

(Translation)

Minutes of the 9<sup>th</sup> Meeting of  
District Facilities and Works Committee (2/25-26)

Date: 16 June 2025

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

Dr 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 LAU Chung-kong

Mr CHENG Chit-pun

Mr LI Kin-man

Mr CHUNG Chin-to

Ms SO Ching-yin

Government Representatives

Mr KWAN Chun-kit, Eric

Assistant District Officer (Tsuen Wan), 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 MAN Yuen-ling, Rachel

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 YAU Wai-kit, Angus	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Mr HAO Zhipeng, Robin	Engineer/37 (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 4

Ms LAM Hang-ling, Sara	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
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I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 9<sup>th</sup> meeting of the District Facilities and Works Committee (DFWC). He also introduced Mr YAU Wai-kit, Angus, who attended a meeting of the DFWC for the first time and replaced Mr LEE Wai-man to assume the post of Senior Librarian (Tsuen Wan) (SL(TW)), Leisure and Cultural Services Department (LCSD).

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 8<sup>th</sup> Meeting held on 14.4.2025

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 14 April 2025:  
Request for Improvement of the Planter Kerbs at Chung On Street near Ho Pui Street and the Exits of Yi Pei Square and Sam Pei Square

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

- (1) Mr WONG Hei-long, Ken, District Engineer/Tsuen Wan (DE/TW), Highways Department (HyD); and
- (2) Ms NG Kam-yim, District Leisure Manager (Tsuen Wan) (DLM(TW)), LCSD.

6. The Chairman said that Members had conducted an on-site inspection with representatives from the HyD, Transport Department (TD), LCSD, Tsuen Wan District Office (TWDO) and Hong Kong Police Force (HKPF) on 23 May 2025.

7. DE/TW of the HyD reported that according to the discussion results of the on-site inspection, the HyD had carried out works to bring the edges of the planters to the same level as the pavement at the captioned location. The works had been completed on 12 June 2025.

8. DLM(TW) of the LCSD reported that the LCSD was only responsible for the plant maintenance work. The HyD and LCSD would coordinate the subsequent arrangements for the planters concerned.

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

- (1) a Member requested the HyD's representative to report on the progress of the levelling works at the road section concerned;
- (2) a Member suggested that the department concerned should level relatively steep sections of the pavement by drawing reference from the gradients of those which were fairly flat at the location concerned; and
- (3) a Member said that after years of use, some paving blocks were cracked and became uneven on Chung On Street near the exits of Yi Pei Square

and Sam Pei Square. The Member advised the department concerned to follow up on this matter.

10. DE/TW of the HyD responded as follows:
- (1) regarding the existence of uneven paving blocks on the manhole covers of underground pipes at the location concerned, the HyD had already requested the relevant public utilities and government departments to carry out repairs;
  - (2) regarding the unevenness of the pavement off Nanyang Commercial Bank (Tsuen Wan branch), the HyD had discussed the implementation of repair works with the relevant public utilities and government departments. Also, it would draw up temporary traffic arrangements and propose a works commencement date in due course;
  - (3) the pavement on Chung On Street had adopted a V-shaped design to complement the drainage system and physical environment (e.g. the level of the road). The HyD would complement the environment at the location concerned and carry out repairs to level the road; and
  - (4) the HyD would follow up on the paving blocks on Chung On Street near the exits of Yi Pei Square and Sam Pei Square. It would also repair damaged paving blocks.

11. The Chairman thanked the HyD, LCSD, TD, TWDO and HKPF for sending representatives to attend the on-site inspection. He stated that the departments concerned had given responses and followed up on the discussions of the on-site inspection. He therefore suggested that the DFWC should cease the discussion on the captioned item under the Matters Arising from the Minutes of the Previous Meetings.

IV Item 3: Enhancing the Attractiveness of the Community Facilities in Tsuen Wan

(TWDC DFWC Paper No. 6/25-26)

12. The Chairman stated that Mr KOT Siu-yuen, Mr LI Kin-man, Mr CHUNG Chin-to and Ms SO Ching-yin submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Ms NG Kam-yim, DLM(TW), LCSD; and
- (2) Mr WONG Hei-long, Ken, DE/TW, HyD.

