiene in PRH estates.

32. Mr LAU Cheuk-yu said that the TWDC had organised an activity subsidising the distribution of food packs to low-income families by organisations. He noted that PRH tenants suffered from a sharp decrease in employment opportunities caused by the epidemic. Their incomes fell because they might only be able to find casual

work and less competitive jobs. Hence, he strongly supported the PRH rent relief measures. Yet, the Government needed time to implement the measures, and the extension of the measures to cover well-off PRH tenants might spark controversy. He thus advised the Government to consider allocating resources to non-governmental organisations with a view to providing assistance for PRH tenants in difficulties more flexibly.

33. Mr MAN Yu-ming said that the HD would adjust rents according to the existing mechanism and consider the median income of tenants between 2019 and 2021. He believed that the HD would probably grant a reduction in rents next year. In view of the epidemic, he also agreed that the unstable incomes of grassroots tenants should be taken into account. The HD granted two rent waivers recently, waiving the base rents of not only general tenants but also well-off tenants. He agreed to the arrangement. Also, he suggested that during the rent review next year, the HD should consider granting a base rent waiver to PRH tenants paying 1.5 times net rents or market rents. Although the epidemic was easing, there was no sign of business recovery and improvement. He thus supported extending the rent concession period for shop tenants. In his opinion, the HD should continue to monitor the change in the business environment and the development of the epidemic, and consider whether it was necessary to extend the implementation period of the measures concerned for PRH tenants and shop tenants.

(Note: Mr LAU Cheuk-yu left the meeting at 3:34 p.m.)

34. The Chairman said he was also a District Councillor representing a PRH area. He opined that superficially, Hong Kong was experiencing an economic upturn, but there was no significant improvement in the lives of PRH tenants and the grassroots. He often visited shopping malls and markets to observe the situation. He only found a sparse flow of patrons even though the shops were not required to ensure the mandatory use of the LeaveHomeSafe mobile application by customers. He was worried that the situation would deteriorate in the future. While agreeing that quite a number of rent relief measures had been put in place, he held that it should continue to provide 75% rent concessions (instead of 50%) for tenants of retail shops and markets in order to help them tide over the difficulties. He hoped that the HD and departments concerned would consider his views.

35. (CM/M(WT&T)) of the HD responded as follows:

- (1) the HD thanked Members for their concern about the PRH rent policy. Currently, there were over 800 000 PRH flats. According to the recent statistics, the average rent of PRH tenants was \$2,200-odd. The HD's long-established policy was to set the PRH rents at levels affordable to tenants. The Housing Ordinance stipulated that the PRH rents should be reviewed on a biennial basis. The next review would be conducted in 2022. The HD anticipated that the Housing Authority (HA) would decide on the rate of rent adjustment in mid-2022. The adjusted rents would take effect from September 2022;
- (2) according to the rent review policy, the HA would take into consideration the change in the tenants' income index between two designated periods and make adjustments based on the percentage

concerned. The rents could be adjusted upward or downward. There was a 10% “cap” in the case of rent increase whereas no lower limit was set in the case of rent reduction. During the latest PRH rent adjustment, the HA endorsed an increase of 9.66% in principle. However, it simultaneously granted a two-month rent waiver to PRH tenants over a period of two years, thereby offsetting the 9.66% increase;

