

(Translation)

Minutes of the 6th Meeting of Tsuen Wan District Council (3/24-25)

Date: 24 September 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Chairman

Mr AU Ka-shing, Billy, JP (District Officer (Tsuen Wan), Tsuen Wan District Office)

Members

Ms WONG Shuk-fan, Luparker

Mr KOO Yeung-pong, MH

Mr NG Chun-yu

Mr CHU Tak-wing, MH

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Ms CHEUNG Man-ka

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 Wai-kit, MH

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr LAU Chung-kong

Mr CHENG Chit-pun

Government Representatives

Mr KWAN Chun-kit, Eric

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

Ms TAM Wing-sze, Winnie

Senior Liaison Officer (1), Tsuen Wan District Office

Mr HO Kwok-yan, Philip

Senior Liaison Officer (2), Tsuen Wan District Office

Mr YUNG Ho-wai, Anthony

Senior Liaison Officer (3), Tsuen Wan District Office

Mr KWONG Chi-wing, Denis

Senior Executive Officer (District Management), Tsuen

	Wan District Office
Mr LAW Ka-hong, Alex	District Commander (Tsuen Wan), Hong Kong Police Force
Mr CHAN Hok-chun, Clement	Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force
Ms WONG Siu-fan, Phoebe	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Ms LOU Yin-ye, Joanne	District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LAM Hang-ling, Sara	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr MOK Ka-sing, Mark	Chief Transport Officer/New Territories South West, Transport Department
Mrs LAI CHAN Wai-fan, Clara	Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department
Mr NG Kwok-lun, Wilson	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Mr HO Kai-ho, Stanley	Chief Engineer/West 4, Civil Engineering and Development 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
Mr LIM Kuen (Secretary)	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple	Executive Officer I (District Council), Tsuen Wan District Office

In Attendance:

For discussion of item 3

Mr TSE Pui-keung, Derek	District Planning Officer/Tsuen Wan & West Kowloon, Planning Department
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
Mr NG Kwok-suen, Carl	Senior Engineer/10 (West), Civil Engineering and Development Department
Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
Mr LAU Ngai-keung, Louis	Technical Director, Atkins China Limited
Mr LAM Wai-yin, Terry	Associate Director, Atkins China Limited
Ms FUNG Mei-wah, Joe	Associate Director, Atkins China Limited

Action

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 6th meeting of the Tsuen Wan District Council (TWDC) and introduced:

- (1) Ms LOU Yin-yee, Joanne, who attended a meeting of the TWDC for the first time and assumed the post of District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department; and
- (2) Mr NG Kwok-lun, Wilson, who attended a meeting of the TWDC for the first time and assumed the post of District Environmental Hygiene Superintendent (Tsuen Wan) (DEHS(TW)), Food and Environmental Hygiene Department (FEHD).

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders (the “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.

3. Regarding the Yan Chai Charity Poon Choi Feast to be discussed under Any Other Business, Ms CHEUNG Man-ka declared that she was the Chairman of the Yan Chai Hospital (YCH) Board. Mr CHU Tak-wing declared that he was the Vice Chairman of the YCH Board. Dr LEUNG Cheong-ming, Raymond declared that he was a Member of the YCH Advisory Board. Mr YAU Kam-ping declared that he was the Executive Chairman of the Organising Committee of the Yan Chai Charity Poon Choi Feast.

4. Regarding the above declarations of interests, the Chairman decided that the Members who declared interests could remain in the meeting as observers while they could not take part in the discussion and voting on the matter concerned.

5. The Chairman stated that Members could speak once and make supplementary remarks once on each agenda item at the meeting. Each Member 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 5th Meeting held on 30.7.2024

6. The Chairman stated that the Secretariat had not received any proposed amendments 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

7. The Chairman stated that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37

(TWDC Paper No. 17/24-25)

8. The Planning Department (PlanD) briefed Members on the proposed amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37 (the "OZP"). The representatives attending the meeting were:

- (1) Mr TSE Pui-keung, Derek, District Planning Officer/Tsuen Wan & West Kowloon (DPO/TW&WK), PlanD;
- (2) Mr CHEUNG Kin-kee, Michael, Senior Town Planner/Tsuen Wan (STP/TW), PlanD;
- (3) Mr NG Kwok-suen, Carl, Senior Engineer/10 (West) (SE/10(W)), Civil Engineering and Development Department (CEDD);
- (4) Mr CHOY Chi-wai, Ray, Engineer/24 (West), CEDD;
- (5) Mr LAU Ngai-keung, Louis, Technical Director, Atkins China Limited (Atkins);
- (6) Mr LAM Wai-yin, Terry, Associate Director (AD), Atkins; and
- (7) Ms FUNG Mei-wah, Joe, AD, Atkins.