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

13. Mr KOT Siu-yuen, Mr LI Kin-man, Mr CHUNG Chin-to and Ms SO Ching-yin introduced the paper.

14. The views and enquiries of Members were summarised as follows:
- (1) a Member said that the revitalisation works of many tourist attractions

in Tsuen Wan (including The Mills and Ma Wan 1868) had been completed in recent years, attracting numerous visitors from other districts and tourists to Tsuen Wan;

- (2) a Member proposed infusing district characteristics into Sai Lau Kok Garden. For example, the LCSD should consider adopting a “dopamine” design concept. It should paint larger external walls of Sai Lau Kok Garden with different colours or draw the words “荃灣” (Tsuen Wan) on the walls. Besides enhancing the sense of belonging among residents in Tsuen Wan, these suggestions could also transform Sai Lau Kok Garden into a photo spot with district characteristics;
- (3) a Member hoped that the proposal for enhancing the attractiveness of Tsuen Wan district would boost the visitor flow and promote the development of local economy;
- (4) a Member recommended upgrading the light decorations of the “lovers’ bridge” at Sai Lau Kok Garden. The bridge should also be decorated with LED light strips to make it more illuminated at night, creating romantic vibes in the district;
- (5) a Member suggested erecting a “love lock wall” made of wire mesh to which people could attach love locks on the ground floor of Sai Lau Kok Garden. Besides taking photos with this “love lock wall”, visitors could also purchase love locks from a charitable organisation on the spot and attach them to the wall;
- (6) a Member said that murals had been painted on the footbridge near the Tsuen Wan District Council (TWDC) and the one connecting Lo Tak Court and Tai Ho Road. The Member suggested that the existing murals should be revitalised by adding “dopamine” design elements to them. Also, the Member proposed that in collaboration with owners’ corporations (OCs) at Lo Tak Court, new murals with “dopamine” design elements and district characteristics should be designed for external walls of buildings at Lo Tak Court;
- (7) a Member proposed, where technically feasible, drawing motifs of jewellery and gold ornaments on the paving blocks of Chung On Street as well as painting the Chinese gold ingot sculpture and signs in gold. This served to promote the Tsuen Wan Jewellery and Goldsmith Square at Chung On Street and develop it into another photo spot; and
- (8) a Member suggested that in order to complement the theme of boosting local economy, motifs of hopscotch courts and special culinary delights should be painted on the paving blocks in Lo Tak Court.

15. DLM(TW) of the LCSD responded as follows:

- (1) Sai Lau Kok Garden served as a venue for holding major events. Also, organisations could apply for hiring it as a venue for non-designated uses;

- (2) the LCSD would hang large banners in prominent spots on external walls of Sai Lau Kok Garden for promoting events. Other government departments would also promote their highlight events at Sai Lau Kok Garden. For example, the Tourism Commission had held its creative tourism project called Design District Hong Kong (#ddHK) at Sai Lau Kok Garden;
- (3) the proposal for painting words on the external walls of Sai Lau Kok Garden would incur a routine maintenance cost because the words might fade in the future. Also, the works section of the LCSD might not be able to repair and maintain certain special designs. As a result, it was probable that such repair and maintain work should be outsourced;
- (4) Sai Lau Kok Garden was equipped with basic lighting facilities. The Tsuen Wan Festival Lightings Organizing Committee would also set up festive light decorations at Sai Lau Kok Garden; and
- (5) the proposal for setting up a “love lock wall” made of wire mesh at Sai Lau Kok Garden would give rise to a maintenance issue in the long run. Besides, consideration should be given to the safety of lock materials. The LCSD welcomed applications from organisations for hiring Sai Lau Kok Garden for non-designated uses, e.g. organising bazaars or booth activities.

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

- (1) the HyD was responsible for the maintenance of its public roads and associated facilities. It also engaged contractors through term contracts to carry out regular road inspections and maintenance work. If it was found during the regular inspections or upon receiving reports from the public that certain road facilities were damaged, the HyD would ensure the safety of road users by arranging for suitable repairs according to the actual situations;
- (2) the HyD had respectively completed the beautification works for sub-districts in Lo Tak Court and Sham Tseng in Tsuen Wan in 2023 and 2024. Such works included designing new paving blocks and repaving pavements, as well as designing motifs with cultural characteristics of Tsuen Wan to beautify manhole covers and bridge piers; and
- (3) the HyD noted the Members’ views on the motif design of paving blocks of pavements at Chung On Street and Lo Tak Court. If the HyD planned to launch a new round of beautification works for sub-districts, it would consult Members in a timely manner.

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

- (1) a Member said that according to past experience, locations suitable for painting murals should be identified prior to the submission of

- applications to the departments concerned;
- (2) a Member was pleased to note that the HyD had carried out beautification works for sub-districts in 2023 and 2024, elevating the aesthetic of manhole covers, buildings' external walls, planters and lamp posts in the district. The Member also suggested that the department concerned should enhance these beautification measures in the future;
  - (3) a Member applauded the design of Ma Wan 1868. The Member also suggested that the TWDO should collaborate with local OCs and make good use of resources of the Tsuen Wan Arts Festival to create murals which were more aesthetically pleasing in the district; and
  - (4) a Member proposed that 3D images of jewellerys and special culinary delights of Tsuen Wan should be painted on paving blocks to attract visitors to take photos with the 3D images.

