

(Translation)

**Islands District Council**  
**Minutes of Meeting of District Facilities Management Committee**

Date : 11 September 2017 (Monday)  
Time : 2:00 p.m.  
Venue : Islands District Council Conference Room,  
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong.

Present

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  
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 FU Hiu-lam, Sammi

Attendance by Invitation

Mr SZETO Hon-yin	Senior Engineer 9 (Islands Division), Civil Engineering and Development Department
Mr WONG Tat-ming	Administrative 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
Mr CHU Kwok-ching, Timothy	Engineer (5), Home Affairs Department
Ms HUI Ka-wai, Minerva	Architect (Works)5, Home Affairs Department
Ms Finnie FUNG	Architectural Executive, WCWP International Limited

In Attendance

Ms CHONG Yan-yee, Belinda  
Ms CHAN Ka-ying, Florence  
Ms CHEUNG Yuk-king, Dilys

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 WONG Hon-kuen, Ken

Mr CHAN Lin-wai

Ms TSANG Sau-ho, Josephine

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Welcoming Remarks

Mr KWONG Koon-wan, the Vice-Chairman, welcomed Members and representatives of government departments to the meeting. He indicated that the Chairman was unable to attend the meeting due to other commitments and the meeting would be chaired by him.

2. Members noted that Mr Ken WONG, the Chairman, Mr CHAN Lin-wai and Ms Josephine TSANG were unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the meeting held on 10.7.2017

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

4. The captioned minutes were confirmed unanimously.

II. Question on stabilisation of collapsed seawall at Shek Tsai Po, Tai O  
(Paper DFMC 35/2017)

5. The Acting Chairman welcomed Mr SZETO Hon-yin, Senior Engineer 9 (Islands Division) of Civil Engineering and Development Department (CEDD) as well as Mr WONG Tat-ming, Administrative Assistant/Lands of District Lands Office, Islands (DLO) to the meeting.

6. Mr Randy YU presented the question.

7. Mr SZETO Hon-yin said that CEDD would implement improvement works at Tai O but the project scope did not cover Shek Tsai Po. The Department had discussed with the Islands District Office (IsDO) and DLO the damaged platform at the shore of Shek Tsai Po. IsDO would conduct one-off maintenance works for the damaged platform for the sake of public safety. Regarding improvement works of the seawall, the Department had no plan at present, and the relevant government departments would examine the situation and the need at the location concerned.

8. Mr WONG Tat-ming said that, according to the record of DLO, the affected section of Shek Tsai Po Street was government land and paving of footpath was carried out by IsDO during 2013 and 2014. The record revealed that no works had been carried out by government department at the platform adjacent to the footpath. If improvement works were to be implemented at the platform, DLO would give support and expedite the relevant procedures.

9. Ms Belinda CHONG added that there was a footpath adjacent to the shrimp paste factory in Shek Tsai Po leading to the Tai O Heritage Hotel. The footpath was maintained by IsDO while the area adjacent to the footpath (i.e. the existing location of the damaged platform) was government land and not maintained by IsDO. IsDO had conducted site inspection to explore whether one-off urgent repair could be carried out for the damaged section to prevent further collapse of the platform which would endanger public safety. However, the said repair works could not enhance the capacity of the platform in resisting the waves.

10. Mr LOU Cheuk-wing gave opinion as follows:

- (a) The incident was caused by typhoon. The question only mentioned about the platform in Shek Tsai Po where the gravel had been washed away by seawater, and there was no stone bund at the site. There was a footpath linking Tai O Heritage Hotel, the shrimp paste factory and the pumping station adjacent to Hung Shing Temple. Besides, as the area between Nam Chung Tsuen and Fan Kwai Tong was low-lying, even the upper floors of buildings were also attacked by stormy waves. The stone bund failed to resist the hit of typhoon, and the gravel forming the road section crumbled by the waves. It was necessary to address the

problems at the area between Nam Chung Tsuen and Fan Kwai Tong as well as at Shek Tsai Po urgently.

- (b) The Secretary for Development and the Director of Drainage Services inspected Tai O on the day following the typhoon. On the occasion, he suggested that, apart from carrying out urgent repair, enhanced flood prevention should also be implemented at Shek Tsai Po (the area between the shrimp paste factory and the pumping station adjacent to Hung Shing Temple). Eighteen three-storey buildings at Shek Tsai Po were also affected by flooding. Besides, it was necessary to provide an embankment at Nam Chung Tsuen and Fan Kwai Tong to assure the safety of villagers. As it had been a few decades since the development of Shek Tsai Po and the road section was not high enough to resist the impact of waves, he proposed to raise the said road section to serve as an embankment as soon as possible.

