

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 10 September 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 KWONG Koon-wan (Vice-Chairman)
Mr CHOW Yuk-tong, SBS
Mr YU Hon-kwan, Randy, JP
Mr YUNG Chi-ming, BBS
Mr CHEUNG Fu
Mr FAN Chi-ping
Mr LOU Cheuk-wing
Ms YU Lai-fan
Ms YUNG Wing-sheung, Amy
Mr TANG Ka-piu, Bill, JP
Mr CHOW Ho-ding, Holden
Ms TSANG Sau-ho, Josephine
Mr KWOK Ping, Eric
Ms FU Hiu-lam, Sammi

Attendance by Invitation

Mr KWOK Chi-hang	Administration Assistant/Lands (District Lands Office, Islands), Lands Department
Mr YAU San-ping, Peter	Senior Executive Officer (District Management), Islands District Office
Mr LEE Lap-chi, Alfred	District Secretary, Islands District Office
Ms HUI Ka-wai, Minerva	Architect (Works)5, Home Affairs Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning)2, Leisure and Cultural Services Department
Ms CHAN Suk-fan, Bianca	Deputy District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department
Mr SO Kin-leung	Assistant District Leisure Manager (District Support) Central & Western, Leisure and Cultural Services Department

In Attendance

Ms YEUNG Cin-man, Winnie	Assistant District Officer (Islands)2, Islands District Office
Ms CHAN Ka-ying, Florence	Executive Officer I (District Council), Islands District Office
Ms HO Sau-fan, Fanny	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Mr CHAU Chun-wing, Tomy	District Leisure Manager (Islands) Leisure and Cultural Services Department
Ms KWOK Lai-kuen, Elaine	Senior Librarian (Islands), Leisure and Cultural Services Department

Secretary

Ms TANG Yuen-shan, Serena	Executive Officer (District Council)2, Islands District Office
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Absent with Apology

Mr CHAN Lin-wai
Mr WONG Man-hon
Ms LEE Kwai-chun

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Welcoming Remarks

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

2. Members noted that Mr CHAN Lin-wai, Mr WONG Man-hon and Ms LEE Kwai-chun were unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the meeting held on 16.7.2018

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. Question on request for opening Tung Chung Area 22 for use as temporary open space (Paper DFMC 24/2018)

5. The Chairman welcomed Mr KWOK Chi-hang, Administration Assistant/Lands (District Lands Office, Islands) of the Lands Department; Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD); and Ms YEUNG Cin-man, Winnie, Assistant District Officer (Islands)2 of the Islands District Office (IsDO) to the meeting to give response. The written reply of District Lands Office, Islands (DLO) had been

distributed to Members for perusal prior to the meeting and the written reply of LCSD was tabled for Members' perusal.

6. Mr Holden CHOW introduced the question.
7. Mr KWOK Chi-hang elaborated the written reply of DLO.
8. Mr Holden CHOW agreed with LCSD that the operation mode of On Tung Street Soccer Pitch be applied after the opening of the land, which would be jointly managed by LCSD and other departments. He hoped that the department would implement the works as soon as possible and that minor repair works could commence in the first quarter of 2019 right after the completion of site investigation of the hospital, so as to provide an open space for members of the public.
9. Mr Bill TANG thanked IsDO for assisting in exploring the options of opening the land for use as temporary open space. He noted the works proposal raised by IsDO, and understood that it took time to address the safety and responsibility issues but hoped that the works could be implemented soonest so that the open space could be used for a longer period to enhance cost-effectiveness. He supported opening the land provided that the handover of the land to the Hospital Authority (HA) should not be delayed.
10. Mr Eric KWOK raised his views as follows:
 - (a) He thanked IsDO and LCSD for co-operating in facilitating opening the land and jointly managing On Tung Street Soccer Pitch. Last month, he, Mr Holden CHOW, Mr Bill TANG and Ms Sammi FU had a meeting with the representatives of North Lantau Hospital (NLTH), at which HA indicated that it would support opening the land for use as temporary open space provided that stage 1 works of phase II development of the NLTH project would not be affected.
 - (b) He hoped that IsDO could implement the works as soon as possible and proposed keeping the works simple in order to open the land soonest for public use. He suggested IsDO install seats and perform grass cutting at Chui Kwan Drive, put up fences and warning signs at the slope beside the hospital, as well as clear the rubbish bins regularly.
 - (c) He hoped that works could commence right after the completion of site investigation works by HA in February 2019, and suggested IsDO set up signboard displaying the opening period of the temporary open space to avoid misunderstanding of the residents and difficulties faced in recovering the land in the future.
11. Ms Winnie YEUNG gave a consolidated response as follows:
 - (a) IsDO had arranged staff to inspect the site and found that the land was large in area with abundance of trees and a slope beside, and thus worried that opening the entire land would easily pose dangers to members of the public, such as falling down the slope or being hurt by the trees. IsDO was aware of the request of Members and the need of the public, and would make reference to the operation mode of On

