

Sai Kung District Council
District Facilities Management Committee
Minutes of the Sixth Meeting in 2016

Date: 8 November 2016 (Tuesday)
Time: 9:30 a.m.
Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Mr. CHAN Kai-wai (Chairman)	9:30 a.m.	12:38 p.m.
Mr. LI Ka-leung, Philip (Vice-Chairman)	9:30 a.m.	12:38 p.m.
Mr. AU Ning-fat, Alfred, MH	9:30 a.m.	12:38 p.m.
Mr. CHAN Pok-chi, Jonathan	9:30 a.m.	12:38 p.m.
Mr. CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	12:38 p.m.
Mr. CHEUNG Chin-pang, Edwin	9:30 a.m.	12:38 p.m.
Mr. CHEUNG Mei-hung	9:46 a.m.	12:38 p.m.
Mr. CHONG Yuen-tung	9:30 a.m.	12:38 p.m.
Mr. CHUNG Kam-lun	9:46 a.m.	12:38 p.m.
Mr. FAN Kwok-wai, Gary	9:30 a.m.	12:38 p.m.
Ms. FONG Kwok-shan, Christine	9:30 a.m.	12:38 p.m.
Mr. HIEW Moo-siew	9:30 a.m.	12:38 p.m.
Mr. HO Man-kit, Raymond	9:42 a.m.	12:23 p.m.
Mr. KAN Siu-kei	10:30 a.m.	12:38 p.m.
Mr. LAI Ming-chak	9:30 a.m.	12:38 p.m.
Mr. LAM Siu-chung, Frankie	9:30 a.m.	12:38 p.m.
Mr. LAU Wai-cheung, Peter, MH	9:30 a.m.	12:35 p.m.
Mr. LEUNG Li	9:30 a.m.	11:35 a.m.
Mr. LING Man-hoi, BBS, MH	9:30 a.m.	12:38 p.m.
Mr. LUI Man-kwong	9:30 a.m.	12:38 p.m.
Mr. LUK Ping-choi	9:30 a.m.	12:20 p.m.
Mr. SING Hon-keung, BBS, MH	9:30 a.m.	12:38 p.m.
Mr. TAM Lanny, Stanley, MH	9:37 a.m.	12:38 p.m.
Mr. TSE Ching-fung	9:30 a.m.	12:20 p.m.
Mr. WAN Kai-ming	9:30 a.m.	12:38 p.m.
Mr. WAN Yuet-cheung, BBS, MH, JP	9:30 a.m.	12:38 p.m.
Mr. WONG Shui-sang	9:30 a.m.	12:20 p.m.
Mr. YAU Yuk-lun	9:55 a.m.	12:30 p.m.
Miss WONG Ki-ying, Kitty (Secretary)	Executive Officer II (District Council) 5, Sai Kung District Office	

Absent

Mr. NG Sze-fuk, George, GBS, JP

In Attendance

Mr. KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung) 1, Sai Kung District Office
Mr. POON Kwok-leung, Timmy	Senior Executive Officer (District Management), Sai Kung District Office
Mr. WONG Ping-ming	Senior Inspector of Works, Sai Kung District Office
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office

Mr. LIU Chung-him, Michael	Executive Officer I (District Council), Sai Kung District Office (Designate)	
Miss MAK Wai-man, Sandy	Senior Liaison Officer (1), Sai Kung District Office	
Ms. LAM Yee-lai, Decem	Senior Liaison Officer (2), Sai Kung District Office	
Ms. YIU Shuk-yan, Mona	Liaison Officer i/c (District Council/Tseung Kwan O (North))	
Ms. LOK Kit-ha	Chief Leisure Manager (New Territories East), Leisure and Cultural Services Department	
Ms. FUNG Ka-wai, Annie	District Leisure Manager (Sai Kung), Leisure and Cultural Services Department	
Mr. FUNG Kwok-cheung, Cliff	Deputy District Leisure Manager (District Support) Sai Kung, Leisure and Cultural Services Department	
Miss TSANG Mei-ying, May	Senior Manager (NTE) Promotion, Leisure and Cultural Services Department	
Miss NG Sheung-han, Alice	Manager (NTE) Marketing & District Activities, Leisure and Cultural Services Department	
Ms. YUEN Suet-fei, Agatha	Senior Librarian (Sai Kung), Leisure and Cultural Services Department	
Miss CHAN Shui-yan, Daphne	Senior Executive Officer (Planning), Leisure and Cultural Services Department	
Ms. CHIU Pui-fung	Social Work Officer 2, Wong Tai Sin/Sai Kung District Planning & Coordinating Team, Social Welfare Department	
Mr. LAU Hon-wing	Senior Land Executive/Acquisition, District Lands Office, Sai Kung	
Mr. LEE Wang-yui, Eddie	Architect (Works) 7, Home Affairs Department	
Ms. TANG Suet-fan [Transliteration]	Project Assistant, WCWP International Limited	
Mr. CHAN Hon-cheung, John	Senior Landscape Architect/VM (U&Is), Highways Department	} For Agenda Item II(i)
Ms. MAK Woon-king, Betty	Acting Senior Landscape Architect/VM (NT), Highways Department	
Mr. WONG Cheuk-him, Jason	Landscape Architect/VM(SD),Highways Department	
Mr. LEUNG Chung-lap	Deputy Project Manager (NTE) 1, Civil Engineering and Development Department	} For Agenda Item II(ii)
Mr. LAU Shing-cheong, Edwin	Senior Engineer/8 (NTE), Civil Engineering and Development Department	
Mr. HUI Ka-chun	Senior Engineer/6 (NTE), Civil Engineering and Development Department	
Mr. LAI Sze-yuen, Matthew	Engineer/11 (NTE), Civil Engineering and Development Department	
Mr. WONG Yin-chiu	AECOM Consultants Asia Ltd, Technical Director (Transportation), Hong Kong	
Ms. LEE Hoi-ting	AECOM Consultants Asia Ltd, Associate Director (Landscape Architect), Hong Kong	} For Agenda Item II(iii)
Mr. CHAN Chi-ming, Lawrence	Senior Engineer/Special Duty, Transport Department	
Mr. LEE Sai-hang, Kenneth	Engineer/Special Duty 1, Transport Department	
Mr. KWOK Chun-sum, James	Engineer/NT4-2, Highways Department	