9. DPO/TW&WK and STP/TW of the PlanD introduced the paper.

10. At the invitation of the Chairman, DPO/TW&WK of the PlanD gave a brief introduction on the reasons behind the Government's proactive amendments to the OZP and the general procedures. He said that the OZP stipulated various land uses, e.g. "Residential", "Commercial", "Government, Institution or Community" and "Comprehensive Development Area" uses. The land use zones were accompanied by different development restrictions on, for example, the development density, height and use. However, as the situation at the district level changed along with society, the PlanD would review the land uses and development restrictions for optimisation in a timely manner. The relevant technical departments of the Government would offer professional advice on the amendments to the OZP with a view to ensuring that the amendments would have no impact on the surrounding environment. Also, the PlanD would consult the TWDC in a timely manner. The amendment items, together with the related views from the government departments and TWDC, would be submitted to the Town Planning Board (TPB) for vetting. If the TPB considered the amendment items appropriate, it would carry out the gazettal procedures in accordance with the Town Planning Ordinance (the "Ordinance"). The TPB would

also exhibit the draft outline zoning plans of the amendment items for public inspection and representation for a period of two months. According to the Ordinance, the TPB would then hold a hearing to consider the views of representers and the responses from the government departments. The TPB would decide whether the amendment items should be further revised having regard to the representations and the contents of the hearing. Finally, the TPB would submit the amended draft plans as well as the related representations and views to the Chief Executive in Council for approval.

11. Dr LEUNG Cheong-ming, Raymond was pleased with the rezoning proposals put forth by the PlanD. He also enquired on the maximum plot ratio of the land concerned upon rezoning. He suggested increasing the plot ratio and connecting the footbridge network in the district to the commercial and residential sites which would be newly available on the land after rezoning.

12. Mr NG Chun-yu said that the land at the junction of Wing Shun Street and Texaco Road was currently used as a car park. As there was an acute shortage of parking spaces in Tsuen Wan district, residents were worried that the traffic problem of the district would deteriorate after the change of land use. He enquired whether the public car park to be constructed upon rezoning would provide a greater number of parking spaces. Besides, both Amendment Items A and B were located on lots with heavy traffic. He was concerned about where the exits/entrances of car parks of the residential and commercial buildings would be set up after the completion of the development. He suggested that the department concerned should provide the related information. Moreover, he noted that the department concerned was planning to construct a new footbridge near The Aurora. He proposed that when granting the land for Amendment Item A in the future, the department concerned should include land lease conditions requiring the developer to construct a footbridge linking up the existing footbridge network, or to reserve a connection point of the footbridge for the Highways Department (HyD) to construct a footbridge connecting with the footbridge network of City Point. Finally, Tsuen Wan Driving Test Centre of the Transport Department (TD) was located next to Amendment Item A. He proposed that this piece of government land should also be resumed to complement the planning development, preventing the deterioration of the traffic problem at the location concerned in the future.

13. Mr CHENG Chit-pun pointed out that residents of City Point had been suffering from the traffic noise generated at Tsuen Wan Road for years. In his opinion, the residential buildings constructed on the land concerned would similarly be affected by the traffic noise problem because Amendment Item A also faced Tsuen Wan Road. As such, he advised the government departments (including the Environmental Protection Department) to properly adopt noise abatement measures. In addition, while parking spaces for private vehicles would be sufficiently provided

under the development concerned in the future, there was a shortage of monthly and hourly parking spaces for goods vehicles in the district. He thus suggested that the department concerned should consider identifying sites suitable for the parking of goods vehicles in Tsuen Wan district in the future.

14. DPO/TW&WK of the PlanD responded as follows:

- (1) Tsuen Wan, as a new town, had a domestic plot ratio of 5 in general. It had been mentioned in the 2014 Policy Address that the plot ratios of housing sites of new towns might generally be increased by around 20% as appropriate. Hence, where technically feasible, the PlanD proposed rezoning the land at the junction of Wing Shun Street and Texaco Road from a “Government, Institution or Community (9)” site to a “Residential (Group A) 22” site (i.e. Amendment Item A) and setting the maximum domestic plot ratio of the land at 6 (i.e. increasing the plot ratio of 5 by 20%). Besides, there were only a small number of retail shops near the land concerned. The PlanD therefore set the non-domestic plot ratio at 0.2 with a view to providing basic retail and commercial facilities for the development concerned and nearby residents;
- (2) the land at No. 19-31, Ma Tau Pa Road, Tsuen Wan was currently a “Comprehensive Development Area” site. The land was originally planned to undergo comprehensive development so that it could be redeveloped for commercial uses. During its review on the progress of developing comprehensive development areas in metropolitan areas, the TPB recommended rezoning the land concerned as another land use zone which was more suitable, thereby facilitating the redevelopment of the land. Therefore, the PlanD suggested rezoning the land from a “Comprehensive Development Area (1)” site to a “Commercial (7)” site (i.e. Amendment Item B) to speed up the planning progress. Upon rezoning, the maximum gross floor area restriction would remain as 52 513 square metres;
- (3) the PlanD had learnt that in order to enhance the entire footbridge network, the HyD was conducting a study on extending the existing footbridge network from Panda Place to the site of Amendment Item A and further to the vicinity of Tsuen Wan Park across Wing Shun Street. The HyD would report to the TWDC on the latest situation in a timely manner;
- (4) under the development of Amendment Item A, a pedestrian access (which would be open 24 hours a day) would be constructed to connect the proposed footbridge network, facilitating the access to/from the said development by the public. According to the current plan, the developer would undertake the construction of the pedestrian access;
- (5) the consultancy had considered including Tsuen Wan Driving Test

