

(Translation)

Minutes of the 4th Meeting of
District Facilities and Works Committee (3/24-25)

Date: 19 August 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr WONG Wai-kit, MH (Chairman)

Mr NG Chun-yu (Vice Chairman)

Mr KOO Yeung-pong, MH

Mr CHU Tak-wing, MH

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Mr LEUNG Cheong-ming, Raymond, MH, JP

Mr CHAN Chun-chung

Ms CHAN Shun-shun

Mr CHAN Sung-ip, BBS, MH

Mr MOK Yuen-kwan

Mr CHAN Hiu-chun, MH

Mr TSANG Tai

Mr FUNG Cheuk-sum

Ms WAH Mei-ling

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr CHENG Chit-pun

Mr LI Kin-man

Mr CHUNG Chin-to

Ms SO Ching-yin

Government Representatives

Mr KWAN Chun-kit, Eric

District Officer (Tsuen Wan) (Acting), Tsuen Wan District Office

Mr CHOW Ming-fai

Senior Inspector of Works, Tsuen Wan District Office

Mr LEUNG Siu-ming, David

Architect (Works) 8, Home Affairs Department

Ms LIM Ting-ting, Sylvia

Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department

Ms NG Kam-yim

District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department

Miss LEUNG Wai-nga, Viola	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Mr LEE Wai-man	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Ms LAM Pui-sze, Millicent	Executive Officer (Planning) 32, Leisure and Cultural Services Department
Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies 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 LEUNG Tsz-wai, Apple (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
Miss CHAN Hiu-yuen, Virginia	Executive Assistant (Community Involvement) 4, Tsuen Wan District Office

In Attendance:

For discussion of Item 2

Mr TSE Ho-yeung, Peter	Property Services Manager/Tsuen Wan, Architectural Services Department
Mr KWAN Yiu-wah, Mike	Property Services Officer/Tsuen Wan/2, Architectural Services Department
Mr CHAN Yee-hing, Paul	Engineer/Tsuen Wan 1, Transport Department

For discussion of Item 5

Ms HO Ying-mei	Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8, Housing Department
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I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 4th meeting of the District Facilities and Works Committee (DFWC). He also introduced three Co-opted Members who attended a meeting of the DFWC for the first time, namely Mr LI Kin-man, Mr CHUNG Chin-to and Ms SO Ching-yin.

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Council (DC) Member

found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters related to the Council, the DC Member should declare the interests. The Secretariat had not received any declaration of interests prior to the meeting. The Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

3. The Chairman stated that at the meeting, Members could speak and make supplementary remarks on each agenda item once respectively. Members could speak up to two minutes in the first round of speeches and up to one minute in the second round of speeches.

II Item 1: Confirmation of Minutes of the 3rd Meeting held on 17.6.2024

4. The Chairman stated that the Secretariat had not received any proposed amendment prior to the meeting. The Chairman enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

III Item 2: Matters Arising from the Minutes of the Previous Meetings
Paragraphs 6 to 11 of the Minutes of the Meeting held on 17 June 2024:
Improvement to the Barrier-free Access Connecting Tsuen Wan Town Hall
and Tsuen Wan Plaza

5. The Chairman stated that the representatives from the departments responsible for giving responses were:

- (1) Miss LEUNG Wai-nga, Viola, Senior Manager (New Territories South) Promotion (SM(NTS)P), Leisure and Cultural Services Department (LCSD);
- (2) Mr TSE Ho-yeung, Peter, Property Services Manager/Tsuen Wan (PSM/TW), Architectural Services Department (ArchSD);
- (3) Mr KWAN Yiu-wah, Mike, Property Services Officer/Tsuen Wan/2, ArchSD;
- (4) Mr CHAN Yee-hing, Paul, Engineer/Tsuen Wan 1 (E/TW1), Transport Department (TD); and
- (5) Mr WONG Hei-long, Ken, District Engineer/Tsuen Wan (DE/TW), Highways Department (HyD).

