

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 15 January 2018 (Monday)
Time : 2:00 p.m.
Venue : Islands District Council Conference Room,
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong.

Present

Mr WONG Hon-kuen, Ken (Chairman)
Mr CHOW Yuk-tong, SBS
Mr YU Hon-kwan, Randy, JP
Mr YUNG Chi-ming, BBS
Mr CHAN Lin-wai
Mr CHEUNG Fu
Mr LOU Cheuk-wing
Mr WONG Man-hon
Ms YU Lai-fan
Ms LEE Kwai-chun
Ms YUNG Wing-sheung, Amy
Mr TANG Ka-piu, Bill, JP
Mr CHOW Ho-ding, Holden
Mr KWOK Ping, Eric
Ms TSANG Sau-ho, Josephine
Ms FU Hiu-lam, Sammi

Attendance by Invitation

Mr YAU San-ping, Peter	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
Mr CHU Kwok-ching, Timothy	Engineer (5), Home Affairs Department
Ms HUI Ka-wai, Minerva	Architect (Works)5, Home Affairs Department
Ms CHAN Suk-fan, Bianca	Deputy District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department
Mr SO Kin-leung, Tim	Assistant District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department

In Attendance

Ms CHONG Yan-yee, Belinda
Ms CHAN Ka-ying, Florence
Ms HO Sau-fan, Fanny

Mr CHAU Chun-wing, Tomy

Ms KWOK Lai-kuen, Elaine

Assistant District Officer (Islands)2, Islands District Office
Executive Officer I (District Council), Islands District Office
Chief Leisure Manager (New Territories West),
Leisure and Cultural Services Department
District Leisure Manager (Islands)
Leisure and Cultural Services Department
Senior Librarian (Islands),
Leisure and Cultural Services Department

Secretary

Ms CHAN Nga-chi, Angie

Executive Officer (District Council)2, Islands District Office

Absent with Apology

Mr KWONG Koon-wan

Mr FAN Chi-ping

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Welcoming Remarks

The Chairman welcomed Members and representatives of government departments to the meeting.

2. Members noted that the Vice-Chairman Mr KWONG Koon-wan and Mr FAN Chi-ping were unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the meeting held on 13.11.2017

3. The Chairman said that the above minutes had incorporated the amendments proposed by the government departments and Members, and had been distributed to Members for perusal prior to the meeting.

4. The above minutes were confirmed unanimously without amendment.

II. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District between October and November 2017 (Paper DFMC 1/2018)

5. The Chairman welcomed Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands) of Leisure and Cultural Services Department (LCSD) to the meeting to present the paper.

6. Mr Tomy CHAU presented the paper.

7. Ms Belinda CHONG supplemented that the Islands District Office (IsDO) would work closely with LCSD in the hope that the Islands District Signature Project (Silvermine Bay Project) could be completed in the first quarter of this year. Upon completion, the project would be handed over to LCSD for preparation for re-opening of the beach for public use as soon as possible.

8. Ms Amy YUNG said that Discovery Bay (DB) was a private place and the residents always had to borrow recreational venues. Recently, residents reflected that the venue outside Wing On department store used by Tai Chi class and the slapping class venue were enclosed owing to the works. The classes were attended by more than 100 elderly people. She opined that with the population of DB getting ageing and their keen demand for recreational and sports facilities, the Government should provide suitable venues for their use. She had inspected the venues of Tai Chi class and slapping class and found the situation unsatisfactory, which also aroused concern among the residents. Moreover, since the residents practiced Tai Chi at about 7:30 a.m. every morning but the DB Community Hall opened only at 10:00 a.m., it was suggested that the community hall open earlier to provide venue for the activity. Nevertheless, she understood that there were standard opening hours for government venues and it would be difficult to advance the opening time of DB Community Hall to 7:00 a.m. She suggested discussing with LCSD after the meeting the feasibility of requesting the developer to provide venues for the elderly's activities.