Welcoming Remarks

The Chairman welcomed all Members and representatives of government departments to the sixth meeting in 2016 of the District Facilities Management Committee (DFMC) under the Sai Kung District Council. The Chairman said that Mr. WONG Ping-ming, Senior Inspector of Works of the Sai Kung District Office (SKDO) would retire soon. He thanked Mr. WONG for his untiring efforts in implementing works for the community over the years, and wished him a happy retirement on behalf of the DFMC. Besides, Ms. LOK Kit-ha, Chief Leisure Manager (New Territories East) of the Leisure and Cultural Services Department (LCSD) and Ms. Annie FUNG, District Leisure Manager (Sai Kung) of LCSD would be retired and transferred respectively. On behalf of the DFMC, the Chairman thanked them for their contributions to the District over the past years. He also wished Ms. LOK many happy days after her retirement.

2. The Chairman said that Mr. George NG could not attend the meeting due to other work commitments. He had submitted a Notification of Absence from Meeting in advance as required. There being no objections from Members, the Chairman announced that the application for absence from meeting was approved in accordance with Order 51 (1) of the Sai Kung District Council Standing Orders.

I. Confirmation of Minutes of the Fifth Meeting in 2016

3. There being no amendments from Members, the Chairman announced that the minutes of the meeting were confirmed.

II. New Items

(i) Enhancement Programme of Vegetated Slopes of Highways Department (Phased Replacement of Senescent Acacia) (SKDC (DFMC) Paper No. 88/16)

4. The Chairman welcomed the following representatives to the meeting:

- Mr. John CHAN, Senior Landscape Architect, the Highways Department (HyD);
- Ms. Betty MAK, Acting Senior Landscape Architect, the HyD; and
- Mr. Jason WONG, Landscape Architect, the HyD.

5. Ms. Betty MAK, Acting Senior Landscape Architect, the HyD said that the HyD had commenced studying and preparing the Enhancement Programme of Vegetated Slopes (the Programme) in May last year. A detailed proposal had been drafted early this year to consult local and overseas societies of arboriculture, university professors and government departments (e.g. the Development Bureau (DEVB), the Agriculture, Fisheries and Conservation Department and the Architectural Services Department). The proposal had also been introduced to the Expert Panel on Tree Management under the Tree Management Office (TMO) of the DEVB in April this year, so as to solicit the views of the experts and then revised the proposal accordingly. The pamphlet included in the meeting papers gave a brief introduction to the background, purpose and workflow of the Programme, and the considerations in respect of the replacement time. The design of the replanting and the plant species chosen were also introduced. In the past seven months, the HyD had consulted 13 District Councils. During the consultation process, enquiries from different media and the public were received. Ms. MAK summarised the answers to these enquiries in the following three points:

- Slope safety was the priority concern of the HyD. Before removing or replacing the Senescent Acacia, the HyD would make sure that the safety of the slopes would not be affected by the works;
- The Programme would not replace all Senescent Acacia in one go. Instead, the Senescent Acacia would be replaced gradually. Senescent Acacia that had shown signs of ageing or posed threats to the safety of the community would be handled first. Then, replacement priority of other Senescent Acacia would be determined according to the investigation results. Younger Senescent Acacia would be handled appropriately after ten years or beyond;

- The plants used to replace Senescent Acacia included trees, shrubs and vegetation cover, most of which were species that were round shaped. Tailor-made replanting plans would be made according to the environment of each slope and the needs of different areas. The HyD would also meet with the District Council (DC) Members of the respective constituencies to listen to the views of the DC Members and the public, so as to achieve optimal greening effect.

6. Ms. Betty MAK of the HyD continued that according to the information gathered when the HyD carried out work in the Sai Kung District and the results of preliminary site inspection conducted in the past few months, there were about 10 795 Senescent Acacia under the maintenance of the HyD in the Sai Kung District. They were distributed in 22 constituencies of the Sai Kung District and accounted for 14.4% of the 75 000 Senescent Acacia in Hong Kong. The overall health condition of the Senescent Acacia in the Sai Kung District under the maintenance of the HyD was not very good. Most of the Senescent Acacia on the slopes were leaning, and they were vast in number and densely grown. On individual slope, substantial size of Senescent Acacia even showed sign of ageing, which had increased the risk of collapsing of trees. Therefore, in order to ensure the safety of road users and to cut down accidents, the Sai Kung District was encouraged to make early preparation, carry out long-term tree management work properly and implement the Programme. Moreover, there were also young Senescent Acacia in the Sai Kung District, the HyD would carry out continuous proper maintenance of them and make replacement in due course according to the degree of ageing.

7. Mr. Jason WONG of the HyD introduced the meeting paper according to the Presentation Slides played. He said that prior to the commencement of the works, notice would be put up at the slope to inform residents in the vicinity of the works. As for the ageing of Senescent Acacia in the Sai Kung District, he said that the Senescent Acacia planted along the cycling track on Po Hong Road in Tseung Kwan O had shown sign of ageing. Some of these trees had collapsed during the last typhoon season, and they had been cleared by the HyD.

8. Mr. John CHAN, Senior Landscape Architect, the HyD added that the rain and typhoon season of this year was longer than that of last year, therefore, the risk of trees collapsing had increased. In view of this, the HyD had promoted long-term tree management programme to protect the safety of road users. He hoped that Members would support the Programme.