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

6. SM(NTS)P of the LCSD responded as follows:

- (1) the LCSD and ArchSD had ascertained that the road section between the entrance of the car park of Tsuen Wan Town Hall (the Town Hall) near Tai Pa Street and the main entrance of the Town Hall was an emergency vehicular access;

- (2) there were about ten steps and a stairlift at a section of the footbridge connecting the Town Hall to an exit/entrance of Tsuen Wan Plaza. The said location was under the management of Tsuen Wan Plaza;
- (3) apart from linking up Tsuen Wan Plaza and Skyline Plaza, the footbridge network had already extended to connect MTR Tsuen Wan West Station and nearby shopping malls;
- (4) the LCSD had conducted an on-site inspection with the ArchSD's representatives. The objective of the on-site inspection was to explore the feasibility of constructing a covered walkway to connect two lifts on Tai Ho Road and Hoi Shing Road with the covered area in the middle of the Plaza of the Town Hall. It was anticipated that the works concerned would warrant the removal or reprovision of five floor lights, removal and reprovision of three trees, relocation of four flower-beds, changes to the existing barrier-free ramp, and relocation of some signs. Besides, the LCSD should further study the feasibility of the works due to the existence of an underground drainage system at the location concerned; and
- (5) according to the LCSD's on-site observation, the pedestrian flow of the Plaza of the Town Hall was not very heavy. Having considered government resources currently available, the LCSD would not consider the construction of a covered walkway along the route concerned for the time being. If works should be carried out to improve the facilities of the Plaza of the Town Hall in the future, the LCSD would take into account the relevant views at that time.

7. PSM/TW of the ArchSD responded that the ArchSD had nothing to add because the LCSD's representative had already explained the feasibility of constructing the covered walkway concerned.

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

- (1) when considering the construction of a covered walkway, the TD would take into account a combination of factors, including the pedestrian flow, traffic conditions nearby and level of convenience brought to pedestrians;
- (2) based on the principle of making good use of public resources, the TD would consider constructing roof covers for walkways with high pedestrian flow (i.e. those used by at least 3 000 pedestrians per hour on a weekday). According to the TD's investigation, the highest pedestrian flow to/from Tai Ho Road and Tsuen Wan Plaza via the Plaza of the Town Hall per hour on a weekday was 77 pedestrians and 1 wheelchair user or person pushing a stroller. Hence, the pedestrian flow of the location concerned fell far short of the said requirement;

- (3) the proposed covered walkway was not an access linking a major public transport facility (including a railway station and major public transport interchange);
- (4) according to the TD's observation, the public could currently travel to an exit/entrance of Tsuen Wan Plaza via the footbridge. A stairlift was also readily available at the staircase connecting with the said exit/entrance; and
- (5) the TD therefore had no plan to construct a covered walkway at the location concerned along Tai Ho Road, Hoi Shing Road and Yuen Tun Circuit.

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

- (1) a Member enquired about the total length of the proposed covered walkway along Tai Ho Road and Hoi Shing Road;
- (2) a Member pointed out that the site of the existing Plaza of the Town Hall had served as a bus stop many years ago. Back then, a taller footbridge had been especially built because many buses would pass through the site. This arrangement had resulted in the height difference between the footbridge and an exit/entrance of Tsuen Wan Plaza. The bus stop had been relocated afterwards;
- (3) a Member said some residents had pointed out that there were about ten steps at a section of the footbridge which connected the Town Hall to an exit/entrance of Tsuen Wan Plaza. As the steps were relatively steep, it would be rather inconvenient for wheelchair users to ascend and descend the steps even with the aid of the stairlift;
- (4) a Member agreed that the LCSD should consider the proposed construction of a covered walkway again when implementing works to improve the facilities of the Plaza of the Town Hall in the future;
- (5) the Town Hall and its Plaza fell within the area which the Urban Renewal Authority would consider redeveloping. A Member held that the provision of a covered walkway on the ground level in the middle of the Plaza of the Town Hall might have an impact on the future planning. The Member also suggested that the existing height difference between the footbridge connected to the Town Hall and an exit/entrance of Tsuen Wan Plaza should be addressed by various means in the future, including amendments to the land grant conditions;
- (6) the walkway had been converted from a platform of the Town Hall. A Member said that space had been reserved at the link between the first floor of Tsuen Wan Plaza and the footbridge next to the Town Hall. The Member proposed conducting a study on the construction of a ramp leading to the second or third floor of Tsuen Wan Plaza there; and
- (7) a Member was concerned about the feasibility of converting the facility concerned at a private property.

10. E/TW1 of the TD responded as follows:
- (1) the proposed covered walkway along Tai Ho Road and Hoi Shing Road was about 100 to 200 metres in length;
 - (2) the walkway along Hoi Shing Road outside the Plaza of the Town Hall was quite narrow. A minibus stop and taxi stand had also been set up there. Besides, trees and underground pipes existed at the walkway along Tai Ho Road. Hence, the construction of roof covers at these walkways was technically unviable; and
 - (3) the TD had enquired of the Lands Department (LandsD) on the footbridge which was equipped with steps and connected to an exit/entrance of Tsuen Wan Plaza. It was verified that the location concerned was under the maintenance of Tsuen Wan Plaza. This footbridge with steps had been constructed by the developer of Tsuen Wan Plaza according to the land lease conditions. If rectification works should be carried out for the said footbridge (e.g. construction of a ramp), the works should be undertaken by the developer of Tsuen Wan Plaza.