9. Mr Tomy CHAU said that he would obtain details from Ms YUNG after the meeting to provide assistance as appropriate.

(Post-meeting note: LCSD contacted Ms YUNG after the meeting for more details on the issue. After the coordinating work by the Department with the various stakeholders, the matter was eased.)

10. Members noted the paper and endorsed the naming of Silver Mine Bay Viewing Deck and imposition of smoking ban there.

III. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between October and November 2017
(Paper DFMC 2/2018)

11. The Chairman welcomed Ms KWOK Lai-kuen, Elaine, Senior Librarian (Islands) of LCSD to the meeting to present the paper.

12. Ms Elaine KWOK presented the paper. With reference to Appendix 2 to the paper concerning the suspension of service of Pui O Service Point due to unavailability of parking spaces, the Department had mentioned at the committee meeting in September 2017 that the Transport Department (TD) would provide a designated parking space for the service point and the Highways Department would delineate the area and install the traffic signs. The said works had been completed in early December 2017. Pui O Mobile Library would provide library service at the designated parking space in the public carpark located at the junction of South Lantau Road and Chi Ma Wan Road.

13. Members noted the paper.

(Mr Bill TANG joined the meeting at around 2:15 p.m.)

IV. Utilisation and improvement works of Community Halls in Islands District

14. The Chairman welcomed Mr YAU San-ping, Peter, Senior Executive Officer (District Management) and Mr LEE Lap-chi, Alfred, District Secretary of IsDO to the meeting to give presentation.

15. Mr Peter YAU said that the average utilisation rate of Tung Chung Community Hall in November and December 2017 was 68%, while that of DB Community Hall was 55%. Regarding the pilot scheme on the use of the conference room of DB Community Hall as a study room during unallocated sessions launched since 1 December 2016, the cumulative number of users as at 31 December 2017 was 38. The pilot scheme would be extended to 30 November this year. IsDO had updated the publicity materials including easy-mount frames, posters, publicity banners and District Council (DC) website, etc. Regarding the enhancement works, the Electrical and Mechanical Services Department (EMSD) commenced the works to replace a number of old split-type air-conditioners and fresh air ventilation system in DB Community Hall at late December 2017, which were expected to be fully completed within the first quarter of this year. During the works period, the community hall might need to be partially enclosed subject to the circumstances. IsDO would ensure as far as possible that the use of the community hall would not be affected. Upon works completion, it was expected that the total electricity consumption of the community hall would be reduced while a more comfortable environment could be provided for the users.

16. Ms Amy YUNG said that the situation in DB was special in that some activity venues were in short supply while some were left idle such as the conference room of community hall. She thanked IsDO for implementing the study room pilot scheme and carrying out publicity work. The location of DB Community Hall was inconvenient. She had discussed with the Senior Librarian (Islands) of LCSD the feasibility of using the community hall to teach elderly persons how to borrow books or view the library catalogue via the Internet. According to IsDO's guidelines and requirements for booking community hall facilities of the Islands District, the bookings made by her and a non-government organisation had already exceeded the limit. The Police had not granted approval for her to form a society to make booking. While the demand for activity venues was keen, the utilisation rate of DB Community Hall was not high because some organisations were not allowed to make booking. She opined that the community hall was simply used as a venue for providing activities for old and young people and no self-promotion would be involved. She hoped IsDO could be flexible in handling the booking quota.

17. Mr Peter YAU said that IsDO would explore a flexible approach to the allocation of booking sessions while adhering to the principles of fairness, openness and impartiality in the booking arrangement. Fairness was of utmost importance. Too many exceptional cases might lead to repercussions from organisations, locals and members of the public and serious considerations were warranted. He understood Ms YUNG wanted to make the community hall available to more people and suggested that she consider making booking for holding activities

through other government departments.

18. Ms Elaine KWOK said that the Department had earlier discussed with IsDO the use of venues and would report the progress in due course.

(Mr Randy YU joined the meeting at around 2:20 p.m.)