9. The views and enquiries of Members on the Programme were as follows:

- Members enquired about the number of Senescent Acacia that the HyD plan to replace each year after the implementation of the Programme;
- It was suggested that when choosing the species of trees for replacing the Senescent Acacia, considerations should be given to the roots, branches and fruit size of the trees, and whether the species had ornamental merit;
- Members enquired about whether there was a time table for implementing the Programme in different areas of Sai Kung;
- Members hoped that the HyD would inform the DC Members of the respective constituencies and residents before replacing the trees, so as to avoid causing inconvenience to the residents;
- Members hoped that the HyD would make proper use of the removed Senescent Acacia to avoid wastage;
- Whether the HyD would replace the trees collapsed because of typhoon and remove the trees with risk of collapsing on the Hiram's Highway first;
- Whether the HyD would assist the Government in handling trees with risk of collapsing outside the slope areas, and replace trees under the management of other government departments;
- Whether the HyD would handle trees of other species that also had the risk of collapsing together with the Senescent Acacia;
- Whether the HyD would consider organising workshops to introduce to the public the different types of trees and to share with them knowledge on tree maintenance;
- Arbor had noise screening effect, Members hoped that the HyD would increase the proportion of arbor planted on slopes;

- Members hoped that the HyD would strike a balance between the provision of sufficient space for trees to grow and biodiversity, and avoid planting too many types of plants in the same area;
- Members suggested that each district should focus on planting one to two plants with special characteristics, so as to avoid the species planted from being too mixed; and
- Members suggested the HyD to accord priority to the removal of Senescent Acacia with risk of collapsing on the two sides of roads or footpaths.

10. Mr. John CHAN of the HyD said that the HyD would make reference to Members' views as far as possible during the implementation of the Programme. Regarding Members' views on the species of trees, Mr. CHAN said that the HyD would continue to communicate with the respective DC and the public, and to plant suitable species at suitable places. Trees with ornamental merit would be chosen as far as practicable. Besides, the HyD would accord priority to handling the trees that posed danger to the public in order to ensure the safety of the public. At the same time, the HyD would also avoid planting trees that would hinder the healthy development of other plants. If the Senescent Acacia were under the management of other departments, the HyD would liaise with the TMO and the departments concerned and ask the responsible department to follow up. As for the ratio of arbor to shrub, it depended on the environment of individual slope and the species of different plants, there was no specific ratio for the time being.

11. Mr. Jason WONG of the HyD added that yard waste was unavoidable during the tree replacement process. The HyD would make reference to the relevant guidelines issued by the Environment Bureau and the DEVB, and would follow the principle of reusing the timbers of Senescent Acacia. For the programmes implemented in the past, the HyD had sent suitable timbers to different school sponsoring bodies for research or educational purposes to reduce wastage. Besides, the HyD would also introduce the Programme to other government departments that were managing Senescent Acacia and keep close liaison with them. As for the Senescent Acacia on private slopes, although the private slopes fell outside the span of control of the HyD, the HyD would still refer the case to the management personnel of the private slopes concerned. If officers of the HyD discovered any Senescent Acacia that were posing danger to the public during the investigation process, even though the trees were not under the management of the HyD, the HyD would also inform the relevant departments to take corresponding actions. On noise screening effect of trees, Mr. WONG agreed that the removal of Senescent Acacia might weaken the noise screening effect of the woodland. However, it should be noted that the noise screening effect of Senescent Acacia would be gradually weakened as their health deteriorated. Coupled with the fact that Senescent Acacia would hinder the growth of the shrubs in the vicinity, the noise screening effect would be further weakened. In view of this, the HyD would plant arbor, shrubs and vegetation cover, which were of different heights, on slopes to enhance the noise screening effect. Regarding the number of trees to be replaced each year, it depended on the results of the tree survey. There was no exact figure at this stage.

12. The Vice-Chairman said that many trees in the Sai Kung District were under the management of the District Lands Office, Sai Kung, he hoped that the District Lands Office, Sai Kung would closely co-operate with the HyD to handle the problem of ageing Senescent Acacia. Mr. LAU Hon-wing, District Lands Office, Sai Kung said that the HyD could contact the Tree Unit of the Lands Administration Office in respect of the Programme.

13. The Chairman enquired that if the slope was in a remote location, whether the staff of the HyD would dispose of the removed trees directly on the hills. The Chairman suggested the HyD to consult the residents as early as possible and avoid planting too many different species on the same slope. Besides, safety should be the prime concern.

14. The Chairman concluded that Members supported the Programme. The HyD was asked to inform the Secretariat of the implementation progress of the Programme in due course, and to consult the DC Members of the respective constituencies and carry out site inspection when necessary.

(ii) Development of Anderson Road Quarry Site – Conceptual Landscape Design of Open Space (SKDC (DFMC) Paper No. 89/16)

15. The Chairman welcomed the following representatives to the meeting:

- Mr. LEUNG Chung-lap, Deputy Project Manager (NTE), the Civil Engineering and Development Department (CEDD);
- Mr. Edwin LAU, Senior Engineer, the CEDD;
- Mr. HUI Ka-chun, Senior Engineer, the CEDD;
- Mr. Matthew LAI, Engineer, the CEDD;
- Mr. WONG Yin-chiu, Technical Director (Transportation), Hong Kong, AECOM Consultants Asia Ltd; and
- Ms. LEE Hoi-ting, Associate Director (Landscape Architect), Hong Kong, AECOM Consultants Asia Ltd.

16. Mr. LEUNG Chung-lap, Deputy Project Manager (NTE), the CEDD introduced the meeting paper to Members. He said that if the design was supported by Members, it was expected that all landscaping works would be submitted to the Finance Committee of the Legislative Council for approval in 2017. The works would commence in early 2020 for completion in 2023.

17. Ms. LEE Hoi-ting, Associate Director (Landscape Architect), Hong Kong, AECOM Consultants Asia Ltd continued introducing the meeting paper. She said that in order to show the unique form of the rocks in the quarry site, fractured patterns would be used in the composition of the landscaping design. This design language would be used throughout the whole community to show the consistency in design.