11. The Chairman said that Members and the representatives from the departments had discussed various proposals with a view to improving the barrier-free access connecting the Town Hall and Tsuen Wan Plaza. As the proposals were quite complex, it required time to further study them. He proposed ceasing the discussion of the subject matter under the Matters Arising from the Minutes of the Previous Meetings. He also recommended Members to directly discuss the subject matter with the departments concerned where necessary.

IV Item 3: Progress Report on Major Public Works Projects in Tsuen Wan District

(TWDC DFWC Paper No. 10/24-25)

12. The Chairman stated that the Civil Engineering and Development Department (CEDD) would report to Members on the progress of major public works projects in Tsuen Wan district half yearly. The representative from the CEDD attending the meeting was Mr CHOY Chi-wai, Ray, Engineer/24 (West) (E/24(W)).

13. E/24(W) of the CEDD introduced the paper.

14. The views and enquiries of Members were summarised as follows:
- (1) regarding “A 30-classroom Primary School in Tsuen Wan West Station (TW7) Development, Tsuen Wan” (Project Code: 356EP), a Member noted that for security purposes, the primary school building should keep an appropriate amount of lights on 24 hours a day. The Member suggested that where practicable, it should lower the luminance level as far as possible, adjust the lighting angles or install lampshades to

prevent lights from directly shining towards residents of Waterside Plaza and City Point in the vicinity;

- (2) regarding “Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park - Phase 1 Development” (Project Code: 476RO), a Member suggested that the ArchSD should closely monitor the progress of the works. The ArchSD should also minimise the noise level of the improvement works at the children’s playground, preventing impact on nearby Shak Chung Shan Memorial Catholic Primary School;
- (3) a Member pointed out that on rainy days, water would leak from Bridge A under “Extension of Footbridge Network in Tsuen Wan” (Project Code: 162TB). The Member advised the HyD to enhance its repairs;
- (4) regarding “Provision of Universal Accessibility Facilities at Footbridges, Elevated Walkways and Subways Package 6 - Contract 2” (Project Code: 6101TX/D), a Member enquired about the progress of installing a lift at the footbridge across Castle Peak Road - Tsuen Wan near Discovery Park (Structure No. TW01) in Tsuen Wan district; and
- (5) regarding “Joint-user Complex at Texaco Road, Tsuen Wan” (Project Code: 199SC), a Member enquired on the reasons why the new complex would only have three storeys.

15. DE/TW of the HyD responded that regarding the progress of Project Code: 6101TX/D of installing a lift at the footbridge (Structure No. TW01), the HyD would forward the Member’s enquiry to officers of the section concerned for their follow-up.

16. Executive Officer (Planning) 32 of the LCSD responded that the LCSD would forward the Member’s views on Project Code: 476RO to the ArchSD.

17. District Officer (Tsuen Wan) (Acting) (DO(TW) (Atg.)) of the Tsuen Wan District Office (TWDO) responded that the Legislative Council had previously granted funding approval to Project Code: 199SC. The construction works would be undertaken by the ArchSD. It had come to the TWDO’s knowledge that the plot ratio of the site concerned had been fully utilised to construct the three-storey development.

18. The Chairman asked the CEDD’s representative to convey the Member’s views on Project Code: 356EP to the department concerned for its follow-up.

(Post-meeting note: Regarding Project Code: 356EP, the ArchSD had communicated and carefully studied the project with the consultant and contractor. They had also planned feasible and effective works for lighting adjustment and improvement. To minimise the impact on nearby residents, the contractor would turn off the outdoor lighting system at night. While lights should be kept on

during nighttime for campus security and safety reasons, the construction team would lower the campus lighting (which was visible outside the school) to a minimum required level with a view to further reducing the impact on nearby residents.)

V Item 4: Proposal for Renovation and Revitalisation of the Public Playgrounds and Recreational Facilities in Tsuen Wan District
(TWDC DFWC Paper No. 11/24-25)

19. The Chairman stated that Mr WONG Kai-chun, Mr TSANG Tai, Mr CHENG Chit-pun and Ms WAH Mei-ling submitted the paper. The representative from the department responsible for giving responses was Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), LCSD.