- (3) the HA had also implemented the Rent Assistance Scheme (RAS), under which ex gratia arrangements were made for elderly households. When processing applications for rent assistance, an elderly household would usually be granted a percentage of rent concession higher than that for a non-elderly household, even if the family incomes and numbers of tenants of both households were comparable;
- (4) having rolled out six rounds of measures since October 2019, the HA provided rent concessions for non-domestic tenants to ease their financial difficulties. Meanwhile, it had also increased the percentages of rent concessions and extended the coverage of the measures. Currently, non-domestic tenants (including eligible tenants of retail shops and monthly parking spaces for commercial vehicles) were granted a 75% rent concession. This arrangement had been tentatively extended to 31 March 2022. Regarding the review on car park charges in 2022, the HA would consider other public organisations and the market situation as well as make appropriate arrangements when adjusting the charges. Options for consideration would include whether the charges should be frozen. In fact, the HA had previously decided that the charges should remain unchanged during the reviews on car park charges in 2020 and 2021 having regard to the market situation;
- (5) regarding the problem of “refuse flats” arising from tenants in difficulties, the HD’s staff would provide necessary assistance in conjunction with the Social Welfare Department (SWD) where appropriate;
- (6) regarding Members’ proposal for continuous provision of rent concessions, the HD had been conducting a rent review biennially pursuant to the prevailing policy, and the outcomes included granting rent concessions to tenants for an appropriate period. The HD would provide the TWDC with updates, if any, on the rent review in the future;
- (7) the HD would discretionarily provide necessary assistance, including the aforesaid RAS, for PRH tenants with unstable incomes. The HA would review the eligibility of RAS beneficiaries every two years. Hence, to provide more effective assistance for tenants with long-term financial difficulties, the HD would refer such cases to the SWD upon obtaining consent from the households concerned; and
- (8) the HD was aware that the businesses of tenants of shops and markets were hit hard by the epidemic. It would therefore pay attention to the market situation continuously. The HD currently provided 75% rent concessions for eligible non-domestic tenants. Besides, non-domestic tenants could apply for a full rent waiver for the period during which

they were required to close their premises and cease operation in compliance with the anti-epidemic policy.

36. Mr WONG Ka-wa hoped that Members' views would be conveyed to the departments concerned in writing.

37. The Chairman said that not all well-off PRH tenants were wealthy people. He hoped that the HD would also cater for their needs when formulating the rent relief policy. He noted that the rate of rent concession for tenants of retail shops and markets had already been increased from 50% to 75%. He agreed that Members' request for granting rent concessions to PRH tenants and non-domestic tenants should be conveyed to the departments concerned in writing.

(Post-meeting note: The Secretariat conveyed Members' views to the THB and HD in writing on 20 December 2021.)

VII Item 6: Crime Brief for Tsuen Wan District – Comparison of Crime Statistics between August to September 2021 and August to September 2020  
(TWDC Paper No. 66/21-22)

38. DC(TW) of the HKPF briefed Members on the crime situation of Tsuen Wan district.

39. Mr WONG Ka-wa commended the Police's active enforcement action, direction of traffic, and handling of illegally parked vehicles at locations around Lung Tak Street, Texaco Road and Yeung Uk Road Market. On the other hand, he was concerned about drug-related offences, shop theft cases and gambling problems in the district, stating that the several black spots of gambling at Lei Muk Shue Estate would have an adverse impact on residents of the nearby Yeung Shue House, which housed a kindergarten. Even though the HD had enclosed some of the sites involved, it was still difficult to curb the illegal gambling activities in question. Thus, he suggested that the Police should render assistance and enhance its cooperation with relevant departments so as to increase the frequency of enforcement operations targeting Lei Muk Shue Estate to prevent people from gathering and gambling.

40. Mr LUK Ling-chung, Antonio expressed his gratitude to the Police as well as the FEHD, commending their effective efforts in combating shop front extension and street obstruction by goods. He hoped that such efforts would persist with a view to changing the behavioural pattern of offending shop owners. He was also concerned about the serious problem of illegal parking in the district. He pointed out that many vehicles would be parked overnight at the three black spots of illegal parking in the district, including Wo Tik Street. Besides, the section of Yeung Uk Road off Citywalk 2 and Indi Home also suffered from serious illegal parking. As this had posed difficulties to buses, minibuses and school buses intending to pick up and/or drop off passengers there, he suggested that the Police should follow up on the issue. In addition, motorcycles were seen illegally parked at the bus terminus of Nina Tower. Although the motorcycles had not caused any obstruction to the traffic at that location, it was still an unsatisfactory situation, which he suggested the TD should manage and follow up. Moreover, he pointed out that some motorcycle couriers delivering take-away items would perform illegal U-turns at the pedestrian crossing

off H Cube for the sake of convenience for a faster journey to the residential areas around Tai Wo Hau and Texaco Road. There were also motorists who would drive very dangerously by performing illegal U-turns at the car park of Plaza 88 and then travelling to Kowloon via Ma Tau Pa Road, Wang Lung Street and Lung Tak Street. He suggested that the Police should combat the aforesaid illegal driving behaviours more vigorously. Lastly, he pointed out the increase in the number of deception cases in the district from 105 to 146, and suggested that the Police should step up its investigation of such cases to render assistance to the victims.