18. DE/TW of the HyD responded that the HyD was willing to work in tandem, if Members or the department concerned planned to carry out beautification works for the decks or piers of bridges in the district.

19. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO responded as follows:

- (1) the TWDO had all along been providing the LCSD with resources under the District Minor Works (DMW) Programme to beautify parks and rest gardens of the LCSD. If the LCSD intended to paint the words “荃灣” (Tsuen Wan) or create a mural of Hong Kong slangs on the external walls of Sai Lau Kok Garden, the TWDO was willing to provide resources to complement the work;
- (2) the Tsuen Wan Festival Lightings Organizing Committee would set up festive light decorations at different locations in the district every year. The TWDO would forward the proposal for enhancing the light decorations of the “lovers' bridge” at Sai Lau Kok Garden to the committee. It would urge the committee to add new elements to the design of light decorations and capitalise on the existing resources to extend the display of light decorations as far as possible;
- (3) Lo Tak Court was popular among residents and visitors. The TWDO had also provided facilities including seats and pavilions in Lo Tak Court. It would give timely consideration to the addition of more beautification elements to Lo Tak Court when carrying out DMW projects in the future; and
- (4) quite a number of murals had already been created in the district by different departments or organisations. The District Youth Community Building Committee and the District Youth Development and Civic Education Committee under the TWDO could also assist with the implementation of mural projects in a bid to create more murals with

district characteristics and thereby attract visitors to Tsuen Wan.

20. The Chairman asked the representatives from various departments to note Members' views. He also suggested implementing some of the short-term or quarterly projects. Besides, he proposed inviting relevant owners or departments to jointly take forward mural projects upon the identification of locations suitable for creating murals.

21. The Chairman stated that the paper of the next agenda item was submitted by him and other Members. He therefore asked the Vice Chairman to take over the chair temporarily.

V Item 4: Request for Improvement to the Facilities and Environment of the Idle Government Land on Castle Peak Road – Ting Kau near the Bus Stop at Golden Villa

(TWDC DFWC Paper No. 7/25-26)

22. The Acting Chairman stated that Mr WONG Wai-kit, Mr CHAN Hiu-chun and Mr WONG Kai-chun submitted the paper. The representatives from the departments responsible for giving responses were:

- (1) Mr KWAN Chun-kit, Eric, ADO(TW), TWDO; and
- (2) Ms LAM Hang-ling, Sara, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing) (AA/L(DLO)), Lands Department (LandsD).

23. Mr WONG Wai-kit, Mr CHAN Hiu-chun and Mr WONG Kai-chun introduced the paper.

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

- (1) a Member was concerned about the current status of the idle government land next to the bus stop near Golden Villa. For the time being, this piece of land lacked greening features and was not reserved for the development of a park. Also, the land was an eyesore as it was overgrown with weeds;
- (2) in recent years, the said location saw a marked increase in the pedestrian flow due to its proximity to bus stops, green minibus stops and Grand Bay View Hotel. A Member suggested that under the DMW Programme, the authorities should beautify the environment, provide more recreational facilities, or set up sitting-out facilities (e.g. seats) for the use by people waiting for public transport there;
- (3) a Member opined that there was room for improvement in the design of the existing rain shelters, and suggested that the departments should explore improvement options;
- (4) a number of big trees stood at the location concerned. They were

estimated to be decades old and were of ecological value. A Member suggested that the departments should remove weeds and plant more plants for greening purposes to complement the overall environment of the said location;

- (5) a Member proposed setting up fences or installing seats between the aforesaid government land and pavement, providing sitting-out space for residents;
- (6) given that quite a number of residential areas around Castle Peak Road were pet-friendly communities, a Member suggested that the location concerned should be planned for the development of pet-friendly space to meet the community needs;
- (7) a Member enquired whether the LCSD was responsible for maintaining the shrubs next to the government land concerned; and
- (8) a Member enquired whether the Government had determined on the planning use of the government land concerned, and whether there were any restrictions on the land use. Besides, the Member enquired whether non-governmental organisations (NGOs) could apply for using this piece of land which was not granted for the time being.

25. ADO(TW) of the TWDO responded that there were two brown-coloured rain shelters at the location concerned. These rain shelters were funded by the previous terms of the TWDC under the DMW Programme back then. The facilities had been in use for more than ten years. The TWDO would consider conducting improvement and beautification works for the rain shelters as well as installing seats under the rain shelters through the DMW Programme.