(Post-meeting note: Regarding the suggestion raised by Ms YUNG at the Community Affairs, Culture and Recreation Committee meeting on 8 January 2018, LCSD planned to organise outreach activities at the conference room of DB Community Hall in mid-April 2018 to promote public library service. LCSD had contacted IsDO for the venue booking. Details would be reported at the meeting of relevant committee in due course.)

V. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 3/2018)

19. The Chairman welcomed Mr CHU Kwok-ching, Timothy, Engineer (5) and Ms HUI Ka-wai, Minerva, Architect (Works)5 of Home Affairs Department, and Ms CHAN Suk-fan, Bianca, Deputy District Leisure Manger (District Support) and Mr SO Kin-leung, Tim, Assistant District Leisure Manager (District Support) of LCSD to the meeting to present the paper.

20. Members discussed the following projects:

(a) Improvement of the pedestrian link at the Central Piers (IS-DMW-286)

Mr Randy YU enquired about the progress of the above project and whether there would be any impact on the work as it was carried out within the protection area of the Mass Transit Railway Corporation Ltd. (MTRCL).

Ms Bianca CHAN said that MTRCL had provided the structural plan of the works area in early January this year, which showed the MTRCL facilities beneath the works area. The Architectural Services Department (ArchSD) advised that investigation be performed first lest the MTRCL facilities were affected. LCSD and ArchSD conducted a joint site visit last week to discuss the locations to be investigated and the relevant details. As the site concerned fell within the railway protection area, performance of any works would require the consent of MTRCL. The Department was waiting for the reply of MTRCL and investigation works would be conducted after obtaining its consent. The investigation works were expected to be completed in about one week to ascertain the feasibility of the project.

Mr Randy YU said that removal of the flower bed should be able to reduce the load on underground facilities, and enquired whether MTRCL was afraid that the flower bed removal works would affect the

structure of its underground facilities and what the purpose of the investigation works was.

Ms Bianca CHAN said that the structural plan indicated the existence of underground facilities such as pump cells and pipes, but the Department had no idea about the structural condition between such facilities and the flower bed above the ground, thus investigation works had to be conducted at certain level for a general understanding of the structure between the bottom of flower bed and MTRCL's underground facilities, so as to ascertain the feasibility of removing the flower bed.

Mr YUNG Chi-ming opined that the removal of the flower bed and the subsequent road resurfacing would not have any adverse impacts on MTRCL's underground facilities. On the contrary, the continuous growth of roots inside the flower bed might have more serious impacts on the underground facilities.

Mr Randy YU believed that the investigation works aimed to obtain details about the structural condition between the bottom of flower bed and MTRCL's underground facilities. He enquired whether the Department had the flower bed plan. He opined that Members' proposal of removing the flower bed above the ground and then paving the road with concrete would not affect MTRCL's underground facilities. He hoped that the facilities and service of MTRCL would not be affected and would agree to the investigation works if ArchSD considered it necessary. He thanked the Central and Western District Leisure Services Office (CWDLSO) of LCSD for taking follow-up action.

The Chairman said that in case the road surface or flower bed caved in at the site concerned, the relevant department would conduct repair works. In addition, the road had a certain thickness. He was concerned about whether the progress of the entire project would be delayed and hoped that the project could be completed expeditiously and safely.

Ms LEE Kwai-chun said that since the passage concerned was very narrow, she proposed diverting the flow of people to and fro the piers during the works period to relieve congestion.

Mr CHEUNG Fu indicated that Members had proposed to extend the footbridge to connect the Central Piers but the proposal was rejected by the relevant department, resulting in a heavy flow of people at certain sections of the passage linking the footbridge. He was in favour of the option of removing the flower bed and suggested that the Department be allowed time to conduct investigation work.

The Chairman said that the diversion proposal involved pedestrian re-routeing and a study had to be conducted with TD.

Mr Randy YU believed that pedestrian re-routeing would be required

during the works period. He hoped that CWDLSO of LCSD would inform the committee the diversion arrangement in due course and solicit their views.