18. The views and enquiries of Members on the design were as follows:

- Members asked whether cycling was allowed in the parks managed by the LCSD;
- The pedestrian links should be wide enough for wheelchair users and pedestrians to pass through at the same time;
- The design of the pedestrian links should cater to the actual needs of wheelchairs and baby carriages;
- Members enquired whether there would be any baby-sitting room and pet area;
- Members enquired whether transport ancillary facilities, such as public transport interchange and parking spaces, would be provided;
- Members enquired whether fishes and birds would be kept in the Stormwater Attenuation Lake cum Park, and requested for providing water-friendly facilities such as model boats, and life-saving apparatus;
- Members asked the CEDD to explain in detail the flood protection design and the design of the bioswale of the Stormwater Attenuation Lake cum Park;
- Members asked the CEDD to explain in detail the linear design concept;
- The CEDD mentioned in the 2013 report that a viewing platform would be built on Tai Sheung Tok, a mountain nearby, which would be connected to a hiking trail. Members hoped that the hiking trail would be kept at a suitable distance from the residential area to avoid causing inconvenience to the residents;
- The viewing platform in the 2013 report was not mentioned in the landscaping design. Members enquired whether there was still any plan to build the viewing platform;
- Members enquired which DC was responsible for providing services to the residents of Anderson Road; and
- Members enquired whether reference would be made to Man Kuk Lane to add cultural element such as the history of the quarry site to the park.

19. The Chairman enquired whether the Stormwater Attenuation Lake cum Park would be managed by the Drainage Services Department (DSD) after its completion, and if the open space was managed by a different department, whether there would be any difficulty in coordination; he also asked whether there would be any pet garden.

20. Mr. LEUNG Chung-lap of the CEDD said that at present, the leisure park fell within the purview of the Sai Kung District, but the nearby Kwun Tong District Council would also be consulted. Concerning the questions related to the Stormwater Attenuation Lake cum Park, he said that it was a part of the Quarry Park. During rainy season, the artificial lake could collect rainwater from the upstream for temporary storage, and then discharged the collected rainwater gradually to the Tsui Ping River in the downstream after the rain, so as to solve the flooding problem in the catchment area. The Tsui Ping River would be revitalised as well. The flood lake would be designed and constructed by the CEDD and managed by the DSD. Moreover, if Members hoped to add other landscape or sitting-out facilities to the lake, it was necessary to consult the relevant departments first. On the design of the pedestrian links, Mr. LEUNG said that pedestrian links that were suitable for wheelchairs and baby carriages to pass through would be designed. As for transport ancillary facilities, a public transport terminal would be provided near the Quarry Park. A bus-bus interchange (BBI) would also be provided at the entrance to the Tseung Kwan O Tunnel, therefore, the residents of Tseung Kwan O could go to the leisure park by public transport.

21. Ms. LEE Hoi-ting of AECOM Consultants Asia Ltd added that the design of the whole open space would use fractured pattern as the theme because fractured pattern could represent the form of the rocks. Different spaces in the park would have the element of fractured pattern to show the consistency in design. In addition, the bioswale next to the lake was a planting area. The plants planted there were able to grow in a moist environment, they could also purify the rainwater.

22. Mr. Edwin LAU, Senior Engineer, the CEDD added that the bioswale served the function of filtering water, therefore, the rainwater had been preliminarily purified before flowing to the flood lake, which saved part of the resources for purifying rainwater. The purified lake water would be used to supply water to the water play equipment for children and to irrigate the plants at the sides of the lake.

23. The views and enquiries of Members were as follows:

- Whether the water of the flood lake could be used to generate electricity;
- The BBI at the entrance of the Tseung Kwan O Tunnel should not be shelved until the Anderson Road was developed, and the roads at the sides of the BBI should be widened to provide sufficient space for vehicles to pass through and for passengers to change bus; and
- When the open space was designed, whether reference had been made to the relevant designs and plans reported at the full DC meeting in 2011.

24. The Chairman said that he hoped that the CEDD would consider the suggestions put forward by Members regarding barrier-free access and baby care facility as far as practicable, so as to cater to the different needs of the public. In addition, the CEDD was asked to inform the DFMC of the progress of the works in due course, and to consider inviting Members to conduct a site visit after the commencement of the works at the open space.

25. Mr. LEUNG Chung-lap of the CEDD added that the open space, with the exception of the Stormwater Attenuation Lake cum Park, would be managed by the LCSD after completion. Despite the fact that the residential buildings were expected to be occupied in 2023/24, it was possible that the construction works of the open space would not be completed before the residents moved in. Therefore, to make sure that the residents could enjoy a comfortable public space, the CEDD would strengthen the greening works of the open space before the moving-in of the residents. Moreover, depending on the progress of the works, the CEDD might invite Members to conduct a site visit at the above open space after the works had commenced, i.e. in mid-2017.

26. The Chairman concluded that the DFMC supported the above design concept. The CEDD was asked to provide supplementary information on the development of the viewing platform after the meeting. (Post-meeting note: the CEDD had submitted the supplementary information on the development of the viewing platform on 13 December 2016.)

**(iii) Covered Walkway
(SKDC (DFMC) Paper No. 109/16)**

27. The Chairman welcomed the following representatives to the meeting:

- Mr. Lawrence CHAN, Senior Engineer, the Transport Department (TD);
- Mr. Kenneth LEE, Engineer, the TD; and
- Mr. James KWOK, Engineer, the HyD.

28. Mr. Lawrence CHAN, Senior Engineer, the TD said that the provision of covers to walkways was one of the new items of the 2016 Policy Address. It would be jointly implemented by the TD and the HyD.

29. Mr. Kenneth LEE, Engineer, the TD introduced the meeting paper according to the Presentation Slides played. He hoped that the SKDC would suggest 3 alignment options, with priorities set, within 3 months after the meeting to facilitate the relevant departments to commence the feasibility studies promptly and to report the progress of the studies to the DFMC in due course.