Centre in the development area at the early planning stage with a view to fully utilising the land. However, the TD held that it was necessary to retain Tsuen Wan Driving Test Centre in order to provide the services required; and

- (6) the short-term tenancy (STT) car park at the junction of Wing Shun Street and Texaco Road currently provided 175 parking spaces for private vehicles, 47 for light goods vehicles and 12 for other vehicles. The public car park proposed under Amendment Item A would provide 175 parking spaces for private vehicles and 32 for light goods vehicles. Based on the TD's estimation, the remaining parking spaces could be offset by those available at other STT car parks near the construction site of Amendment Item A having regards to the needs, thereby satisfying the local demand for parking spaces at present. Moreover, regarding ancillary parking facilities of the residential development, the Government would require the developer to provide an appropriate amount of ancillary parking spaces at the development according to the standards of provision of parking facilities set out in the Hong Kong Planning Standards and Guidelines (HKPSG).

15. AD of the Atkins responded as follows:

- (1) the exit/entrance of the construction site of Amendment Item A would be set up on Texaco Road. Also, there would be a sufficient distance between the exit/entrance of the construction site and the nearby Tsuen Wan Driving Test Centre. Hence, no adverse impact would be caused to the traffic of surrounding areas;
- (2) according to the preliminary traffic impact assessment report, the development concerned would not cause a significant impact on the traffic of nearby roads. The traffic conditions would remain at an acceptable level; and
- (3) the consultancy had conducted a preliminary assessment on the traffic noise level of Tsuen Wan Road. It recommended the inclusion of facilities such as noise barriers, acoustic balconies and acoustic windows in the preliminary design of the development, thereby mitigating the impact of the traffic noise generated at Tsuen Wan Road.

16. Mr CHOW Sum-ming said that the preliminary design of the proposed noise barriers under the Widening of Tsuen Wan Road had been completed. As the noise barriers facing the construction site of Amendment Item A would be semi-enclosures, he was concerned about the traffic noise problem at the said location in the future. He suggested that the PlanD should discuss with the HyD the adoption of full enclosures instead. Furthermore, the population of Amendment Item A was estimated at about 2 000. He recommended that the number of parking spaces for private vehicles and goods vehicles provided by the proposed public car park should

be increased so as to meet the demand for parking spaces from additional residents in the future.

17. Mr KOO Yeung-pong said that the Widening of Tsuen Wan Road had been discussed for a long time. At the early stage, the HyD had failed to consider the possibility of using the site of Amendment Item A for housing development. As such, semi-enclosures would be adopted along a section of Tsuen Wan Road facing Amendment Item A near City Point. While acoustic windows had been installed at City Point, residents would still be disturbed by traffic noise if they opened windows. In his opinion, if the construction site of Amendment Item A was to be used for housing development, the new residential buildings would be in the same situation as City Point. He thus suggested that the PlanD and HyD should enhance their coordination and communication in respect of the matter concerned. While raising no objection to the housing development, he suggested that the PlanD and HyD should consider improving the current design of the proposed noise barriers at Tsuen Wan Road before applying for funding for the works.

18. Mr MOK Yuen-kwan enquired about the number of parking spaces provided in the ancillary parking facilities of the residential development under Amendment Item A. He also enquired whether other facilities (including the social welfare facilities, retail facilities and public car park) would be set up on and below the ground floor of the residential development, and whether the floors above these facilities would serve as domestic premises. Besides, he enquired of the PlanD whether the types of social welfare facilities had been finalised. He also enquired whether sufficient public space would be reserved for the use by residents under Amendment Item A alongside the housing development. Finally, he enquired about the commercial uses of Amendment Item B.

19. DPO/TW&WK of the PlanD responded as follows:

- (1) the work on studying the Widening of Tsuen Wan Road had commenced for some time. The HyD would correspondingly take noise abatement measures (e.g. providing noise barriers) for this works project. The PlanD and CEDD had all along been maintaining liaison with the HyD in respect of the design of the noise barriers of the works project along a section of Tsuen Wan Road facing the residential development of Amendment Item A. The HyD preliminarily anticipated that a substantial amount of additional resources and expenditures would be incurred if the semi-enclosures concerned were to be replaced by full enclosures;
- (2) according to the CEDD's technical assessment, the proposed facilities to be constructed on the podium of Amendment Item A (e.g. noise barriers, acoustic balconies and acoustic windows) could provide appropriate mitigation to the impact of traffic noise on affected flats;

