

## **Summary of the Minutes of the 6<sup>th</sup> Meeting of the Tsuen Wan District Council**

The 6<sup>th</sup> Meeting of the Tsuen Wan District Council (TWDC) was held on 9 October 2020. The major issues discussed were summarised as follows:

### **Proposed Amendments to the Tsuen Wan Outline Zoning Plan No. S/TW/33**

2. Representatives of government departments briefed Members on the proposed amendments, which involved rezoning the following sites for residential development: a site near Yau Kom Tau Village (Item A), a site at Po Fung Terrace (Item B), a site near Cheung Shan Estate (Item C), site of the former Kwai Chung Public School (Item D), site of the Hilltop Country Club (Item E), and six sites currently zoned as “Comprehensive Development Area” in Tsuen Wan West (Item F). Most Members objected to these six items on grounds of potential aggravation of the traffic condition of nearby roads, the inadequacy of community facilities in support of the proposed residential developments, a lack of detailed environmental and ecological assessments, the lack of cost-effectiveness in relocating a service reservoir to release land for proposed public housing, and the inadequacy of documentary information for Members’ consideration. In response, the representative of the Planning Department (PlanD) said that the proposed developments for the two green belt sites Items A and B would not cause any adverse environmental impact, and just an improvement to the roads connecting Po Fung Road and Castle Peak Road – Tsuen Wan would enable a traffic connection between the proposed developments and the existing district traffic network. The PlanD further responded that the site of Item C was suitable for public housing development considering the existence of public housing estates nearby. Items C and D would provide adequate parking spaces and supporting facilities for the new public housing tenants, and a new footbridge across Castle Peak Road – Kwai Chung would also be constructed in support of the proposed developments. The Highways Department (HyD) had proposed that Po Fung Road should be widened and pavement should be provided accordingly. Members proposed adding a clause to the land lease of Item A to stipulate the mandatory construction of noise barriers; raised concerns that the additional population generated by Items A and B would bring about an inadequate supply of school places for students in and around Belvedere Garden; and requested a comprehensive environmental impact assessment report which included the impact of the proposed developments of Items A, B and E on the surrounding trees. In response, the representatives of the Civil Engineering and Development Department (CEDD) said that a traffic impact assessment showed that the project would pose no adverse impact on nearby road traffic regarding Item D. While the HyD would commence its widening works for the nearby Kwok Shui Road to ease traffic congestion, the CEDD would further widen the road to 9.5 metres in support of the proposed public housing development. In respect of Item C, the CEDD had proposed providing two vehicular accesses at Lei Shu Road and Cheung Shan Estate Road West respectively to smoothen the traffic flow around the site of Item C, and would also consider adding a public transport interchange. The representative of the Water Supplies Department responded that it had completed the feasibility report for the relocation of the service reservoir in question. The representative of the

Lands Department (LandsD) said that eligible households affected by the proposed items would benefit from the enhancements to the Government's general ex-gratia compensation and rehousing arrangements. The representative of the PlanD further responded that public housing units would make up 70% of the proposed residential units covered by the rezoning proposals. Additionally, the PlanD was considering a land sale clause requiring the developer of Item A to conduct a noise impact assessment, and had reserved land for the construction of community facilities to tie in with the proposed public housing developments. Upon voting, Members passed two impromptu motions, objecting to the PlanD's intended submission of all of the rezoning proposals to the Town Planning Board without first addressing the queries raised by Members, and to the rezoning of the two sites near Yau Kom Tau Village from "Green Belt" to "Residential" respectively.

### **Proposed Road Improvement Works at Po Fung Road, Tsuen Wan and Permanent Closure of Existing Footpaths and Staircases in Proposed Yau Kom Tau Residential Site**

3. Representatives of government departments and consultants briefed Members on the improvement works. Members opined that the proposed widening works for Po Fung Road would not ease the pressure posed by the proposed residential developments on the surrounding traffic infrastructure because newly generated traffic would ultimately have to flow through Castle Peak Road – Tsuen Wan, a single-lane carriageway. They also pointed out that since long vehicles would be prohibited from using Po Fung Road, buses would not be able to serve the proposed residential developments and that residents departing from the proposed developments would eventually have to travel through the Belvedere Garden area, where traffic flow was slow. While Members objected to the proposed conversion of the green belt sites concerned into residential developments, they might support the widening works for Po Fund Road, which would benefit residents living nearby. However, there were concerns about the impossibility of widening the road's tunnel section beneath Tuen Mun Road. The representative of the HyD responded that it was not feasible to widen the aforesaid tunnel section owing to various technical constraints. The HyD would install traffic lights at both ends of the tunnel to implement tidal flow operation, which should facilitate the flow of traffic generated by the proposed developments. In fact, the HyD hoped that future residents would use public transport as far as possible, and had therefore proposed enhancing the existing green minibus (GMB) route. The representative of the consultant also proposed introducing three GMB routes, and estimated that only a small portion of vehicles departing from the proposed residential development would travel through the Belvedere Garden area. The representative of the LandsD responded that the responsibility for the widening works for Po Fung Road would rest with the developer.

### **District Health Centre Scheme in Tsuen Wan**

4. The representative of the Food and Health Bureau (FHB) introduced the paper. While Members generally agreed to the need of prompt construction of the proposed Tsuen Wan District Health Centre (DHC), some opined that a site not situated in an industrial area should be chosen for the future DHC so as to enable safe and convenient public access. Members also suggested that mental health, women's health, elderly dental care service and outreach service should be included in the primary

healthcare services to be offered by the proposed DHC. In response, the representative of the FHB acknowledged the importance of selecting sites that were close to residential premises and conveniently accessible by different means of transport. Mental health, dental health and women's health would all be included in the primary prevention programme of the proposed DHC, and outreach service would also be provided.

### **Progress Report on Major Works in Tsuen Wan**

5. The representative of the CEDD introduced the paper. Regarding the construction of a cycle track from Tsuen Wan to Tuen Mun, a Member suggested that the CEDD should report to Members on the construction progress more frequently. As regards the works for a new columbarium providing numerous additional niches in Tsuen Wan, Members was worried about its potential impact on the traffic condition of the site of the columbarium during the grave sweeping festivals and enquired about the works progress in the light of the shortage of private niches in Tsuen Wan. Separately, Members were also concerned about the delay in the investigation for the widening of Tsuen Wan Road and extension of the existing vehicular bridge at Texaco Road, and the slow progress of the works for two footbridges within the footbridge network in Tsuen Wan; and requested that noise barriers should be installed at Tsuen Wan Road to minimise the impact of traffic noise on residents living in coastal locations. The representative of the CEDD agreed to relay Members' comments to the HyD, and would consider the public's feedback about a previously commissioned cycle track before opening the cycle track from Tsuen Wan to Tuen Mun.

Tsuen Wan District Council Secretariat  
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