20. Mr WONG Kai-chun, Ms WAH Mei-ling, Mr TSANG Tai and Mr CHENG Chit-pun introduced the paper.

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

- (1) a Member proposed renovating and revitalising Tsing Yuen Children's Playground. The Member also recommended the provision of fitness equipment for the elderly and facilities fostering intergenerational harmony. Elders and children could therefore enjoy facilities in the play space at the same time;
- (2) a Member was concerned about the growth of moss on the ground of Tsuen King Circuit Playground due to the rainy weather, as well as the safety problem in relation to the uneven ground caused by exposed tree roots;
- (3) in view of the relatively low utilisation rates of Tsuen King Circuit Playground and Chai Wan Kok Playground, a Member suggested that the LCSD should draw reference from the design of Fung Cheung Road Garden in Yuen Long district. Owing to the addition of challenging play facilities (e.g. a nest swing), Fung Cheung Road Garden was popular among residents of Yuen Long district despite its small area of about 200 square metres;
- (4) a Member said that Yi Pei Square Playground had attracted a large number of visitors from other districts upon renovation, boosting local economy. Besides, a community living room and related facilities had been set up at Tsuen Wan Market. The Member proposed renovating the facilities at the playground on the podium on the second floor of Tsuen Wan Market. Users of the community living room could therefore enjoy those facilities, and other residents would also be attracted to visit the playground. The playground could serve as a venue to enhance the connection among residents, thereby achieving synergy; and

- (5) a Member pointed out that the LCSD currently engaged a consultant to collect views from residents under the Transformation of Public Play Spaces (TPPS). The Member suggested that the LCSD should invite DC Members of respective areas to take part in the consultation activities in order to collect a more comprehensive range of views.
22. DLM(TW) of the LCSD responded as follows:
- (1) to make public play spaces more innovative and fun, the Government had announced the implementation of the TPPS in the 2019 Policy Address. Since the second quarter of 2024, the LCSD had gradually carried out transformation projects for Tsuen Wan Park, Pak Lam Road Garden and Jockey Club Tak Wah Park;
 - (2) before the implementation of transformation projects, the LCSD would engage design consultants to conduct a variety of public consultation activities. The consultants would also organise community engagement activities to collect views from members of local communities (including users of playgrounds, students of nearby schools, parents and DC Members) in order to develop the design concept of transformation of public play spaces;
 - (3) there were a total of 36 playgrounds in Tsuen Wan district. The LCSD would gradually enhance the facilities of the local playgrounds having regard to the sizes of the venues as well as the utilisation and demand of the facilities. For example, it would install play equipment for all children and provide them with play equipment which was more challenging and fun. The LCSD had additionally set up inclusive facilities suitable for the whole family in Shing Mun Valley Park and Tsuen Wan Park. It had also completed the improvement works for the facilities of Sham Tseng Resite Children's Playground in February 2024, and had finished the replacement of floor mats of the children's playground in Tsuen Wan Park;
 - (4) regarding the Member's proposal for renovating and revitalising the facilities of Tsing Yuen Children's Playground, the LCSD had recently conducted an on-site inspection at this playground as well as repaired and renovated a number of broken facilities. Besides, the LCSD planned to carry out improvement works for Tsing Yuen Children's Playground in 2025/26. As the playground only covered an area of about 650 square metres, the improvement works would be subject to a space constraint. The LCSD welcomed Members' views on the direction of the improvement works;
 - (5) regarding the problems of the uneven ground and presence of moss in Tsuen King Circuit Playground which were of concern to the Member, the LCSD would check the facilities of the playground and remind the cleansing contractor to enhance the clearance of moss on the ground;

and

- (6) the LCSD had previously visited community living rooms and related facilities in the district. It also noted the Member's proposal for renovating the facilities at the playground on the podium on the second floor of Tsuen Wan Market. The LCSD would continue to renovate facilities of the local playgrounds with a view to meeting the needs of residents.

23. DO(TW) (Atg.) of the TWDO responded that the TWDO had all along been providing various means of support for community living rooms and related facilities in the district. The TWDO had previously arranged visits to these facilities for DC Members, the Care Teams and the Area Committees so that they could learn about the needs of service operators. In the future, the TWDO would also continue to play a coordinating role between the service operators and government departments (e.g. the LCSD) and enhance the liaison among various parties. It would also follow up on the Member's proposal for renovating the facilities at the playground on the podium of Tsuen Wan Market.