(b) Construction of Shelter at Open Space next to South Lantau Rural Committee Office (IS-DMW-116)

Mr CHEUNG Fu enquired when the planning application for the above project would be submitted to the Town Planning Board (TPB) for permission.

Ms Minerva HUI indicated that a joint site visit had been conducted on 4 January this year by the representative of IsDO, Mr CHEUNG Fu and the works consultant to check the latest condition of the works area and take photos. The draft document was being updated with new photos. It would be submitted to TPB for comment immediately after being amended by IsDO.

Mr CHEUNG Fu said that the facility concerned was absent on South Lantau. He enquired about the specific timetable of submitting the draft document to TPB and the date of TPB meeting for scrutinising the above project.

Ms Minerva HUI said that the document would be emailed to TPB for comment before the next committee meeting. Members would be updated at the next meeting.

Ms Belinda CHONG added that IsDO might be requested to submit supplementary information after TPB examined the document submitted. TPB would then arrange a meeting to scrutinise the above application. IsDO would update the committee when relevant information was available.

(c) Construction of a path from Sin Kung Tung behind Bela Vista Villa to North Lookout Pavilion (Item 3 in the Annex)
Sai Wan Square at Cheung Chau (Item 9 in the Annex)

Mr YUNG Chi-ming said that regarding the project proposal of item 3 in the Annex, IsDO considered that the proposal of constructing a path from Bela Vista Villa to North Lookout Pavilion as outside the scope of district minor works programme. It now considered providing a pavilion near Sin Kung Tung behind Bela Vista Villa and extending the footpath. He enquired about the progress. Regarding the project proposal of item 9 in the Annex, the progress report stated that IsDO was studying the feasibility of adjusting the scope and scale of the project. He enquired about the progress.

Ms Belinda CHONG said that regarding the project proposal of item 3 in the Annex, the Works Section of IsDO considered that the selected site was not suitable for constructing a pavilion after inspection. It now considered providing benches with shelter. The Works Section was following up on the project and would report to the project

proponent after the meeting. Regarding the project proposal of item 9 in the Annex, IsDO had earlier discussed with the project proponent the scope of the project. Given that the project involved many slope works which would present a certain degree of difficulty and land grant was required, it was still under consideration by IsDO. IsDO would have further discussion with the project proponent.

(d) Construction of the On Tung Street Soccer Pitch in Tung Chung (IS-DMW-279)

Mr KWOK Ping said that the progress report indicated that the above project would be completed in late January this year. He enquired about the opening hours of the football pitch and whether the football pitch would open shortly after completion of works.

Ms Belinda CHONG expected that the work would generally be completed in January this year. The CLP Power Hong Kong Ltd. was carrying out installation of underground cables in the hope that the entire project could be completed in January. Upon confirmation of the opening date and details of arrangement of the football pitch, IsDO would report to the committee.

(e) Request to repair the lighting system at the shelter outside Mui Wo Ferry Pier (Item 4 in the Annex)

Request to install lighting system at Yim Tin Pok Soccer Pitch, Tai O (Item 5 in the Annex)

Mr Randy YU said that the proposed project of item 4 in the Annex had been completed with the co-ordination efforts of IsDO and the committee. EMSD had completed the repair work of the above lighting system. He enquired whether EMSD would be responsible for the routine maintenance of the lighting system and regular light bulb replacement in future. He also enquired about the progress of follow-up work relating to the project proposal of item 5 in the Annex.

Ms Belinda CHONG said that regarding the project proposal of item 4 in the Annex, EMSD had confirmed that it would be responsible for the future repair and maintenance of the above lighting system. If any problem associated with the lighting system was detected, EMSD might be contacted for repair. She suggested that the above project item be deleted from the paper.

Mr Tomy CHAU said that regarding the project proposal of item 5 in the Annex, the Department had conducted a site inspection on 8 November last year with Mr Randy YU, Mr LOU Cheuk-wing and ArchSD for removing some relatively unnecessary items from the project to cut cost. The Department was in close liaison with ArchSD to follow up on the progress.