30. The views and enquiries of Members were as follows:

- The Covered Walkway Working Group of the last term had set the priorities for the covered walkways works proposals put forward by Members. The priority items included the road section between the pedestrian crossing at Sheung Ning Road and the Hang Hau MTR Station, and the proposed covered walkway between the shopping centre of Hau Tak Estate and On Ning Garden. The construction of a covered walkway for Sheung Ning Road was later replaced by the building of two rain shelters, but the construction of these rain shelters was still not yet approved by the relevant departments. Therefore, Members hoped that the DFMC would include into this project the covered walkway works proposal they had already made, and asked the relevant departments to consider them together with other options; and
- The proposed length of a covered walkway was 200 metres. Members enquired whether the 200 metres could be divided into different sections so that several shorter covered walkways could be constructed in the District to benefit more residents.

31. The Chairman suggested that the covered walkway works proposals already made might be put forward to the relevant departments for conducting preliminary feasibility study. If any of these works proposals met the conditions of the departments, they would be constructed under this project, while the remaining works proposals that failed to meet the conditions of the departments would be constructed with the funding of district minor works of the Sai Kung District according to the original priorities. In addition, the Chairman enquired whether it was desirable to make new proposals if the departments considered all works proposals already made not suitable. He said that the deadline for submitting new works proposals was 20 November. They must be put forward jointly by at least two Members, and would only be constructed under the captioned project.

32. The views of Members were as follows:

- Members agreed that new works proposals for this project should be made, and a deadline should be set for submitting the proposals to the Secretariat;
- Members enquired whether the departments could complete the preliminary assessment before 20 November;
- Members enquired whether the covered walkways could be connected to existing pedestrian facilities (e.g. pedestrian subway, covered walkway) so as to provide longer pedestrian links;
- Members enquired that if a simpler design was used, would it be possible to build a covered walkway which was longer than 200 metres; and
- Tseung Kwan O was a densely built new town, it was not practical to construct covered walkway of 200 metres. Members preferred the construction of several shorter but more practical covered walkways.

33. Mr. Lawrence CHAN of the TD said that the TD would try its best to complete the preliminary technical assessment before 20 November. He said that the content of the assessment included whether the alignment options conformed with the initiatives advocated in the Policy Address, the length of the covered walkway and the width of the pedestrian way for the reference of Members. Mr. CHAN continued that one of the requirements of this project was that the covered walkway should be connected to public transport interchange and the facilities of major public transport to ensure that more residents would be benefited from the newly constructed covered walkways. In addition, it was acceptable to the TD that existing covered walkways or pedestrian subways were included as parts of the proposed covered walkways. Lastly, Mr. CHAN said that although the TD encouraged simpler design, the final design of the covered walkways would depend on the design styles of the surrounding environment.

34. The Chairman hoped that the departments would explore the possibility of replacing a long covered walkway with several shorter ones, and inform Members of the results of the technical assessments on or before 20 November.

35. A Member suggested that this issue should be referred to the Covered Walkway Working Group for discussion.

36. The Chairman said that the DFMC welcomed the project of the TD and the HyD. He suggested that a meeting of the Covered Walkway Working Group be convened after the meeting of the District Works Working Group on 20 December. The Secretariat would pass the results of the preliminary technical assessments to Members after they were completed. Members might put forward new proposals and continue discussing the issue on the meeting of the Covered Walkway Working Group when necessary. In addition, the Chairman agreed that the proposal for constructing a covered walkway for Sheung Ning Road, which was originally proposed to be replaced by shade structure, would also be put forward to the departments for conducting technical assessments.

**(iv) Funding proposal: “Replacement of Floodlight Control System at Tseung Kwan O Sports Ground”
(SKDC (DFMC) Paper No. 90/16)**

37. Ms. Annie FUNG of the LCSD introduced the meeting paper. She hoped that the DFMC would agree allocating a funding of \$440,000 to the LCSD for replacing the floodlight control system in Tseung Kwan O Sports Ground. It was expected that the works would be completed in end-February.

38. There being no objection from Members, the Chairman announced the endorsement of the funding application of \$440,000.

III. Matters Arising

**(i) “Request the Government to look into constructing a swimming shed by the seaside of Tseung Kwan O”
(Paragraphs 39 to 44 of the minutes of last meeting)
(SKDC (DFMC) Paper No. 110/16)**

39. The Chairman asked Members to refer to the written reply from the LCSD.

40. As Members had no other views on this issue, the Chairman announced that the issue would be deleted at the next meeting.

**(ii) “Request the Government Property Agency to provide the list of departments to be accommodated inside the new government building at Tseung Kwan O Area 67 as well as the information on the services that could be available from those departments”
(Paragraphs 45 to 47 of the minutes of last meeting)**

(SKDC (DFMC) Paper No. 111/16)

41. The Chairman asked Members to refer to the written reply from the Government Property Agency (GPA).

42. As Members had no other views on this issue, the Chairman announced that the issue would be deleted at the next meeting. In addition, the Chairman hoped that the GPA would provide the list of departments to be accommodated inside the new government building within next year. He also asked the Secretariat to follow up.

IV. Report items

**(i) Progress Report of District Works Working Group
(SKDC (DFMC) Paper No. 91/16)**

43. The Secretary reported that the following items were recommended for endorsement at the meeting of the District Works Working Group on 11 October:

- A funding allocation of \$400,000 to carry out the improvement works for the pavement near Po Lam Road South, Tseung Kwan O;
- A funding allocation of \$800,000 to carry out the maintenance works for the storage cistern at High Island, Sai Kung;
- A funding allocation of \$250,000 to carry out the construction of rain shelters at Yuk Nga Lane, Tseung Kwan O; and
- The design proposal for the pavilion to be constructed under the improvement works for the facilities at Ap Tsai Shan.