- (3) according to the HKPSG's upper limit on the number of parking facilities which should be provided in private housing estates, it was suggested that 0.81 parking space should be provided for every four flats. Hence, the residential development of Amendment Item A would proportionally provide 160 parking spaces for private vehicles in accordance with the said upper limit;
- (4) it was anticipated that a public car park and retail facilities would be set up in the residential development of Amendment Item A. The facilities would usually occupy two or three floors, and these commercial uses were always permitted. Yet, the final design would be subject to the developer's architectural design;
- (5) regarding the community facilities, in response to the request from the Social Welfare Department (SWD), a Residential Special Child Care Centre (RSCCC) would be established in Amendment Item A. A Special Child Care Centre under the YCH would be relocated to the new RSCCC to enhance its services. Besides, a facility which provided home care services for frail elderly people would be set up in Amendment Item A. It was envisioned that 280 elderly people would be benefitted;
- (6) according to the preliminary design concept, public facilities such as a public car park, social welfare facilities and a pedestrian access (which would be open 24 hours a day) would be set up on the podium of Amendment Item A. The podium would cover most of the area of the site. Hence, to complement the overall scale of the development, the provision of extra public space would be unattainable; and
- (7) the explanatory notes of the OZP showed uses or developments on land falling within the boundaries of the OZP which were always permitted and might be permitted by the TPB, with or without conditions, on application. Regarding the permitted commercial uses of Amendment Item B, the uses including "Office", "Shop and Services" and "Eating Place" would be specified as always permitted uses in the explanatory notes.

20. SE/10(W) of the CEDD responded as follows:

- (1) the residential intake of the proposed development of Amendment Item A was expected to commence in 2030. The Widening of Tsuen Wan Road might be completed in 2033 at the earliest. The construction of semi-enclosures proposed under the Widening of Tsuen Wan Road could only be completed a few years after the residential intake. Hence, noise abatement measures should still be adopted for the proposed development project in the meantime, easing the impact of the traffic noise generated at Tsuen Wan Road on residents;
- (2) according to the proposed design, a noise barrier with a height of about

7.5 metres would be set up on the proposed podium. This measure ensured that the level of traffic noise generated at the location concerned would not exceed the noise standard (i.e. 70 decibels) stipulated in the noise control regulations; and

- (3) even if the HyD adopted full enclosures instead of semi-enclosures, the developer should still install acoustic windows at the residential development or change the building orientation in order to reduce noise from the surroundings.

21. Mr WONG Wai-kit said that residents had all along been troubled by traffic noise since they moved into City Point. They could only hope that this problem would be ironed out by the construction of noise barriers under the Widening of Tsuen Wan Road. Hence, he hoped that the PlanD and HyD would give prudent consideration to the design of the noise barriers. They should also improve the overall design of the noise barriers before the official commencement of the Widening of Tsuen Wan Road, thereby sparing the residential development of Amendment Item A from the same traffic noise problem. Moreover, regarding Amendment Item A, he suggested that a wider variety of community facilities should be provided and space should be reserved for DC Members or the Care Teams to set up offices. Additionally, he proposed that the PlanD should connect the existing footbridge of Chelsea Court to the site of Amendment Item B and then to that of Amendment Item A with a view to enhancing economic efficiency.

22. Ms LAM Yuen-pun said she had received complaints from residents on noise nuisance caused by the parking of large goods vehicles and coaches near residential premises. She thus proposed identifying another site far away from the residential premises and using it as a car park for goods vehicles. Besides, she opined that if the PlanD eventually decided to set up a car park for light goods vehicles near the residential premises, it should consider building an indoor car park as an alternative with a view to reducing noise nuisance caused to the residents.

23. DPO/TW&WK of the PlanD responded as follows:

- (1) the PlanD and CEDD had all along been discussing the matters related to the design of the noise barriers with the HyD. The PlanD would convey Members' views to the HyD after the meeting;
- (2) according to the current arrangements, premises equivalent to about 5% of the total domestic gross floor area of Amendment Item A would be reserved for setting up social welfare facilities. As there was still some time before the land sale and the completion of the project, the government departments concerned (including the SWD) would continue to discuss the planning of social welfare facilities; and
- (3) the proposed pedestrian access (which would be open 24 hours a day) under Amendment Item A would connect with the footbridge network

leading to Tsuen Wan Park. Besides, Amendment Item B was a privately-led redevelopment project. The development planning and design had not been finalised yet.

24. AD of the Atkins responded that instead of large goods vehicles and coaches, the major types of vehicles using the car park of STT No. 1527 within the site of Amendment Item A were private vehicles and light goods vehicles in the district. The affected parking spaces for light goods vehicles of this STT car park would be temporarily offset by those available in the car park of STT No. 1517 on Wing Shun Street. As the types of vehicles which could be parked were comparable to those at present, it was anticipated that the noise level would remain at a similar level.

25. Members noted the captioned paper. The Chairman thanked the representatives of the PlanD, CEDD and consultancy for attending the meeting. He said that the departments concerned could provide Members with supplementary information on the subject matter, if any, via the Secretariat. Besides, regarding the issues related to the design of the noise barriers on Tsuen Wan Road, the improvements to the community facilities in the district or the development of the footbridge network, Members could express their views and discuss the issues with the departments concerned at meetings of the TWDC or its committees.