Tung Street Soccer Pitch to manage the open space jointly with other departments.

- (b) In addition to grass cutting and formation of the grassland, before opening the land, IsDO would have to install facilities to ensure the safety of users. IsDO would open part of the land first and install fencing around the trees and danger points. Members of the public were not advised to run or engage in vigorous exercise at the land. IsDO would install leisure facilities such as benches and shelters at the roadside as well as pave the areas around the benches and shelters with concrete or blocks to avoid mosquito nuisance caused to people sitting near the bushes.
- (c) It was learned that the temporary land allocation period granted to HA was from September this year to February next year. IsDO was now studying and discussing the management details with various departments and expected to submit design drawing and quotation at the next District Facilities Management Committee (DFMC) meeting for Members' perusal. Subject to endorsement of the proposal, IsDO would kick off the advance works such as tendering and procurement of materials, etc. with a view to commencing the works right after the completion of site investigation by HA. IsDO asked for Members' understanding that further discussion with HA on the proposal was required and the scope and extent of site investigation works of HA had to be taken into account.

12. Mr Holden CHOW noted that thorough assessment on the works details was required before implementation of the proposal. On the premise of not affecting the works progress, he suggested IsDO provide picnic tables and temporary toilets at the open space.

13. Mr KWOK Chi-hang noted that IsDO might not prefer opening the entire land for use as temporary open space. DLO hoped that the department concerned would submit formal application for land allocation soon with the provision of site boundary and details of minor works to be carried out on the concerned land. As regards LCSD's written reply indicating that reference would be made to the operation mode of On Tung Street Soccer Pitch and the concerned land would be jointly managed by various departments, he raised that the operation mode of On Tung Street Soccer Pitch might not be applicable to the proposal for temporary open space on the concerned land. Since a known project would be carried out thereon by the Government, the department which was allocated the concerned land for use as temporary open space had to return the land timely according to HA's schedule for commencement of works. He reiterated that in view of the implementation of phase II development of the NLTH project on the concerned land in the future, DLO hoped that the department concerned would submit formal application for land allocation as soon as possible before the works commencement by HA so that the land could be allocated to the department concerned for use as temporary open space during the idling period.

14. Ms Winnie YEUNG noted the views of Mr Holden CHOW and said that IsDO might not be able to provide temporary toilets and picnic tables as proposed but would explore the feasibility of the proposal. As for the land allocation application,

further discussion on the design and other details with other departments was required.

15. Mr Eric KWOK enquired whether IsDO could submit the design drawing and quotation at the next DFMC meeting.

16. Ms Winnie YEUNG said that IsDO would submit the quotation together with the design drawing and report to Members as appropriate.

(Mr Bill TANG joined the meeting at around 2:05 p.m.)

