

(Confirmed minutes)

**Sai Kung District Council  
Signature Project Scheme Committee  
Minutes of the Second Meeting in 2016**

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Date: 2 February 2016 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<b><u>Present</u></b>	<b><u>From</u></b>	<b><u>To</u></b>
Mr. CHAU Yin-ming, Francis, BBS, MH (Chairman)	9:30 a.m.	11:40 a.m.
Mr. CHAN Pok-chi, Jonathan (Vice Chairman)	9:30 a.m.	11:40 a.m.
Mr. NG Sze-fuk, George, GBS, JP	9:30 a.m.	11:40 a.m.
Mr. SING Hon-keung, BBS, MH	9:30 a.m.	11:40 a.m.
Mr. CHONG Yuen-tung	9:30 a.m.	11:40 a.m.
Mr. HIEW Moo-siew	9:30 a.m.	11:00 a.m.
Mr. HO Man-kit, Raymond	9:30 a.m.	11:40 a.m.
Mr. KAN Siu-kei	9:35 a.m.	11:12 a.m.
Mr. LAI Ming-chak	9:30 a.m.	11:40 a.m.
Mr. LAM Siu-chung, Frankie	9:30 a.m.	11:40 a.m.
Mr. LAU Wai-cheung, Peter, MH	9:30 a.m.	11:40 a.m.
Mr. LEUNG Li	9:30 a.m.	11:29 a.m.
Mr. LI Ka-leung, Philip	9:30 a.m.	11:40 a.m.
Mr. LUI Man-kwong	9:30 a.m.	11:40 a.m.
Mr. WONG Shui-sang	9:30 a.m.	11:40 a.m.
Ms. TO Kit-ying, Priscilla (Secretary)	Project Manager (Non-works), Sai Kung District Office	

**In Attendance**

Ms. SIU Mo-lin, Maureen, JP	District Officer (Sai Kung), Sai Kung District Office
Mr. KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Mr. WAN Sheung-him, Frankie	Assistant District Officer (Sai Kung)2, Sai Kung District Office
Ms. LEONG Shok-fun, Dawn	Project Manager (Architect), Sai Kung District Office
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office
Mr. NG Wing-keung	Senior Liaison Officer (1), Sai Kung District Office
Ms. LAM Yee-lai, Decem	Senior Liaison Officer (2), Sai Kung District Office

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Mr. LI Ming-yau	Inspector of Works (Hang Hau), Sai Kung District Office
Mr. CHENG Kin-man	Senior Engineer, Civil Engineering and Development Department
Mr. SHUM Kai-shing	Engineer, Civil Engineering and Development Department
Mr. WONG Bosco	Project Architect, ARCA Limited
Mr. TSE Kenneth	Project Architect, ARCA Limited
Miss TO Joyce	Designer/Project Co-ordinator, ARCA Limited

**Absent**

Mr. CHUNG Kam-lun

**Welcome Remarks**

The Chairman welcomed all Members to the second meeting of the Signature Project Scheme Committee (SPSC) under the Sai Kung District Council (SKDC) in 2016.

2. The Chairman reported that the Secretariat had received before the meeting Mr. CHUNG Kam-lun's notification of absence from today's meeting due to other commitments. There being no objection, the Chairman declared that consent was given to his absence under Order 51(1) of the SKDC Standing Orders.

3. The Chairman reminded Members that each Member might speak twice on each item for two minutes each time for effective discussion. During the discussion of a motion or an item, the mover or the proposer must be present, otherwise the motion or the item concerned would not be disposed of.