41. Mr MAN Yu-ming commended the Police and HD for their efforts in bringing significant improvements to the situation of illegal gambling at Shek Wai Kok Estate. He also expressed his concern about the issue of illegal loan-sharking and suggested that the Police should strengthen its investigation and follow-up action in that regard. He commended the Police for its recent detection of a number of dangerous drug cases involving substantial sums, and stated that despite a rise in the number of drug-related offences in the district, he believed that the local situation would improve following the detection of the aforesaid mega cases. Considering the profound impact of dangerous drugs on the public, especially the youth, he suggested that the Police should step up its investigation of this type of cases. He also noted that while the actual number of cases involving domestic violence was not large, the magnitude of the increase in such cases was as high as 52%. Since the underlying causes of domestic violence problems could be complicated and might even involve social issues, he suggested that in addition to the HKPF's investigation of such cases, the SWD could also address such problems and step up its publicity and educational efforts accordingly with the help of the network of community organisations and other networks.

42. The Chairman thanked the HKPF and FEHD for their recent crackdowns on shop front extensions and illegal parking in the old areas near Yeung Uk Road Market. Those problems, which had been impeding the mobility of residents and jeopardising the safety of road users for many years, had been significantly alleviated. He hoped that the departments concerned would build on their efforts to make Tsuen Wan a safe and liveable place. He said that illegal gambling did not just occur in the public housing estates in the district, but was also found in the town centre or parks from time to time. He therefore advised the Police to enhance its law enforcement actions at various locations in the district. He thanked the Police for conducting special enforcement operations against traffic congestion at Kwok Shui Road. However, he pointed out that the traffic would be congested again after the departure of police officers, and therefore advised the HKPF to increase the frequency of its enforcement operations. The HKPF should also coordinate with the staff of the factory buildings and warehouses concerned and make appropriate arrangements to prevent vehicles from being parked and waiting at the said location; otherwise, the vehicles would obstruct the traffic. Besides, he suggested that the Police and the relevant departments should hold joint meetings to follow up on the arrangements for safe vehicular movements to and from the cement plant on Fu Uk Road. Lastly, he was concerned about the congested traffic at Shing Mun Road during holidays, and pointed out that many taxis would be parked and wait for passengers near the minibus stop at Shing Mun Reservoir, thereby impeding the vehicular movements there. He suggested that the Police should step up its enforcement actions during holidays.

The Police should also instruct taxis to wait for passengers at relatively open places nearby to avoid causing traffic obstruction at the aforesaid location. Regarding domestic violence, he hoped that the SWD would enhance its educational work in the community.

(Note: Mr KOT Siu-yuen left the meeting at 3:57 p.m.)

43. DC(TW) of the HKPF responded as follows:
- (1) anti-street gambling was one of the operational priorities of the Police. The Police had conducted many anti-street gambling operations at Lei Muk Shue Estate. For example, it conducted an anti-street gambling operation at Fung Shue House and Toa Shue House on 22 October 2021, and arrested and prosecuted 14 men and 5 women. The HKPF would continue to take enforcement actions at Lei Muk Shue Estate with a view to combating illegal street gambling activities;
  - (2) Yeung Uk Road was one of the known traffic black spots in the district. Between September and October 2021, the Police issued a total of 830 FPTs at Yeung Uk Road, and towed away a total of nine private vehicles causing severe obstruction to road users. The Police would continue to monitor the overall traffic condition of Yeung Uk Road. Apart from conducting stringent enforcement operations, the Police also explored possible ways to ease the traffic flow on Yeung Uk Road together with the HyD. For example, double yellow lines were added to the junction of Yeung Uk Road and Wo Tik Street on 10 September 2021 in an effort to deter illegal parking and unlawful loading and unloading of goods there. Upon the introduction of this new traffic measure, the traffic condition of the said location had significantly improved. As one of the Police's operational priorities was to ensure smooth traffic flow, the Police would continue to enhance the relevant enforcement operations at Yeung Uk Road;
  - (3) the Police had received a written complaint from the Member concerned about motorcycles making illegal U-turns around H Cube, and had immediately deployed police officers to the said location for inspection. A detailed reply would be provided in due course;
  - (4) deception was a territory-wide issue and was not unique to Tsuen Wan district. The Police held that publicity was the best way to tackle the problem of deception, and had therefore been making use of a number of social media platforms to disseminate anti-deception messages to residents. Recently, the Police had liaised with the security companies responsible for four public housing estates in the district, namely Fuk Loi Estate, Lei Muk Shue Estate, Shek Wai Kok Estate and Cheung Shan Estate, to provide these companies with anti-deception messages (e.g. messages about recent scams involving mooncake coupons) on a regular basis so that the security guards could alert the residents when performing their daily duties;
  - (5) the traffic condition at Kwok Shui Road, Fu Uk Road and Shing Mun Road was a long-standing problem. Recently, the Police had conducted a site inspection at Kwok Shui Road together with Members, and had given constructive comments on the traffic