III. Improvement Works to the Facilities of the Public Libraries of Leisure and Cultural Services Department in Islands District for 2018/2019
(Paper DFMC 25/2018)

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

18. Ms Elaine KWOK presented the paper.

19. The Committee endorsed the allocation of \$100,750 for the implementation of a public library facilities improvement project set out in the paper.

IV. Fourth Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2018/19
(Paper DFMC 26/2018)

20. The Chairman welcomed Mr Tomy CHAU, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

21. Mr Tomy CHAU presented the paper.

22. The Committee endorsed the allocation of \$2,350,000 for the implementation of 4 recreational venues and facilities improvement projects set out in the paper.

V. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (June and July 2018)
(Paper DFMC 27/2018)

23. The Chairman welcomed Mr Tomy CHAU, District Leisure Manager (Islands) of LCSD to the meeting to present the paper.

24. Mr Tomy CHAU presented the paper.

25. Members noted the paper.

VI. Report on the Services of the Public Libraries in Islands District by the Leisure and

Cultural Services Department between June and July 2018
(Paper DFMC 28/2018)

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

27. Ms Elaine KWOK presented the paper.

28. Members noted the paper.

VII. Proposed Arrangements on the Opening Hours of Community Halls in Islands District during Public Holidays in 2019
(Paper DFMC 29/2018)

29. 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 present the paper.

30. Mr Peter YAU presented the paper.

31. Members endorsed the proposal set out in the paper and the allocation of \$89,064 for implementation of the scheme.

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

32. The Chairman welcomed Mr Peter YAU, Senior Executive Officer (District Management) and Mr Alfred LEE, District Secretary of IsDO to the meeting to present the paper.

33. Mr Peter YAU said that the average utilisation rate of Tung Chung Community Hall (CH) between July and August 2018 was 82%, while that of Discovery Bay CH was 45%. Regarding the pilot scheme on the use of the conference room of Discovery Bay CH as study room during unallocated sessions launched since 1 December 2016, the cumulative number of users as at 31 August 2018 was 164. IsDO would continue to monitor the utilisation of the study room. In addition, starting from 22 June 2018, on the nights when the Very Hot Weather Warning was in force, Tung Chung CH would be open for use as a temporary night heat shelter for members of the public in need. Since the implementation of the arrangement, Tung Chung CH was open for use as a temporary night heat shelter for the first time on 26 June. As at 31 August, the shelter had been operated for a total of 24 nights and the cumulative number of users was 27.

34. Ms Amy YUNG said that while the average utilisation rate of Discovery Bay CH was 45%, she noticed that the hiring rate for use of the venue in the morning session was low. As residents of Discovery Bay wished that a basketball court could be provided in the district, she suggested IsDO explore ways to convert the CH into a basketball court. She was aware of IsDO's concern that playing ball games in the CH would do damage to the facilities therein and thus proposed installing protective equipment to respond to the demand of residents.

35. Mr Peter YAU said that it had been suggested several years ago that basketball facilities be installed in the CH and a study had been conducted. Since the basketball stand should be designed to allow pulling up and down, there would be difficulties during installation. Moreover, when the CH was initially designed, it was not supposed to be used for playing large ball games, thus the floor might not be suitable for such use. In addition, playing basketball in the CH might destroy the facilities therein (e.g. speaker and projector). Therefore, the proposal was considered infeasible. IsDO would conduct further study and report to Members in due course.

36. Members noted the contents of the above report.

IX. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 30/2018)

37. The Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)⁵ of the Home Affairs Department, as well as Ms LAW Lai-chun, Gladys, Senior Executive Officer (Planning)², Ms CHAN Suk-fan, Bianca, Deputy District Leisure Manager (District Support) Central & Western and Mr SO Kin-leung, Assistant District Leisure Manager (District Support) Central & Western of LCSD to the meeting to present the paper.