44. Members endorsed the above report.

**(ii) Progress Report of District Facilities Management and Community Involvement Working Group
(SKDC (DFMC) Paper No. 92/16)**

45. Members endorsed the above report.

**(iii) Progress Report of District Minor Works
(SKDC (DFMC) Paper No. 93/16)**

46. Members endorsed the above report.

**(iv) Financial estimate for funding district minor works
(SKDC (DFMC) Paper No. 94/16)**

47. The Secretary reported that as at 31 October 2016, the estimated expenditure of the district minor works in the 2016-2017 financial year was \$15.55 million.

48. Members endorsed the above report.

**(v) Report on the organisation of recreational and sports activities as well as the management of leisure facilities in Sai Kung by the Leisure and Cultural Services Department from September to October 2016
(SKDC (DFMC) Paper No. 95/16)**

49. Members endorsed the above report.

50. The Chairman said that the arena and cycling track at the Hong Kong Velodrome would be temporarily closed for improvement works from 7 November 2016 to 7 February 2017 to facilitate the staging of the UCI Track Cycling World Championships in April 2017. When the improvement works were underway, other facilities at the Velodrome would remain open as usual.

**(vi) Report on free local cultural programmes by the Leisure and Cultural Services Department in Sai Kung District
(SKDC (DFMC) Paper No. 96/16)**

51. A Member hoped that the LCSD would organise free cultural programmes in the vicinity of LOHAS Park.

52. Members endorsed the above report.

**(vii) Report on promotion activities in public libraries and mobile library service of Sai Kung District
(SKDC (DFMC) Paper No. 97/16)**

53. The Chairman said that two motions were related to the above issue. The Chairman suggested and Members agreed to discuss them together.

**Member's Motion: "Request to arrange for mobile library services at an appropriate location at LOHAS Park"
(SKDC (DFMC) Paper No. 104/16)**

54. The Chairman said that the motion was moved by Ms. Christine FONG, and seconded by Mr. CHEUNG Mei-hung. He asked Members to refer to the written reply from the LCSD, i.e. SKDC (DFMC) Paper No. 113/16.

**Member's Motion: "Urge the Leisure and Cultural Services Department to arrange for mobile library services at Yee Ming Estate"
(SKDC (DFMC) Paper No. 105/16)**

55. The Chairman said that the motion was moved by Mr. TSE Ching-fung and seconded by he himself. He asked Members to refer to the written reply from the LCSD, i.e. SKDC (DFMC) Paper No. 114/16.

56. Ms. Agatha YUEN, Senior Librarian (Sai Kung), the LCSD introduced the written reply from the LCSD. She said that if the proposed parking location of the mobile library van was supported by Members, the LCSD would ask the relevant departments to conduct the feasibility assessments. Funding would be sought from the DC for carrying out the relevant works. It was anticipated that the works would take 6 months for completion.

57. A Member said that there was no library in the vicinity of LOHAS Park. The LCSD failed to arrange for a mobile library van to provide service to the residents of LOHAS Park after making preparation for more than one year. The Member enquired whether the LCSD had encountered any difficulties in the preparatory process.

58. Ms. Agatha YUEN asked Members to refer to the meeting paper no. 113/16. She said that the LCSD had written another letter to the property management office of the relevant estates in September to follow up on this issue. According to the oral reply made by the property management office last week, the LCSD had to wait for the establishment of the LOHAS Park Development Owners Committee, to be formed by the representatives of the owners of the Capitol, Le Prestige and Hemera, and then consulted it on the issue of setting up a mobile library stop. The management office anticipated that a meeting would be convened in November, during which representatives for forming the LOHAS Park

Development Owners Committee might hopefully be selected. The LCSD also hoped that the estates in LOHAS Park could provide a suitable parking location as early as possible so that the LCSD could provide mobile library service for the area promptly.

59. The Chairman supported changing the parking location of the mobile library van. The LCSD was asked to continue following up on this issue, and to inform the DC of the progress in due course.

60. The Chairman announced the endorsement of the report on promotion activities in public libraries and the above two motions. It was also agreed that a letter would be written to the MTR Corporation Limited to seek its assistance in realising the provision of mobile library van in the above estates.

**(viii) Report on community halls/centres in Sai Kung
(SKDC (DFMC) Paper No. 98/16)**

61. Members endorsed the above report.

V. Motions Presented by Members

**(i) Works Proposal: “Enhancement of the Tseung Kwan O South Waterfront Promenade”
(SKDC (DFMC) Paper No. 99/16)**

62. The Chairman said that the motion was moved by Ms. Christine FONG and Mr. CHEUNG Mei-hung.

63. There being no objection from Members, the Chairman announced that the works proposal was endorsed. The LCSD was asked to follow up.

**(ii) Works Proposal: “Greening works outside No. 8, Shek Kok Road (the Beaumont), Tseung Kwan O”
(SKDC (DFMC) Paper No. 100/16)**

64. The Chairman said that the motion was moved by Ms. Christine FONG and Mr. CHEUNG Mei-hung. According to the information provided by the District Lands Office, the location in question was currently managed by the developer of the Beaumont. Therefore, the developer had the responsibility to assist in launching the above works.

65. The views and enquiries of Members were as follows:

- The developer once said that the LCSD would take over the flower bed after the completion of the water pipe installation works. Members enquired as to who was currently responsible for managing the flower bed, and agreed that if it was the responsibility of the developer, they would follow up the issue with the developer themselves; and
- Members asked the relevant departments to respond to whether the land lease had specified the requirements that the developer had to meet so that the LCSD would take over the flower bed. The relevant departments should also pursue responsibility from the developer.

66. Mr. LAU Hon-wing of District Lands Office, Sai Kung said that up to now, the LCSD still had not taken over the above flower bed. Therefore, the developer had to handle and follow up on the flower bed according to grant conditions.