(f) Repair/replacement works of the gateway of Peng Chau Ferry Pier (IS-DMW-207)

Ms Josephine TSANG enquired about the progress of the above project.

The Chairman added that according to the progress report, the construction works of gateway of Cheung Chau Pier (IS-DMW-173) was handled by ArchSD but the project agent of project no. IS-DMW-207 was yet to be confirmed. He wanted to know the reason.

Ms Belinda CHONG said that ArchSD was responsible for project no. IS-DMW-173 and the total project cost. This was a special arrangement agreed by other policy bureaux and departments at that time given the people flow and large number of bicycles near Cheung Chau Pier. As for the works on Peng Chau, IsDO would report the progress to the committee after discussion with ArchSD.

(g) Beautification works at Silver Mine Bay Beach (IS-DMW-284)

Mr WONG Man-hon said that a number of swimmers had reported the presence of sludge on the above beach, coupling with the beach shape and effects of tide, the water at the beach had now become quite shallow. He enquired whether LCSD could devote resource to clear the sludge.

Mr Tomy CHAU said that the above situation should be related to the sediment at the exit of Wang Tong River, which was unable to flow into the sea due to the ebb and flow of the tides. Noting the opinion of Mr WONG Man-hon, the Department made special arrangement to clear the sludge to ease the situation. The Department would take practicable arrangement to deal with this natural phenomenon which was certainly subject to changes.

Mr Randy YU asked IsDO to co-ordinate and make the arrangements for the Civil Engineering and Development Department (CEDD) and LCSD to conduct a site visit to Silvermine Bay beach. The sludge at the beach mentioned by Mr WONG Man-hon had been increasing, whereas there was a continual loss of sand at the beach adjacent to Five Cents Bridge, causing subsidence of the footpath outside Silvermine Beach Resort. Urgent repair was now in progress. As indicated by the fishermen, accumulation of sand at the mouth of Wang Tong River was normal in the past, but since the commencement of works near Silvermine Bay, the increased water current brought sand onto the beach adjacent to Wang Tong River, causing more sand at one side of the beach and less on the other. Regarding the proposal of taking measures to prevent accumulation of sand at one side of the beach and sand loss at some areas, since it related to professional knowledge, he hoped that CEDD would conduct site inspection and explore long-term solutions.

Ms Belinda CHONG said that IsDO would arrange site inspection with CEDD and/or relevant departments to explore ways of improvement.

21. Ms Belinda CHONG said that regarding revitalisation of the idle grassland behind North Lantau Hospital (Area 22) and converting it into a temporary sitting-out area for residents (item 12 in the Annex), IsDO had confirmed with the District Lands Office (Islands) after the last meeting that the site would be handed over to the Hospital Authority (HA) in the third quarter of 2018 to commence Stage 1 of Development Plan of North Lantau Hospital Phase II. Briefing had been given by HA at DC meeting. Since there was only about half a year left from commencement of works of HA, it was not advisable to use the site for other purposes. She suggested that the project item be deleted from the Annex.

22. Members unanimously endorsed the deletion of project items 4 and 12 in the Annex to the paper.

VI. Any Other Business

23. The Chairman said that the works consultant of improvement works at Tai O, phase 2 stage 1 had earlier consulted IsDO on the relocation of Islands DC signage at Tai O. The current location of the signage would be used as a bicycle parking area after completion of works. The works consultant proposed relocating the signage to the newly-built footpath at Nam Chung Road, and sought the views of Tai O Rural Committee and Mr Randy YU, Member of the constituency. They raised no objection. He asked Members to note and endorse the relocation arrangement.

24. Members noted and endorsed the relocation arrangement.

VII. Date of Next Meeting

25. The meeting was adjourned at 2:52 p.m. The next meeting would be held at 2:00 p.m. on 12 March 2018 (Monday).

-End-