V Item 4: Matters Relating to the Cessation of Operation of the Airport Core Programme Exhibition Centre
(TWDC Paper No. 18/24-25)

26. The Chairman said that the captioned paper set out the latest arrangements for the cessation of operation of the Airport Core Programme Exhibition Centre (the “Exhibition Centre”) under the Tsuen Wan District Office (TWDO). The supplementary information provided by the Development Bureau (DEVB) had already been forwarded to all Members for their perusal prior to this meeting.

27. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO introduced the paper.

28. The Chairman said that the DEVB had consulted the TWDC on the revitalisation of Homi Villa before, and Members had supported the Government in implementing the revitalisation scheme as soon as possible at the meetings in the past. The Exhibition Centre would cease operation from 31 December 2024 to facilitate the commencement of the revitalisation works of Homi Villa carried out by the DEVB.

29. Ms WONG Shuk-fan, Luparker expressed her support for the revitalisation of Homi Villa into CNHE Youyou Villa (the “Youyou Villa”), and opined that the Youyou Villa would play a significant role in taking forward patriotic education. She enquired about the expected completion date of the revitalisation works.

30. ADO(TW) of the TWDO said that the revitalisation works would be commenced in the first half of 2025.

31. Ms LAM Yuen-pun said that the Youyou Villa was relatively small in terms of area. She suggested that it should regularly replace its exhibits and update its collections (such as showcasing historical artefacts in different dynasties), so that students and members of the public would gain a deeper understanding of national history.

32. Mr CHAN Sung-ip said that the TWDC had discussed connecting the proposed cycle track to Homi Villa and providing catering facilities at Homi Villa at its meetings before. With its beautiful scenery, Homi Villa could be turned into a resting station along the cycle track for members of the public and tourists to take photos.

33. Mr CHAN Hiu-chun pointed out that the scenery in the area of Homi Villa was picturesque and there were two hotels nearby. He suggested that relevant departments should strengthen publicity on Homi Villa among tourists so as to enhance the visibility of the soon-to-be-opened Youyou Villa.

34. Mr LAU Chung-kong said that Homi Villa was surrounded by beautiful natural scenery, and the provision of a car park at the location concerned had made it convenient for visits by couples, families and tourists. The Exhibition Centre was open until 5 p.m. or 6:30 p.m. at present. He proposed that the closing time of the Youyou Villa should be extended to 8 p.m. or 8:30 p.m. in the future so that visitors would get to enjoy the view of Tsing Ma Bridge while it was lit up at night.

35. The Chairman said that upon cessation of operation of the Exhibition Centre by the TWDO, the facility concerned would be handed over to the DEVB which was responsible for taking forward the revitalisation scheme. As far as he knew, the Exhibition Centre had recorded a certain number of visitors in recent years. Yet, compared with the exhibits in the Exhibition Centre, the spectacular scenery of the surrounding area was more appealing to visitors. The TWDO would convey Members' views on extending the opening hours, enhancing the element of national history in exhibits and strengthening publicity on Homi Villa among tourists to the DEVB for follow-up.

36. Members noted the captioned paper.

(Post-meeting note: The TWDO conveyed Members' views to the DEVB on 24 October 2024.)

VI Item 5: Matters Relating to the Enhancement of the Facilities at the Playground on the Podium of Tsuen Wan Market and Other Facilities Nearby (TWDC Paper No. 19/24-25)

37. The Chairman said that the paper aimed to introduce the proposal on enhancing the facilities at the playground on the podium of Tsuen Wan Market and other facilities nearby to Members. He welcomed Members to express views on the proposal of the enhancement works.

38. ADO(TW) of the TWDO introduced the paper.

39. Ms WONG Shuk-fan, Luparker suggested improving the facilities at the playground on the podium to make effective use of the space. She proposed that the playground on the podium should be developed into a safe and multi-functional outdoor leisure venue for the use by persons of all ages (including children, parents and elderly persons). For example, a play zone paved with titan material should be set up for children. Facilities such as shelters, walking trails and fitness equipment should also be provided for the use by parents and elderly persons.

40. Ms LAM Yuen-pun suggested that the playground on the podium should be repainted and resurfaced in order to comply with the requirements of playgrounds under the Leisure and Cultural Services Department (LCSD) in general. Moreover, she proposed reserving a large area of open space so as to provide children with sufficient room to run and play around or ride scooters, while other facilities could be set up in the surrounding area. Besides, she proposed growing plants to beautify the venue and reduce the necessary expenditure incurred in the enhancement works.

41. Mr KOT Siu-yuen said that he had also visited the podium on the second floor of Tsuen Wan Market during his tenure in the last-term TWDC. He believed that the site concerned was worthwhile to be effectively utilised for a wider range of purposes. Caritas Hong Kong had proposed that the open space could be used for the organisation of characteristic events such as Poon Choi feast, so that children living in sub-divided units would have the opportunity to experience unique community activities. Drawing reference from the open-air stage at Fuk Loi Estate, he opined that the open space concerned could serve as a venue for gatherings that would encourage residents in the vicinity to establish closer relationships with their neighbours. In addition, he held that the existing access to the podium on the second floor of Tsuen Wan Market was rather inconvenient, and therefore suggested improving the accessibility of various facilities in the building to make it easier for residents to get to the podium on the second floor.