**I. Confirmation of Minutes**

**Minutes of the First Meeting (2016) of the SPSC**

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

**II. Working Group under the SPSC**

5. The Chairman provided the following information about the Working Group on Tseung Kwan O Signature Project Scheme Project (Working Group) under the SPSC of the last term:

- The Working Group was set up in 2014. Its terms of reference included:

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- To discuss the works related to Duckling Hill, the Heritage Hiking Trail linking Duckling Hill and the proposed Heritage Information Centre, as well as the contents of the Heritage Information Centre (Tseung Kwan O Signature Project Scheme (SPS) project) and make recommendations to the SPSC for consideration;
  - To plan for and take forward the Tseung Kwan O SPS project;
  - To monitor the implementation progress and assess the effectiveness of the Tseung Kwan O SPS project; and
  - To discuss the “Reconstruction of the Sharp Island Pier” Project together, if needed, in terms of publicity and promotion.
- Two meetings were convened by the Working Group in 2014 to discuss the facilities at the Duckling Hill portion, the assessment criteria on selecting the partner organisation for the Heritage Information Centre and other matters; and
  - No meeting was convened by the Working Group in 2015. Matters related to the project were discussed by the SPSC.

6. As no special items required the attention of the Working Group at the moment, the Chairman proposed that no working group would be set up at the present stage and discussion would be held on a need basis in future.

7. There being no objections from Members, the Chairman declared that no working group would be set up at the present stage.

**III. Report and Matters Arising**

**(1) Progress Report of the “Reconstruction of Sharp Island Pier” Project (SKDC(SPSC) Paper No. 02/16)**

8. The Chairman welcomed representatives from the following government departments to the meeting:

- Mr. CHENG Kin-man, Senior Engineer, Civil Engineering and Development Department (CEDD)
- Mr. SHUM Kai-shing, Engineer, CEDD

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9. The Secretary presented the contents of the paper, indicating that all the statutory procedures and the advance work of the project had been completed. It was expected that the Panel on Home Affairs of the Legislative Council (LegCo) would be consulted in April 2016 and funding approval would be sought for the project from the Public Works Sub-committee and the Finance Committee during the period between May and June 2016 according to the arrangement of the LegCo.

10. A member asked about the arrangements for the temporary pier during the reconstruction period.

11. Ms. Maureen SIU, District Officer (Sai Kung), Sai Kung District Office (SKDO) said that the SKDO would promptly make arrangements for the temporary pier.

12. The Chairman added that the works for the temporary pier would be taken forward promptly with the use of other district resources and the works would be completed before the reconstruction of Sharp Island Pier.

13. The Chairman declared that the progress report was endorsed.

**(2) Progress Report of the “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” Project (SKDC(SPSC) Paper No. 03/16)**

14. The Chairman welcomed Mr. Bosco WONG and Mr. Kenneth TSE, representatives from ARCA Limited, to the meeting.

15. Ms. Dawn LEONG, Project Manager (Architect), SKDO reported on the works progress of the Heritage Information Centre Project, indicating that consultants had been appointed for seven items of work and numerous items of advance works were currently in full swing. Ms. LEONG showed the existing status of the ex-Tiu Keng Leng Police Station (ex-Police Station) and its staff quarters with the aid of the powerpoint presentation and pointed out that according to the plan of the ex-Police Station in 1959 and a ground investigation at the site, a number of unauthorised structures were found in the building. It was planned that those unauthorised structures would be removed during the advance works stage.

16. Mr. Kenneth TSE, ARCA Limited’s representative introduced the preliminary design of the Heritage Information Centre to Members. The main points of his introduction were as follows:

- He showed photos to demonstrate the existing status of the ex-Police Station and pointed out that some parts of the building had been altered

by the former tenant;

- He showed the plan and the elevation plan of the ex-Police Station in 1959, demonstrating the internal layout of the building such as the locations of the transceiver device, barracks, the cat ladder leading to the observation deck, armoury, prison, kitchen, canteen, etc, as well as the exterior, building material and colours of the ex-Police Station;
- Through the computer images, he introduced the design concept of restoring some parts of the interior and exterior of the ex-Police Station so as to revitalise the Police Station and display the history of Tseung Kwan O; and
- He introduced the construction of other facilities at the Heritage Information Centre such as the barrier-free access, lavatory, coffee house, light art installations, etc.