VI Item 5: Request for Enhancement of the Supporting Facilities off the Pedestrian Walkway on Texaco Road North (Shek Wai Kok Estate)
(TWDC DFWC Paper No. 12/24-25)

24. The Chairman stated that Mr FUNG Cheuk-sum, Ms CHAN Shun-shun and Mr CHAN Chun-chung submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr WONG Hei-long, Ken, DE/TW, HyD; and
- (2) Ms HO Ying-mei, Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8 (HM/WTT8), Housing Department (HD).

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

25. Mr FUNG Cheuk-sum, Ms CHAN Shun-shun and Mr CHAN Chun-chung introduced the paper.

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

- (1) a Member pointed out that the walkway (NS18) across Texaco Road North near Shek Wai Kok Road had two exits, which respectively led to Shek Ho House and Shek To House. A lift at the walkway would be put into operation soon. In view of the heavier presence of trees along the road leading to Shek To House, the Member recommended pruning the trees regularly and providing additional lighting there; and
- (2) a Member said that the existing ramp linking Shek Ho House was relatively steep. It was also quite far away from the said lift. As the area behind Shek Ho House was managed by the HD, the Member suggested that the HD should construct a ramp with a smaller gradient

there or it should install a stairlift at a location closer to the lift, thereby bringing convenience to the disabled or people with other needs to travel to/from Shek Ho House.

27. HM/WTT8 of the HD responded as follows:

- (1) falling beyond the boundary of Shek Wai Kok Estate, slope no. 7SW-C/F452 was located on government land. Acting as an agent of the Government, the HD would undertake and follow up on the repairs of the slope; and
- (2) regarding the proposal for providing a shorter ramp or a stairlift on the government land concerned, the HD agreed with the Member on the suggestion for conducting an on-site inspection with Members and representatives from the departments concerned in order to study the feasibility of various proposals afterwards.

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

- (1) as the proposed location for installing a stairlift was under the HD's management, the proposal should be considered by the HD itself. Moreover, upon receiving the proposal for providing additional lighting along Texaco Road North, the Lighting Division under the HyD had immediately conducted a luminance test and an on-site inspection during the small hours. The Lighting Division had confirmed that the public lighting was in normal operation and the luminance level also met the requirement;
- (2) the light from the public lighting on the walkway was partially blocked by overgrown trees on the slope in Shek Wai Kok Estate. The luminance level was therefore affected and tree shadows were significantly cast at individual locations. As the overgrown trees were located on the slope in Shek Wai Kok Estate, the pruning work should be followed up by the HD so as to restore the lighting at the walkway to the original level; and
- (3) the HyD would continue to pay attention to the operation of the public lighting at the location concerned.

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

- (1) a Member suggested conducting an on-site inspection with representatives from the HD and LandsD to study the feasibility of providing a ramp at the location concerned; and
- (2) a Member enquired whether the HD would be responsible for carrying out the improvement works if the LandsD agreed on the implementation of such works at the location concerned.

30. HM/WTT8 of the HD responded that compared to a stairlift, it would be easier to maintain and manage a ramp. Also, the location concerned did not only have a slope but also water mains. The HD would invite its Works Section and technical staff responsible for slope works to conduct an on-site inspection with Members, and would then study how it should follow up on the works proposal.

31. The Chairman proposed adding the captioned matter to the Matters Arising from the Minutes of the Previous Meetings. He also suggested inviting the staff concerned of the HD and representatives from the LandsD to conduct an on-site inspection.

VII Item 6: Information Paper

Report on the Management of Recreational and Sports Facilities in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 13/24-25)

32. DLM(TW) of the LCSD introduced the paper.

33. Members noted the captioned paper from the LCSD.

VIII Item 7: Information Paper

Report on the Usage of Performance Venues in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 14/24-25)

34. SM(NTS)P of the LCSD introduced the paper.

35. Members noted the captioned paper from the LCSD.

IX Item 8: Information Paper

Report on the Usage of Public Libraries in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 15/24-25)

36. Senior Librarian (Tsuen Wan) of the LCSD introduced the paper.

37. Members noted the captioned paper from the LCSD.

X Item 9: Any Other Business

38. The Chairman said that the Summer Lucky Draw in Tsuen Wan District co-organised by the New Territories Association of Societies Tsuen Wan District Committee, TWDO and Tsuen Wan District Council had commenced on 16 August 2024. The public could enter the lucky draw upon spending a specific amount at shops in Tsuen Wan district. He called on Members to help promote the lucky draw, encouraging the public to spend money in the district and thereby boosting local economy.

XI Adjournment of Meeting

39. The Chairman reminded Members that the next meeting was scheduled for 21 October 2024 (Monday) and the deadline for submission of papers was 3 October 2024 (Thursday).

Tsuen Wan District Council Secretariat

7 October 2024