condition of the said location. Kwok Shui Road was one of the known black spots of traffic congestion in the district. Between August and September 2021, the Police issued a total of 147 FPTs against offending vehicles and motorists thereat. The Police would continue to take stringent enforcement action targeting traffic congestion on Kwok Shui Road;

- (6) Fu Uk Road was a relatively narrow road, and there were a number of warehouses and a cement mixing plant along the road. Some irresponsible motorists would park heavy goods vehicles on Fu Uk Road illegally, thereby jeopardising the safety of other road users. In this connection, the Police issued a total of 122 FPTs at Fu Uk Road between August and September 2021. It would take stringent enforcement action to combat the problem of illegal parking at Fu Uk Road; and
- (7) in view of the increases in both the traffic flow on Shing Mun Road and the number of visitors, the Police had stepped up its traffic enforcement action thereat. From January to September 2021, the Police issued a total of 1 600 FPTs against offending vehicles and motorists at Shing Mun Road, 257 of which were issued between August and September 2021. Apart from issuing FPTs, the Police would tow away vehicles which caused serious road obstruction or posed a danger to other road users. The Police would continue to implement stringent traffic enforcement measures at Kwok Shui Road, Fu Uk Road and Shing Mun Road.

44. District Social Welfare Officer (Tsuen Wan/Kwai Tsing) of the SWD responded as follows:

- (1) to avoid the occurrence of domestic violence incidents, preventive work was very important. Community-level service units including Integrated Family Service Centres in the district would continue to cooperate and organise activities which could strengthen the parent-child relationship to promote harmonious family life; and
- (2) public education was a very important aspect in child protection. Together with appropriate counselling work, it could help prevent violence incidents from escalating. In addition, the Government had arranged for the broadcast of its latest series of Announcement in the Public Interest on television and radio in this regard with a view to strengthening public education, enhancing public awareness of child protection, and building a violence-free and loving family.

VIII Item 7: Crime Brief for Ma Wan – August to September 2021  
(TWDC Paper No. 67/21-22)

45. DC(TW) of the HKPF briefed Members on the crime situation of Ma Wan.

IX Item 8: Information Papers

46. Members noted the contents of the following information paper:

- (1) Items Resolved by Circulation by the Tsuen Wan District Council during the Period from 31 August to 15 November 2021 (TWDC Paper No. 68/21-22).

X Item 9: Any Other Business

47. The Chairman said that he had received a letter from the LCSD earlier inviting the TWDC to participate in an exhibition entitled “Green Attractions in 18 Districts” by proposing a highly recommended green attraction in the district and submitting relevant photographs or videos. He asked Members if they agreed that the TWDC should participate in the above exhibition and assign a Member to follow up on related issues. Members unanimously agreed to the proposals.

48. Mr WONG Ka-wa proposed that the Chairman or the District Planning, Development and Facilities Management Committee (DPDFMC) should be tasked with following up the related issues.

49. The Chairman said that he would discuss with Mr LUK Ling-chung, Antonio the person to be tasked with following up the related issues after the meeting.