17. Mr. Kenneth TSE, ARCA Limited's representative introduced the preliminary design of the hostel by showing photos, layout plans and computer images to Members. The main points of his introduction were as follows:

- He showed the current exterior and the layout plans of the ex-staff quarters;
- Three valuable trees including juniper, banyan and oak would be retained within the area of the ex-staff quarters;
- The existing staircase leading from Po Lam Road South to the ex-staff quarters would be widened while a stairlift would be provided for the disabled; and
- Sewage disposal facilities would be provided adjacent to the staircase at the foot of the slope.

18. The Chairman thanked the SKDO and ARCA Limited for the numerous work they had done during the adjournment of the SKDC.

19. Regarding the arrangements for removing the unauthorised structures left by the former tenant in the police station during the advance works stage, the Chairman asked for Members' comments. There being no other comments from Members, the Chairman declared that the arrangements were endorsed.

20. Members' views were as follows:

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- They commended the preliminary design of the Heritage Information Centre as it could display the functions of the ex-Police Station and preserve the history;
- As the Heritage Information Centre was a major tourist spot in the district, it was proposed that the existing road should be converted to a dual carriageway to help ease the vehicular traffic;
- As the anticipated number of visitors to the Heritage Information Centre would be great, it was proposed that space should be provided for coaches to make U-turns and park at the road leading to the ex-Police Station;
- It was proposed that items should be on loan from the Police Museum and the ex-Tiu Keng Leng Police Station. For instance, an old police vehicle could be on loan and parked at its original parking space to enhance the heritage significance of the Heritage Information Centre; and
- It was proposed that the Heritage Information Centre could be jointly operated by a social enterprise in order to benefit the socially disadvantaged groups in the community.

21. The Chairman responded that the proposal to provide a coffee house or food truck at the original parking space for the police vehicle at the ex-Police Station would be considered according to the circumstances. Besides, the operation of the Heritage Information Centre would be arranged by the partner organisation of the project.

22. Ms. Maureen SIU, District Officer (Sai Kung), SKDO added that the SKDO would follow up on the transport arrangements in accordance with the conditions under the planning application approved by the Town Planning Board and the requirements of the relevant government departments. Meanwhile, the Heritage Information Centre and the hostel formed part of the hiking trail, so visitors were encouraged to get to Haven of Hope Hospital by means of public transport before walking for several minutes to the Heritage Information Centre, thereby reducing vehicular traffic. Ms SIU pointed out that the partner organisation of the project suggested that a coffee house should be provided at the Heritage Information Centre in order to support the on-going operation of the Centre. The partner organisation also planned to employ the socially disadvantaged groups as the staff responsible for the day-to-day running of the Heritage Information Centre and the hostel so that the significance of the project could be enhanced. Ms SIU continued that due to the limited area of the Heritage Information Centre, some space would be reserved in the Centre for the holding of special exhibitions with the change of themes on a regular basis. As just proposed by a Member, the life of police officers in the past could be considered one of the exhibition themes.

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23. A Member suggested that the police should be invited to participate in the preparatory work for the Heritage Information Centre.

24. The Chairman agreed that the participation of the Hong Kong Police Force would be conducive to the organisation of the project.

25. Ms. Dawn LEONG, SKDO reported on the works progress of the public toilet project. She added that upon the completion of the project, the Architectural Services Department would be responsible for the maintenance and repairs for the block, the Food and Environmental Hygiene Department (FEHD) would be responsible for its day-to-day cleansing and management, the Electrical and Mechanical Services Department would be responsible for mechanical and electrical installations, and the SKDO would seek financial support from the Financial Services and the Treasury Bureau for the recurrent expenditure of the project according to the estimation of various departments.