42. Ms CHAN Shun-shun pointed out that the lift at Tsuen Wan Market only operated until 8 p.m., making it difficult for members of the public to reach the

podium on the second floor after 8 p.m. Besides, she was deeply concerned about the safety issue as well. Since youth gangs and drug abusers had gathered on the podium on the second floor frequently in the past, she suggested the Police strengthen patrols at the location concerned during the day and at night.

43. Ms WAH Mei-ling opined that the playground on the podium of Tsuen Wan Market in the town centre was situated at an excellent geographical location. She suggested that additional benches should be provided for elderly persons who were accompanying children to sit and rest, and that a larger space should be reserved for children to enjoy activities and for holding gatherings. Besides, the closing time of Tsuen Wan Market was relatively early, but the community living room and its relevant facilities situated on the fourth floor of the market operated until 10 p.m. As a result, staircases were the only means of access for users to get to the facilities after the market was closed. However, foreign domestic helpers (FDHs) and street sleepers often gathered on the stairway of the market, rendering the situation undesirable. She suggested that relevant departments should explore the provision of suitable means that would facilitate the access to the playground on the podium as well as the community living room by their users after the closing time of the market.

44. Mr LAU Chung-kong said that at present, users could only reach the floors where the playground on the podium, the community living room and its relevant facilities were situated by stairs after Tsuen Wan Market was closed. The situation was undesirable. He proposed including improvements to the access facilities in the enhancement works. Besides, he found that FDHs would gather and some people would urinate and defecate on the stairway of Tsuen Wan Market from time to time. He suggested the departments concerned strengthen management and improve the lighting system of the stairway. Moreover, he opined that the entrances of the aforementioned community facilities were not obvious, therefore he suggested that additional signage should be provided at the entrances.

45. Mr NG Chun-yu suggested providing more play equipment on the podium so as to complement with the two community living rooms at Tsuen Wan Market and to achieve synergy. He proposed upgrading the electric power system as well as the lighting system of the playground on the podium, and retrofitting a lift to facilitate the organisation of various activities. In addition, he was also concerned about the safety of the playground on the podium. He suggested installing railings at accident-prone locations to prevent accidents from happening.

46. Ms CHEUNG Man-ka proposed that government departments should conduct district consultation or entrust a consultancy to study how to utilise the space concerned.

47. Mr WONG Wai-kit hoped that non-governmental organisations (NGOs) would make effective use of the space of the playground on the podium to provide residents with different services. Although the playground on the podium was large in area, the floor surface was uneven. He suggested levelling off and resurfacing the floor at the location concerned to ensure that future activities would be conducted safely. Moreover, he suggested reserving a larger area of space to organise activities, improving the lighting system and providing shelters at the playground on the podium. Finally, he pointed out that there were several stairways in Tsuen Wan Market, yet not all of them led to the playground on the podium. He proposed providing clear directional signage at the exits/entrances of the stairways.

48. Mr CHAN Hiu-chun was concerned about the environmental hygiene of the playground on the podium. He pointed out that Tsuen Wan Market had been in use for many years and undue accumulation of dirt on the facilities at the playground on the podium was observed. He suggested the department concerned carry out thorough cleansing so that parents and children would feel more comfortable when using the facilities. In addition, he also proposed displaying the winning entries of the drawing competition in the form of murals, with a view to beautifying the playground on the podium and encouraging creativity among children.

49. Dr LEUNG Cheong-ming, Raymond said that there were different reasons that led to the ineffective utilisation of the playground on the podium, such as the restricted accessibility to the location concerned and lifts being occupied by market stall tenants to move goods, making it difficult for members of the public to visit the playground on the podium. He suggested tasking the NGOs that ran the community living rooms to manage the playground on the podium, with a view to revitalising the playground and ensuring effective use of the space concerned at the same time.

50. The Chairman said that the TWDO had inspected the two community living rooms and their relevant facilities at Tsuen Wan Market. It had received many views from the local community on enhancing the playground on the podium. Relevant government departments had also discussed the development direction of the playground on the podium at a meeting of the Tsuen Wan District Management Committee (TWDMC) earlier. The community living rooms and the facilities concerned siting on the upper floors of the market in the town centre were close to “three-nil” buildings as well as single-block tenement buildings, which had facilitated the use of these facilities by nearby residents. However, since it was difficult to carry out works that involved alterations to the building structure (such as retrofitting of lifts) in a short period of time, and substantial resources were required, he opined that the actual needs of beneficiary groups of the community living rooms should be considered first. Resources should be allocated and prioritised to enhance the facilities in the playground on the podium according to the degree of urgency. At the same time, the contract period of the NGOs that operated the community living rooms

should be taken into account to formulate enhancement plans at different stages. The TWDO would continue to discuss the future direction of the enhancement plans with relevant departments and the NGOs that operated the two community living rooms in Tsuen Wan Market.