38. Members discussed the following projects:

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

39. Mr Randy YU enquired about the progress of flower bed alteration works in Central.

40. Ms Bianca CHAN said that the personnel of LCSD's tree unit had inspected the site with representatives of the Architectural Services Department (ArchSD) in mid-August this year to discuss the protective measures for trees affected during the works and the related arrangements. ArchSD was exploring further options for tree protection and would inform LCSD upon finalisation of the works details. LCSD would then consult the MTR Corporation Ltd. (MTRCL) on the works.

41. Mr Randy YU hoped that LCSD could later provide Members with the works proposal of tree protection and the drawing of the downsized flower bed for information early.

42. The Chairman enquired which department was responsible for the road surface between the flower bed managed by LCSD and the facilities of MTRCL. He said that the road surface was uneven and should be repaired first. He requested IsDO to follow up with the relevant department.

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

43. Mr CHEUNG Fu said that IsDO had earlier indicated that it would report to the works proponent after consulting the Planning Department. He enquired IsDO about the details.

44. Ms Winnie YEUNG said that a study was now being conducted by IsDO for submission of the works proposal to the Town Planning Board but the adjacent structure had to be dealt with beforehand. IsDO would discuss with Mr CHEUNG Fu after the meeting.

(c) Enhancement of fitness equipment of Islands District (IS-DMW-296)

45. Mr KWONG Koon-wan enquired about the works details and whether the scope of works covered Cheung Chau.

46. Mr Tomy CHAU said that the scope of the works project covered Mui Wo, Peng Chau and Tung Chung Man Tung Road Sports Centre. He indicated that refurbishment of the equipment in Cheung Chau Sports Centre had been carried out recently and he could provide the details to Mr KWONG after the meeting.

(Post-meeting note: LCSD replied to Mr KWONG after the meeting that a treadmill and an arc trainer in Cheung Chau Sports Centre had been replaced in late 2017.)

(d) Re-provisioning of multi-purpose lawn at Cheung Shek Road, Cheung Chau (IS-DMW-307)

47. Mr KWONG Koon-wan enquired about the purpose of works and what facilities would be provided at the lawn.

48. Mr Tomy CHAU said that at present a multi-purpose lawn was provided by LCSD on the temporary site at Cheung Shek Road, Cheung Chau for gateball activities, etc. The lawn had to be returned to DLO in April 2019 for carrying out community hall works. LCSD was now liaising with DLO for re-provisioning of the multi-purpose lawn at the adjacent government land which was temporarily vacant. LCSD would report the progress of follow-up work in due course.

49. Mr KWONG Koon-wan said that the existing gateball court was small. He proposed that when a larger area was identified in the future, consideration should be given to providing other facilities in addition to gateball court.

(e) Provision of children facilities (Item 5 in the Annex)

50. Ms Gladys LAW said that Mr KWONG Koon-wan submitted a District Minor Works project proposal in 2016, indicating that Sai Wan, Cheung Chau lacked children facilities with only 2 benches at Sai Tai Road. In view of the homogeneity, he proposed the provision of children facilities at Sai Tai Road. The works section of IsDO initially estimated that the project cost would be about \$9.31 million.

51. Ms Minerva HUI said that IsDO inspected the site with Mr KWONG Koon-wan and LCSD in 2017. The consultant subsequently compiled the preliminary study report and the project cost was estimated to be about \$9.31 million, including the cost for construction of 2 sets of children facilities (for target users aged 3 to 5 and 5 to 12 respectively), seats, shelters, flower beds and site formation works, etc. IsDO asked Members to note and endorse the project so that the consultant could commence the feasibility study.

52. Mr KWONG Koon-wan said he originally thought that it was an exorbitant price, but after checking the relevant information, he learned that the children facilities were costly. To his understanding, similar facilities were constructed at Chung Uk Tsuen several years ago and the cost was as high as over \$6 million. He anticipated that the cost of project in Islands District would be 20% to 30% higher, coupled with the increasing project cost in recent years, he considered the cost estimation reasonable and hoped that Members would support the initiation of the project.