26. Mr. Kenneth TSE, ARCA Limited's representative introduced the preliminary design of the public toilet by showing photos, layout plans and computer images to Members. The main points of his introduction were as follows:

- The location and existing status of the site selected for the public toilet were shown;
- In addition to the existing staircase on the east of the site, a barrier-free access leading to the public toilet would be provided on the west;
- The design would suit the natural environment of the site. Trees on the north would be preserved while wild trees on the south would be removed. The entrance of the public toilet block would be at the south to ensure sufficient sunlight and ventilation;
- The design covered handicap accessible toilet compartments and male/female toilet compartments, which would meet the requirements of the FEHD;
- A simple design would be adopted for the exterior of the public toilet - tiles would be used for the external wall with its colour tone same as that of the Heritage Information Centre to ensure consistency; and
- Respective logos of the FEHD and the SKDC would be posted on the external wall of the public toilet block.

27. The Chairman said that the Tseung Kwan O Elderly Livelihood Concern Group (Elderly Concern Group) had expressed its opinions through letters on the site of the public toilet in September and November 2015 and the SKDO had explained the situation to the Elderly Concern Group in its replies. The Chairman continued that

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the SKDO and he himself had discussed the public toilet project with the representatives of the Elderly Concern Group on 29 January 2016. Subsequently, the Elderly Concern Group had submitted a letter before the SPSC meeting, supporting in principle the site selected for the public toilet and making numerous proposals on the safety of users regarding the supporting facilities in the site area as well as for the public toilet, and requesting Members to note. The Chairman suggested that the proposals should be referred to the District Facilities Management Committee (DFMC), when required, for its consideration on whether those works should be commenced with the use of the District Minor Works funding. With the agreement of Members, the Chairman said that the relevant arrangement was endorsed.

28. Ms. Maureen SIU, District Officer (Sai Kung), SKDO pointed out that the present site for the public toilet was identified upon extensive consultation and in-depth examination as well as thorough consideration of various technical aspects during the last DC term. Barrier-free access would be provided to facilitate users.

29. Ms. Dawn LEONG, SKDO explained the reasons and technical considerations for selecting the site of the public toilet. The main points were as follows:

- The height of the present site could tally with the water pressure, power supply and sewage discharge. No alternative site would be required for the provision of water pumps for the water supply; and
- The land at the site was flat. Site formation works for the slope or extensive tree-felling was not required.

30. Members' views were as follows:

- The SKDO was requested to liaise with the FEHD on the male-to-female toilet compartment ratio;
- It was suggested that natural colours should be adopted for the public toilet to suit its surrounding environment;
- It was suggested that the SKDC and the SKDO should maintain regular communication and exchange of views with the public toilet users by stressing the importance of users' safety;
- It was agreed that resources not dedicated to the project should be allocated to provide supporting facilities in the area surrounding the public toilet. It was proposed that if feasible and without affecting the progress of the project, wash basins could be provided outside the water closet cubicles so that internal space could be fully utilised;



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- The site of the public toilet was identified upon extensive consultation, having regard to the interests of different users and after thorough consideration. Various parties should continue the preparatory work with sincerity and commence the works promptly;
- It was agreed that in addition to the construction of the public toilet at the present site, resources not dedicated to the project should be allocated to support the safety measures in the area surrounding the public toilet; and
- The Elderly Concern Group's proposal for widening the staircase should be referred to experts so that the gradient and the ratio of the staircase could be examined, and as the design of the public toilet had been referred to experts for consideration, the SPSC could focus on considering the proposal to enhance the safety measures.

31. Ms. Maureen SIU, District Officer (Sai Kung), SKDO responded that the DFMC had sufficient resources to deal with the improvement works proposed by the Elderly Concern Group and the proposal would be referred to the DFMC for consideration and early commencement. The SKDO would also continue the public consultation exercise for the project.

32. The Chairman concluded that the proposals on the improvement works would be referred to the DFMC for consideration and handling.

33. Mr. Bosco WONG, ARCA Limited's representative added that in the current design of the public toilet block, there were two compartments in the female toilet and a handicap accessible toilet compartment, which would solve the problem of the male-to-female toilet compartment ratio. The provision of the wash basin in the water closet cubicle would facilitate users, for example, parents could get some cleaning immediately after taking care of their children in the toilet. The materials selected for the public toilet would also meet the safety requirements for users.