51. ADO(TW) of the TWDO responded as follows:
- (1) at an earlier meeting of the TWDMC, the government departments had discussed the direction of the improvement works for the playground on the podium, including arranging for levelling off the uneven floor surface, providing additional safety matting and vacating the space in the middle of the playground on the podium to hold various activities. Moreover, regarding the view about the unclear signage that failed to show direction towards the community living rooms, the TWDO would study the provision of additional signage with relevant departments; and
 - (2) the TWDO would convene a meeting of the relevant working group in October 2024. The NGOs that operated the community living rooms and the departments concerned would be invited to discuss the proposal and formulate the timetable for the enhancement plans.
52. District Leisure Manager (Tsuen Wan) of the LCSD responded as follows:
- (1) the LCSD noted Members' views; and
 - (2) when planning for the venue beautification and improvement works, it was necessary for the LCSD to take into account various factors, including the fact that the playground on the podium was a public space. Therefore, the LCSD had to balance the needs of all members of the public in its consideration. As it had been quite some time since the market was established, consideration should also be given to the load-bearing capacity of the podium and how to facilitate the organisation of activities. The LCSD thanked Members for their views and would conduct further studies in regard to Members' views.
53. DEHS(TW) of the FEHD responded as follows:
- (1) the upper floors of the market building were originally used as staff quarters and had not been planned to be open to the public at the beginning. In addition, considering that the building was old, the works would involve substantial resources and time if alterations were to be made to the means of access to the upper floors; and
 - (2) the FEHD advised that the implementation of the short-term enhancement plan should be studied first, including improving the instructions showing the ways to the community living rooms, so as to allow the public to learn about the venues and to effectively increase the utilisation rates of the community living rooms in a short period of

time, thereby ensuring an optimal use of the facilities concerned.

54. The Chairman said that the common goal of the Government and Members was to improve the environment and facilities of the playground on the podium, so that the NGOs operating the community living rooms could make effective use of the space concerned. The TWDO would convene a meeting of the working group in October 2024 to follow up on the discussion and would report to Members on the progress concerned regularly. The TWDC would be consulted again when necessary.

VII Item 6: Information Papers
Reports on Meetings of the Committees and Working Group under the Tsuen Wan District Council
(TWDC Paper No. 20/24-25)

55. The Chairman said that the reports on the meetings of the six committees and a working group under the TWDC were set out in TWDC Paper No. 20/24-25.

56. The Chairman said that the Working Group on Celebration of the 75th Anniversary of the Founding of the People's Republic of China of the Tsuen Wan District Council had held a meeting on 23 September 2024. The Chairman asked Ms WAH Mei-ling, the Chairlady of the Working Group on Celebration of the 75th Anniversary of the Founding of the People's Republic of China of the Tsuen Wan District Council, to report on its work.

57. Ms WAH Mei-ling reported as follows:

- (1) to celebrate the 75th anniversary of the founding of the People's Republic of China, Members had unanimously agreed that the TWDC would co-organise various celebratory activities together with the TWDO and the Tsuen Wan Preparatory Committee of National Day Celebration (TWPCNDC) at the meeting of the TWDC on 28 May 2024. During the period from September to early November 2024, the TWDC, TWDO and the TWPCNDC would organise a variety of celebratory activities, many of which had successfully received support from local groups and the Care Teams in the form of being co-organisers;
- (2) there were a wide variety of celebratory activities, including foot drill performance and flag-raising ceremony, cultural shows, sports games, traditional arts performances, bazaar cum carnivals, light shows, parades, drawing and colouring competitions, Chinese chess competitions, etc. The following three highlighted events were also organised;
- (3) the "Celebrating the 75th Anniversary of the Founding of the People's Republic of China – Floating Colours Carnival" shared the joy of the

National Day with members of the public through a bazaar, a light show, and performances which were full of rustic charm (such as floating colours parade);

- (4) secondary and primary schools as well as uniformed groups in the district would be invited to form teams for participating in the Chinese-style foot drill performance in the “Secondary and Primary Schools and Uniformed Groups Flag Raising Ceremony cum Inspection of the Chinese-style Foot Drill Performance”, with a view to enhancing the public’s sense of belonging to the community, Hong Kong and the Motherland;
- (5) there would be a number of performing arts groups sharing the stage to deliver performances with different characteristics (such as classical dance, Chinese dance, Tai Chi, singing and Chinese instrumental performances, etc.) at the diversified arts performance activity “Evening Gala in Celebration of the National Day”; and
- (6) the co-operation and support of government departments were crucial to the smooth conduct of the series of celebratory activities for the National Day. Therefore, she invited government departments to support the preparatory work for various celebratory activities on behalf of the organiser.

58. The Chairman said that the Working Group on Boosting Local Economy (WGBLE) had held a meeting on 23 September 2024. The Chairman asked Mr CHAN Hiu-chun, the Chairman of the WGBLE, to report on its work.