50. The Chairman said that the Working Group on the 60th Anniversary of the Founding of the Satellite Town of Tsuen Wan had organised different types of activities, all of which were well received by the public. According to the previous practice adopted by the TWDC, he and the last-term Vice-Chairman were tasked with following up relevant issues, including commissioning organisations to publish and distribute the commemorative publication. Members who were interested in participating in the production of the commemorative publication were requested to contact him within one week. He asked Members if they agreed that he and the new Vice-Chairman should be tasked with following up the above issues. Members unanimously agreed to the proposal.

51. Mr WONG Ka-wa said that many electric bicycles were found running on pedestrian footpaths. There had also been media coverage on incidents involving collisions between electric bicycles and taxis with casualties inflicted. He hoped that the departments would step up law enforcement and enhance publicity efforts. He also learnt that relevant departments would proceed to provide additional parking spaces for motorcycles at Lei Shu Road, and hoped that those departments could expedite the implementation of related works. Pointing out that many vehicles belonging to the shops near Tsuen Wan Plaza (including the area around Heung Wo Street, Tai Pa Street and Sha Tsui Road) were parked at the metered parking spaces until late night, he hoped that the departments concerned would investigate whether this involved an issue of occupation of parking spaces. Incidentally, some car dealers around Kwok Shui Road would place more than ten vehicles at the roadside for sale. These vehicles, coupled with the illegally parked ones nearby, had been causing traffic congestion at the location concerned on holidays. He hoped that the LandsD would investigate whether the business operation of such car dealers had constituted a violation of law. As far as he knew, the Urban Renewal Authority (URA) intended to conduct a study in Tsuen Wan. He hoped that the URA’s staff would join the meetings of the TWDC or DPDFMC in the future to learn about Members’ views on relevant issues. Lastly, he pointed out the low usage of the testing centre currently set up at Sha Tsui Road Playground, and suggested that relevant departments should make optimal use of resources by relocating the said testing centre elsewhere and reopening the venue for public use for recreational purposes.

52. The Chairman said that he had written to relevant departments to propose setting up mobile specimen collection stations at locations other than Sha Tsui Road Playground so as to make its existing pitches/courts available for public use.

53. Mr LUK Ling-chung, Antonio said that starting from 1 November 2021, members of the public were required to use the “LeaveHomeSafe” app before entering markets under the FEHD, but this requirement had made a devastating impact on the shop tenants. After visiting three markets in Tsuen Wan district, namely Yeung Uk Road Market, Heung Che Street Market and Tsuen Wan Market, he found that their shop tenants were all struggling in agony under the new requirement. Additionally, he knew that some Members had initiated an online petition calling on the Administration to exempt people entering markets from using “LeaveHomeSafe”. Although he supported the proposal, he understood that the FEHD would encounter difficulties when relaying it to the Headquarters. He had also consulted the shop tenants, and discovered that half of them supported a cancellation of the requirement of using “LeaveHomeSafe”, while about 10% of them supported the measure. He learnt that the sales of the shop tenants had dropped by 30% to 80%, and hoped that the FEHD would explore different options for rendering assistance to the shop tenants, e.g. keeping track of people entering and leaving the markets by allowing them to tap their cards. Lastly, in case the TD suffered from a shortage of manpower, he suggested that the department should consider recruiting additional staff, including those of the Transport Officer and Engineer grades. He knew that Engineers of the TD had a heavy workload, and were subject to posting from time to time. In this connection, he suggested that the TD should consider increasing its manpower so as to maintain close liaison with Members.

54. The Chairman said that during his inspections at the markets on Tsuen Wan Market Street and Yeung Uk Road Market, he found the shop tenants suffering from slack business. He hoped that the FEHD would explore different ways of enhancing the arrangements for using “LeaveHomeSafe”. For example, elderly people could be allowed to tap their Octopus Cards for entry into and exit from the markets so as to smoothen the transactions between members of the public and shop tenants.

55. The Chairman reminded Members that the date of the next meeting was 18 January 2022 and the deadline for submission of papers was 3 January 2022.

Tsuen Wan District Council Secretariat  
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