34. The Secretary reported on the non-works items of the project, including the formation of the Tseung Kwan O History and Heritage Information Centre (HIC) Focus Group (Focus Group) and the two meetings held by the Focus Group, the publicity and promotion for the project and matters related to the former tenant of the ex-Police Station. The Secretary added that the Focus Group proposed the name of the Heritage Information Centre as “將軍澳調景嶺風物汛” in Chinese and “TKO Tiu Keng Leng Heritage Post” in English, for Members' consideration. The name was intended to tally with the core content and the scale of the Centre, having regard to its special background as a police station in the past.

35. The Chairman asked Members to consider the initially proposed name of the

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Heritage Information Centre, which would be followed up by the Secretariat in future.

36. The Chairman declared that the Progress Report was endorsed.

**IV. Motion Raised by Members – To Consider the Construction of Hiking Trails in the Tiu Keng Leng Region and Connection of the Trails to the Heritage Information Centre**  
**(SKDC(SPSC) Paper No. 04/16)**

37. The Chairman said that the motion was raised by Mr. Raymond Ho and seconded by Mr. LEUNG Li.

38. Mr. Frankie WAN, Assistant District Officer (Sai Kung)2, SKDO said that the Heritage Hiking Trail under the SPS project covered three hiking routes in Tiu Keng Leng, Tseung Kwan O Village and Duckling Hill, stretching across most of the ridges in the Tseung Kwan O area and running through the area of major hiking trails in the Green Belt. With the total length of nearly 10 kilometres, it would take about three hours to walk through these hiking trails. The site of the Heritage Information Centre was in the Tiu Keng Leng portion. Mr. WAN continued that the DFMC of the last term had created project items to follow up on some of the facilities on the hiking trails, including the 17 project items on Duckling Hill. Should Members have any new specific views, they were welcome to raise them to the DFMC and the SKDO would coordinate its efforts to improve the facilities on the hiking trails.

39. Members' views were as follows:

- Facilities on the hiking trail (Tiu Keng Leng portion) under the SPS lacked sufficient maintenance because some of the stairs along this section of the hiking trail were precipitous. It was hoped that the SPSC would examine the inclusion of enhanced facilities in the project, such as the provision of pavilions and route signs, etc to facilitate public access to the Heritage Information Centre through the hiking trails in Tiu Keng Leng; and
- The advance works of the project were currently in full swing. Subject to the funding approval of the LegCo in the first half of this year, the tendering exercise and the works would commence immediately. It was proposed that the motion should be referred to the DFMC for follow-up under District Minor Works so as to avoid the works from being delayed.

40. The Chairman emphasised that with the common aim of enhancing the hiking trails and connecting them to the Heritage Information Centre, financial resources should be used effectively and the time requirements of the project should be

considered.

41. Ms. Maureen SIU, District Officer (Sai Kung) and Ms. Dawn LEONG, SKDO said that resources for the project were stretched. Ms. SIU added that the SKDO had been actively seeking more resources for the project. For example, all the expenses related to the advance works of the project were borne by the Home Affairs Department and the SKDO had requested the relevant departments to provide support to the project.

42. There being no objections from Members, the Chairman said that the motion was endorsed and would be referred to the DFMC for consideration and follow-up under District Minor Works.

**V. Any Other Business**

43. The Chairman said that he, together with representatives from the SKDO and the relevant departments, had attended a Legislative Council Case Conference in respect of the former tenant of the ex-Police Station in January 2016.

44. The Chairman asked the SKDO to continue the publicity and promotion for the project and to timely distribute publicity materials to Members for circulation. The Chairman thanked the SKDO for its coordination and consultation for the collection of artifacts, and said that SKDC members would be invited in future to assist in collecting artifacts for display in the Heritage Information Centre.

45. There being no other business, the meeting was adjourned at 11:40 a.m.

**VI. Date of Next Meeting**

46. The Chairman announced that the next meeting would be held at 9:30 a.m. on 26 May 2016 (Tuesday).

**Signature Project Scheme Committee  
Sai Kung District Council  
February 2016**