67. Ms. Annie FUNG of the LCSD said that before the completion of the Beaumont, discussion was held between the developer and the LCSD regarding the transfer of management of the vegetation maintenance work to the LCSD according to lease conditions. At that time, the LCSD requested the developer to install taps at the flower bed for irrigation in accordance with the established greening

requirements. In 2014, the developer wrote to the LCSD and promised to maintain the above flower bed until the water supply system met the requirements of the LCSD. However, up to now, the developer of the Beaumont still had not installed the water supply system. It had not contacted the LCSD or District Lands Office again regarding the handover of the above-mentioned land as well.

68. The Chairman asked the Secretariat to write to the District Lands Office, requesting it to give a written reply on who should be responsible for the management of the above flower bed. If necessary, the Secretariat would write to the developer of the Beaumont, requesting it to complete the installation of water supply system as soon as possible, and to provide the handover date of the flower bed.

**(iii) Works Proposal: “Provision of drain cover by the side of the pavement at Shek Kok Road”
(SKDC (DFMC) Paper No. 101/16)**

69. The Chairman said that the motion was moved by Ms. Christine FONG and Mr. CHEUNG Mei-hung.

70. There being no objection from Members, the Chairman announced that the works proposal was endorsed. The DSD was asked to follow up.

**(iv) Works Proposal: “Proposed provision of more lights at the Tseung Kwan O South Waterfront Promenade”
(SKDC (DFMC) Paper No. 102/16)**

71. The Chairman said that the motion was moved by Ms. Christine FONG and he himself.

72. There being no objection from Members, the Chairman announced that the works proposal was endorsed. The HyD was asked to follow up.

**(v) Works Proposal: “Proposed conversion of part of the walkway of the Tseung Kwan O South Waterfront Promenade, part of the walkway from Tseung Kwan O Sports Ground to the Tseung Kwan O South Waterfront Promenade and part of the walkway from LOHAS Park to the Northern Bridge to jogging tracks”
(SKDC (DFMC) Paper No. 103/16)**

73. The Chairman said that the motion was moved by Ms. Christine FONG, Mr. CHEUNG Mei-hung, he himself and Mr. Stanley TAM.

74. There being no objection from Members, the Chairman announced that the works proposal was endorsed. The LCSD was asked to follow up.

**(vi) Member’s Question: “The location of the restaurant at Tseung Kwan O Swimming Pool and Hong Kong Velodrome”
(SKDC (DFMC) Paper No. 106/16)**

75. The Chairman said that the question was raised by Mr. Raymond HO. He asked Members to refer to the written reply from the LCSD, i.e. SKDC (DFMC) Paper No. 115/16.

76. The views and enquiries of Members were as follows:

- Members hoped that the LCSD would continue organising more large-scale events at the velodrome, so as to increase the flows of people, thus attracting customers for the restaurant in the velodrome;
- The utilisation rate of the Tseung Kwan O Swimming Pool was the second highest in the territory, Members hoped that the LCSD would reconsider providing a restaurant in the swimming pool; and
- Members hoped that the LCSD would inform the DFMC before inviting tender, and would consult Members on the relevant tender.

77. Ms. Annie FUNG of the LCSD said that the LCSD could inform Members before inviting tender for the above item. As it was difficult to make any amendments after the tender documents had been announced, Ms. FUNG encouraged Members or the public to feel free to express their views on the services of the LCSD, which would serve as reference to the LCSD when it formulated the tender provisions the next time.

78. Ms. LOK Kit-ha, Chief Leisure Manager (New Territories East), the LCSD said that in the future, the LCSD could provide information about the latest tenders in the meeting papers for reference by Members.

79. The Chairman agreed to the above suggestion. The LCSD was asked to follow up.

(vii) Member's Question: "Follow up on the results of the investigation by the Government into the reason(s) for the occurrence of cracks at the Tseung Kwan O South Waterfront Promenade and the progress of maintenance works"
(SKDC (DFMC) Paper No. 107/16)

80. The Chairman said that the question was raised by Ms. Christine FONG, Mr. CHEUNG Mei-hung and he himself. He asked Members to refer to the written reply from the HyD, i.e. SKDC (DFMC) Paper No. 116/16.

81. The Chairman hoped that the HyD would continue following up on this matter.

(viii) Member's Question: "Follow up on the progress of the seawater back flow preventive works for the Tseung Kwan O South Waterfront Promenade"
(SKDC (DFMC) Paper No. 108/16)

82. The Chairman said that the question was raised by Ms. Christine FONG, Mr. CHEUNG Mei-hung and he himself. The Secretariat was asked to refer the question to the relevant departments for following up.

VI. Any Other Business

(i) Time-table of Sai Kung District Council and Committee Meetings for 2017
(SKDC (DFMC) Paper No. 112/16)

83. Members endorsed the timetable for the meetings of the DFMC.

(ii) Application from the G.T. (Ellen Yeung) College for a short-term tenancy of the open space at Choi Ming Street in Tiu Keng Leng

84. The Chairman said that the Secretariat received a letter from the G.T. (Ellen Yeung) College recently, which stated that it would like to apply to the District Lands Office for using the open space next to the G.T. (Ellen Yeung) College at Choi Ming Street under a short term tenancy (STT). The relevant letter had been e-mailed to Members on 4 November. Before that, 3 other organisations had applied to the District Lands Office, Sai Kung for a STT of the above-mentioned open space. If Members agreed, the Secretariat would refer the application from the G.T. (Ellen Yeung) College to the District Lands Office for following up and handling according to established mechanism.