26. AA/L(DLO) of the LandsD responded that the LandsD supported the Members' proposal. If the government department concerned made an application for the allocation of the aforesaid land, the LandsD was willing to work in tandem. Regarding the improvement works and provision of facilities, as the LandsD was not a works department, it would complement the application for land allocation after a specific plan was put forward by the government department concerned. Moreover, as to whether an NGO could apply for constructing structures on the said government land, it would depend on whether this practice met the requirements set out in the respective planning permission.

27. DLM(TW) of the LCSD responded that the LCSD was responsible for the plant maintenance work of the roadside greening zone concerned.

28. The Acting Chairman proposed adding the captioned matter to the Matters Arising from the Minutes of the Previous Meetings. He also asked the LandsD to provide information on the restrictions on the land use at the next meeting. Besides, he requested the departments concerned to adopt short-term improvement measures.

He suggested that the LandsD should clear weeds on the government land, and that the LCSD should enhance the maintenance of the plants for greening purposes there.

29. The Chairman resumed the chair.

VI Item 5: Problems Relating to the Ancillary Facilities of the Transitional Housing Project “Blossom Residence” in Tsuen Wan District  
(TWDC DFWC Paper No. 8/25-26)

30. The Chairman stated that Mr FUNG Cheuk-sum submitted the paper. The Secretariat had forwarded the paper to the Housing Bureau (HB). As the HB was unable to send a representative to attend the meeting and required some time to prepare a written reply, the Secretariat would convey Members’ views given at the meeting to the HB for its follow-up.

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

- (1) there was a lack of basic retail facilities (e.g. convenience stores and groceries) around the transitional housing for the time being. Hence, residents had to walk to places further away from the transitional housing, such as Kwong Fai Circuit or Lei Muk Shue Estate, to do their shopping. A Member recommended that the operating organisation should set up vending machines at the transitional housing, facilitating residents to buy necessities;
- (2) a Member suggested that by drawing reference from Chai Fung Sau Charitable Community Shop locally established by Ng Fung Hong and a non-profit-making organisation, a social enterprise’s convenience store should be set up to offer quality necessities to residents at affordable prices;
- (3) in view of the fairly remote location of the transitional housing, a Member proposed studying the feasibility of providing a shuttle bus service to facilitate residents’ commutes; and
- (4) the transitional housing was located near a major road. As such, buses and goods vehicles would frequently travel past it, causing noise and air pollution problems. A Member recommended the installation of noise abatement facilities or the provision of a green belt.

32. The Chairman asked the Secretariat to convey Members’ views to the HB for its consideration.

(Post-meeting note: The Secretariat conveyed Members’ views to the HB on 17 July 2025.)

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. 9/25-26)

33. DLM(TW) of the LCSD introduced the paper. She also briefed Members on the LCSD's plan to set up an Inclusive Park for Pets within a designated area in Chiu Tam Path Garden in the third quarter of 2025.

34. 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. 10/25-26)

35. Senior Manager (New Territories South) Promotion (SM(NTS)P) of the LCSD introduced the paper.

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

- (1) a Member said that some organisations had frequently conveyed the difficulty in hiring the facilities of Tsuen Wan Town Hall. The Member enquired how the LCSD would handle the scenario where it received no application for booking the venue concerned one month in advance of the month of hire;
- (2) a Member enquired whether the LCSD would display the booking status of its venues on a website, facilitating the public to make applications;
- (3) a Member suggested that the LCSD should share the booking status of venues with the TWDC or Area Committees; and
- (4) a Member proposed that staff of the LCSD's booking offices should instantly provide the booking status of venues to enquirers. If the venues were already fully booked, the enquirers would no longer have to spend time making applications.

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

- (1) upon the expiry of the application period for Ordinary Bookings (three months prior to the month of hire), the LCSD would continue to accept applications for hiring idle venues from any interested individuals or organisations;  
(Post-meeting note: Applications for hiring major facilities (not including plazas) submitted between one to three months before the month of hire were regarded as Late Bookings. The LCSD would consider such applications according to the operational feasibility and the vetting criteria for Ordinary Bookings.)
- (2) in order to make effective use of venues, the LCSD would consider arranging works departments to carry out repairs and maintenance work for venues and facilities during unallocated timeslots of venues; and

(3) as the nature of use of performance venues differed from that of general town halls or recreational facilities, the LCSD should vet the use of venues by hirers and the technical requirements. Hence, the LCSD recommended that interested hirers should submit applications to its booking offices.

38. 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. 11/25-26)

39. SL(TW) of the LCSD introduced the paper.

40. Members noted the captioned paper from the LCSD.

X Item 9: Any Other Business

41. There was no other business.

XI Adjournment of Meeting

42. The Chairman reminded Members that the next meeting was scheduled for 18 August 2025 and the deadline for submission of papers was 1 August 2025.

Tsuen Wan District Council Secretariat  
8 July 2025