59. Mr CHAN Hiu-chun reported as follows:

- (1) the “Summer Lucky Draw in Tsuen Wan District” had been held between the period from 16 August to 15 September 2024. The activity aimed to drive more patronage as well as inject consumption power to Tsuen Wan district and create a vibrant atmosphere in the community, thereby contributing to boosting the local economy. The activity attracted over 7 000 registrations and involved a spending of up to \$5.6 million;
- (2) the lucky draw ceremony of the “Summer Lucky Draw in Tsuen Wan District” had also been held in the morning of 24 September 2024. The results of the lucky draw would be published in Wen Wei Po and Hong Kong Standard on 30 September 2024. Members of the public could also find the list of winners on the designated website of the activity concerned; and
- (3) the WGBLE had discussed at its meeting the activities planned to be held in the fourth quarter of 2024 in Tsuen Wan district to promote the local economy. Members of the WGBLE had learned that the TWPCNDC would organise the “Celebrating the 75th Anniversary of

the Founding of the People’s Republic of China – Floating Colours Carnival” at Sha Tsui Road Playground from 17 to 21 October 2024, with a view to attracting more visitors to experience the unique characteristics of Tsuen Wan district during the National Day period and boosting the local economy at the same time. About 120 small-and-medium merchants mostly from Tsuen Wan district and NGOs would set up stalls at the bazaar to sell various kinds of dry and wet goods, food and cooked delicacies. Local groups and schools would also participate in the stage performances of the bazaar. The activity concerned served to provide the public with a recommended spot for shopping, dining and entertainment. Besides, the organiser would arrange a floating colours parade and a light show, providing the public with diversified experiences in National Day celebrations and creating a lively and joyful atmosphere in the community. Members of the WGBLE had unanimously agreed to assist in incorporating more elements that would stimulate consumer sentiments to the bazaar at the meeting.

60. The Chairman encouraged Members to assist in the publicity of and actively participate in the aforementioned activities.

61. Members noted the captioned paper.

VIII Item 7: Any Other Business

62. The Chairman said that the TWDO would organise Chinese New Year Celebration Lunch in February 2025. The TWDC had also been a co-organiser of this event in the past. The Chairman asked if Members agreed that the TWDC should become a co-organiser of the event concerned. Members unanimously agreed to the arrangement.

63. The Chairman said that the TWDC had received a letter from Pok Oi Hospital, inviting the TWDC to become a supporting organisation of the “Pok Oi Cycle for Millions 2025”. The Chairman pointed out that the TWDC had also been a supporting organisation of the aforementioned activity previously, and asked if Members agreed that the TWDC should become a supporting organisation of the activity concerned and approved the use of the TWDC’s logo by Pok Oi Hospital. Members unanimously agreed to the arrangements.

64. The Chairman said that the TWDC received a letter from Yan Chai Hospital, inviting the TWDC to become a co-organiser of the “Yan Chai Charity Poon Choi Feast”. The event would be held on 6 December 2024. The Chairman pointed out that the TWDC had also been a co-organiser of the aforesaid event in the past. He asked if Members agreed that the TWDC should become a supporting organisation of

the activity concerned and approved the use of the TWDC's logo by Yan Chai Hospital. Members unanimously agreed to the arrangements. The Chairman assigned Mr KOO Yeung-pong, the Chairman of the Community Involvement, Culture and Recreation Committee (CICRC), to join the organising committee of the event concerned on behalf of the TWDC.

65. The Chairman said that the Standard Chartered Hong Kong Marathon organised by the Hong Kong, China Association of Athletics Affiliates (HKAAA) would be held on 9 February 2025. The HKAAA had invited DCs of the 18 districts to form teams to participate in the 10-kilometre race. Each team would consist of ten members who represented their district. The Chairman pointed out that the TWDC had participated in event concerned in the past, and had tasked Mr KOO Yeung-pong, the Chairman of the CICRC, with the duty to form a team for the race.

66. Mr KOO Yeung-pong said that the process of forming the team had been very smooth and ten Members had confirmed to take part in the race. He hoped that the participating Members would achieve good results on behalf of Tsuen Wan district.

67. The Chairman said that the fifth batch of the training programme for the seventh-term DC Members (Zhejiang) had been held from 11 to 14 September 2024. In order to consolidate the learning outcomes of the study visit in Zhejiang, each Member had drafted a report on how the experience and knowledge obtained during the course or study visit could be applied to DC affairs and district governance.

68. The Chairman said that the committees under the TWDC had applied for grants under the Community Involvement Fund in the past to produce fai chun and red packet envelopes of the TWDC. He suggested tasking the CICRC with following up on the matters concerned. Members unanimously agreed to the arrangement.

69. The Chairman reminded that the PlanD had invited Members of the TWDC to visit the City Gallery on 23 October 2024.

IX Item 8: Date of Next Meeting

70. The Chairman said that the date of the next meeting was 26 November 2024. According to the Standing Orders, Members who wished to raise an item for discussion at a meeting were required to submit the paper with a notice in writing to the Secretariat ten clear working days before the meeting. Hence, the Chairman reminded Members that the deadline for submission of papers was 11 November 2024.

Tsuen Wan District Council Secretariat
November 2024