53. Members agreed to the initiation of the project and endorsed the allocation of fund for conducting the feasibility study. LCSD was requested to provide the details of financial arrangement at the meeting upon the confirmation of the actual project cost by the consultant.

(Post-meeting note: The cost of the feasibility study and preparatory work of the project was \$239,000.)

(f) 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 7 in the Annex)

54. Mr YUNG Chi-ming enquired about the works progress.

55. Ms Winnie YEUNG said that since the construction of a path from Sin Kung Tung behind Bela Vista Villa to North Lookout Pavilion (Item 3 in the Annex) involved substantial slope works, the project would be handled under the Rural Public Works (RPW) Programme and part of the construction works had been completed.

56. Mr YUNG Chi-ming enquired whether IsDO would consider constructing the pavilion.

57. Ms Winnie YEUNG said that IsDO would consider the proposal. As the works were still in progress, IsDO would continue to monitor the works and report to Members appropriately. IsDO was studying the works at Sai Wan Square, Cheung Chau (Item 7 in the Annex). Since it also involved substantial slope works and the trees could not be removed rashly, IsDO needed more time for further study and would report to Members in due course.

58. Mr YUNG Chi-ming said that the former Assistant District Officer (Islands) had visited for site and he hoped that the incumbent Assistant District Officer (Islands) could also visit the site to understand the situation.

59. Ms Winnie YEUNG agreed with Mr YUNG Chi-ming and would liaise with him later.

(Post-meeting note: Assistant District Officer (Islands)² would conduct site visit to Sin Kung Tung, Cheung Chau with Mr YUNG Chi-ming on 3 November this year. Moreover, due to the impact of typhoon Mangkhut, the ancillary facilities of Sin Kung Tung had suffered certain damages, and IsDO would arrange for the current RPW project and the restoration work to be carried out

concurrently.)

X. Any Other Business

60. Mr Randy YU said that after the completion of the Signature Project Scheme at Silver Mine Bay (SMB), the facilities of SMB Beach were enhanced. He and Mr WONG Man-hon had written to the Government proposing the opening of SMB Beach for all seasons. Nevertheless, he understood that it might not be possible to immediately open SMB Beach all seasons, thus he proposed extending the swimming season. At the last Islands District Management Committee (IDMC) meeting, LCSD indicated that it would explore the proposal with IsDO. He enquired about the progress and how Members should co-operate.

61. Mr Tomy CHAU said that most of the LCSD beaches including the 9 gazetted beaches in Islands District were open all year round for public use. Lifeguard service was provided at day time during the swimming season (i.e. April to October every year). The extension of service at SMB Beach was proposed at the last IDMC meeting. After examining the related resources and staffing arrangement, LCSD initially proposed extending the beach lifeguard service from the original period of April to October to March to November. Upon confirmation, the proposal could be implemented on a trial basis starting from this winter, i.e. the lifeguard service originally suspended from 31 October 2018 would be extended for 1 month to 30 November 2018, whereas the lifeguard service in swimming season would be available starting from 1 March 2019 instead of 1 April 2019.

62. Mr Randy YU said that he understood that it was not easy to open the beach all seasons as it involved allocation of resources. He enquired whether flexible arrangement could be made under the trial scheme on extension of swimming season, for example, if circumstances permitted, the swapping of 2 extra months of March and November with November and December consecutively. He suggested that the beach open in March and November in the first year; November and December in the second year and all seasons after 2 to 3 years.

63. Mr Tomy CHAU said that the proposal would incur an additional expense of about \$700,000 per year. It would be implemented on a trial basis under the District-led Actions Scheme with an annual funding of \$500,000, whereas the remaining expense of about \$200,000 would be covered by LCSD with internal resources. The trial scheme would be implemented for 3 years during which LCSD might make suitable adjustment according to the actual situation.

XI. Date of Next Meeting

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

-End-