85. The responses of Members were as follows:

- The above open space had been left vacant for many years, which had caused many environmental hygiene problems. A fire had even broken out there. Therefore, Members hoped that the District Lands Office could consider the application from the G.T. (Ellen Yeung) College;
- It was believed that the project of the G.T. (Ellen Yeung) College could promote community

integration, which was beneficial to the elderly, residents and students in the District. Moreover, it was believed that with the financial and managerial capacities of the college, the project could be developed continuously;

- It was hoped that the District Lands Office would take into account the sincerity of the applicant organisation during the vetting process;
- Members queried whether the DFMC had any mechanism to assist the public in applying for the STT, and whether it was appropriate to vote for or endorse the application of the above college in the meeting of the DFMC; and
- Many organisations had written letters to Members or the District Council Secretariat in the past, but those letters were not discussed at the meeting. Members asked the Chairman the reason for his arranging this letter to be discussed under “Any Other Business”.

86. Mr. Peter KWOK, Assistant District Officer (Sai Kung) 1 said that the Chairman had already stated clearly that if Members agreed, the Secretariat would refer the above application to the District Lands Office for following up and handling according to established mechanism. As 3 organisations had made applications for using the above-mentioned open space, the response of individual Member on this matter might exert undue pressure on the relevant department during the vetting process. If individual Member supported a particular applicant organisation, the Member should write to the relevant department in his/her personal capacity to express his/her views.

87. The Chairman said that a letter from the Concern Group on Concretization of Hong Kong Natural Trails had also been circulated at the last meeting of the DFMC. The established procedures of the DC included reflecting the views of the public in the meeting, while Members also had the freedom to express their views. The Chairman reiterated that the views expressed by Members were merely for discussion, the DFMC would not take a vote on this issue. The Chairman continued that the application from a woman for using the above open space as a plant nursery was approved before 2012. However, the woman had not properly managed the open space, she just hung the key of the open space on the door, making it possible for pedestrians to enter and leave the open space freely. Therefore, the Chairman hoped that comprehensive consideration would be given when the District Lands Office vetted the applications in the future. In addition, the Chairman asked the District Lands Office and the Food and Environmental Hygiene Department to remove the weeds and rubbish in the above open space promptly, so as to reduce the nuisance caused to the residents in that area.

88. The views of Members were as follows:

- It was the responsibility of the District Lands Office to vet the applications of the STT. If every application for the STT was discussed at the DFMC meeting, it would not only violate the procedures of the DC, but also waste the time of Members, and the Chairman was acting ultra vires to raise the application in the meeting;
- Some ethnic minority groups had also expressed their views at the DC meetings. In view of this, Members could also speak for other organisations or discuss related issues at the DFMC meetings; and
- DC Members should try their best to co-ordinate with different departments or organisations to handle the requests of the public, but not discussing the request of individual resident at the DFMC meetings.

89. Mr. Peter KWOK, Assistant District Officer (Sai Kung) 1 said that community halls were managed by the SKDC, if the ethnic minority groups wanted to rent the community halls, it was reasonable for them to express their views at the DC meetings. Mr. KWOK continued that after the Chairman had announced referring the application to the District Lands Office, the discussion on the issue should come to an end. If Members continued discussing the issue, they would be violating the rules of meeting and acting ultra vires.

90. The Chairman said that the issue being discussed was related to the district minor works SK-DMW170. As three organisations had applied for using the above open space, the Chairman

suggested that the district minor works SK-DMW170 should be shelved so as not to becoming an obstacle to the applications of other organisations.

91. A Member disagreed with the Chairman on shelving the district minor works that had been discussed for four years because of a STT application, and moved that the meeting be ended.

92. The Chairman said that an extempore motion must be agreed by at least half of the Members.

93. A Member walked out of the meeting in protest of the procedural unfairness.

94. A Member worried that it would be unfair to other applicants if the discussion on the application in question continued. Besides, the DC could commence the construction of the rest garden after the end of the STT, therefore, there was no conflict between the STT application and the rest garden proposed under SK-DMW170.

95. The Chairman said that it would be a waste of public money if the open space in question was found to have been rented by other organisations after the DFMC had engaged consultants or completed the design of the works for the open space. The Chairman reiterated that Members had the right to decide whether or not to shelve the above works proposal.

96. The Vice-Chairman suggested retaining the above district minor works item, and discussing it again having regard to the vetting progress of the STT made by the District Lands Office.

97. The Chairman agreed to retain the above district minor works, but said that the consultant should not be engaged and the design work should not be commenced at this stage. He also asked the District Lands Office to note the views of Members and to vet the application according to established procedures.

98. The views and enquiries of Members were as follows:

- As the proposals of the three applicant organisations had not been discussed at the previous DFMC meetings, Members asked the Chairman whether it was suitable for the DFMC to express their views on the three applications;
- Whether Members could be invited to express their views on the three applications at the next meeting;
- In order to solve the environmental hygiene problem of the above open space, it was suggested that all applicants be invited to attend the next meeting to discuss the problem;
- However, some Members also considered that the precedent of inviting the applicants of the STT to attend the DFMC meeting for discussion should not be set; and
- The discussion on this issue should end at once.

99. The Chairman asked the District Lands Office to report to the DFMC the application status of the three applicant organisations in written form, and to consider arranging a meeting where Members were invited to express their views.

100. The Vice-Chairman said that the DFMC just needed to refer the above-mentioned letter to the District Lands Office. The DFMC had no right to request the District Lands Office to convene a meeting on the above issue. Besides, it was not necessary for the District Lands Office to report to the DFMC the information on other applications.

101. Some Members were worried that a bad precedent would be set if the District Lands Office needed to consult the DFMC or report to the DFMC the information of all applicants when handling this STT application. They also queried whether it was necessary for the District Lands Office to handle other STTs with the same practice in the future. They considered that at present, the DFMC only needed to refer the application of the college to the District Lands Office for handling according to established

mechanism.

102. The Chairman said that Members could write to the District Lands Office to enquire about the relevant issues on their own. And it was up to the District Lands Office whether or not to invite Members to express their views.

VII. Date of Next Meeting

103. There being no other business, the meeting adjourned at 12:38 p.m.

104. The Chairman said that the next DFMC meeting would be held on 10 January 2017.

District Facilities Management Committee
Sai Kung District Council
December 2016