11. Mr Randy YU raised opinion as follows:

- (a) The location he referred to was the platform of about 10 to 20 feet long between Sing Lee Shrimp Sauce and Paste Factory at Shek Tsai Po and the shore, which was built with gravel underneath. It was not a footpath but a concrete surface between the footpath and the shore. If that section of footpath was raised, pedestrians would easily fall onto the platform and such design might be problematic.
- (b) He commended Mr LOU Cheuk-wing for his assistance in adopting the contingency measures against the typhoon and thanked the Department for the response. He estimated that the urgent repair works of IsDO involved placing of gabion beneath the damaged platform. The urgent repair works had to be carried out as soon as possible if it could prevent further damage of the platform. However, the long-term question was whether CEDD would implement improvement works at the location adjacent to the seawall. The improvement works at Tai O originally proposed years ago included the construction of a typhoon shelter, but it turned out that only a quay and an embankment were built to protect most parts of Tai O excluding Shek Tsai Po. He hoped that the Secretariat or IsDO would arrange a site visit for the Development Bureau, CEDD or related departments to explore the necessary improvement measures. Regarding Mr LOU's proposal of providing an embankment in the area between Nam Chung Tsuen and Fan Kwai Tong, he would raise the subject at the Lantau Island Area Committee (AC). He requested the relevant departments (including CEDD) to explain at the AC meeting the follow-up actions adopted in Tai O.

12. Mr SZETO Hon-yin said that representative of the Department would attend the above AC meeting. Concerning project implementation, the Department had to

follow the established procedures and carefully consider all relevant factors to examine the need of improvement measures.

13. Mr Randy YU said that the departments had given positive response. For example, IsDO planned to carry out urgent repair of the damaged platform at Shek Tsai Po with the support of DLO. In the long run, he hoped that the relevant departments would conduct site visit to examine the works required in Tai O which included addressing the water leakage at several positions of the stop-logs. He opined that CEDD and the Drainage Services Department were duty-bound to take follow-up action as soon as possible.

14. The Acting Chairman suggested IsDO, CEDD and the relevant departments arrange a site visit with the Members concerned after the meeting.

(Post-meeting note: IsDO conducted a site inspection to Tai O in mid-September this year and found that the damaged platform at the shore of Shek Tsai Po had been repaired already, and therefore it was unnecessary for IsDO to implement any urgent repair works. Moreover, IsDO and the relevant departments had met with Mr Randy YU and Mr LOU Cheuk-wing on 19 October this year to discuss the long-term improvement measures.)

III. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District between June and July 2017  
(Paper DFMC 31/2017)

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

16. Mr Tomy CHAU presented the paper.

17. Members noted the paper and supported the implementation of smoking ban at LCSD's new venue "Tai Wan To Sitting-out Area" with effect from 1 October 2017.

IV. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between June and July 2017  
(Paper DFMC 32/2017)

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

19. Ms Elaine KWOK presented the paper.

20. Ms LEE Kwai-chun said that many visitors of Cheung Chau Public Library were elderly persons, and suspension of lift service would cause inconvenience to them. She therefore hoped that the time required for lift maintenance and improvement works could be shortened.

21. Mr WONG Man-hon said that, as stated in Appendix 2 to the paper, the service of mobile library at Pui O Service Point was suspended on the afternoon of 23 June this year due to unavailability of parking space. He enquired about the reason of unavailability of parking space and whether the Department would follow this up.

22. Ms Elaine KWOK made a consolidated response as follows:

- (a) As lift maintenance and improvement works at Cheung Chau Public Library were urgent and necessary, the Department would liaise closely with the Architectural Services Department and make arrangement for early completion of the works and early resumption of lift service. The Department would also make every effort to assist library visitors in need and minimise the inconvenience caused to members of the public.
- (b) Regarding the mobile library service in Pui O, the service point had been provided in the public car park over the years, and service of the service point would be affected whenever the parking space was occupied by some other public vehicles. At the request of LCSD, the Transport Department would designate a parking space in the public car park for the mobile library within this year. The Highways Department (HyD) would also provide traffic signs at the designated location within this year to facilitate LCSD to provide service at the designated location. The relevant departments were proactively taking follow-up action, and LCSD would report to the Committee upon completion of the works.

23. Mr CHEUNG Fu asked whether the relevant departments had proactively followed up on the works of parking space for Pui O mobile library.

24. Ms Elaine KWOK thanked Members for their concern over the above project and support for the service of the Department. HyD replied to the Department that installation of signage could be completed within this year and the works would be completed on schedule.

25. Members noted the paper.

V. Proposed Arrangements on the Opening Hours of Community Halls in Islands District during Public Holidays in 2018  
(Paper DFMC 33/2017)

26. The Acting 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.

27. Mr Peter YAU presented the paper.

28. The Committee endorsed the proposal set out in the paper and the allocation of \$85,800 for implementation of the proposal.

(Mr Bill TANG joined the meeting at around 2:25 p.m.)

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

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

30. Mr Peter YAU said that the average utilisation rate of Tung Chung Community Hall in July and August 2017 was 80%, while that of Discovery Bay Community Hall was 47%. In respect of improvement works, the replacement of split-type air-conditioners in the main foyer of the Discovery Bay Community Hall was completed in mid-July this year. Regarding the pilot scheme of using the conference room of Discovery Bay Community Hall as a study room during unallocated sessions launched since 1 December 2016, the accumulative number of users of the study room as at 31 August this year was 30. As the pilot scheme would expire on 30 November this year, IsDO had stepped up publicity efforts including placing an easy-mount frame at the entrance of Discovery Bay Community Hall, putting up publicity banners at the external wall of the community hall and uploading the information on the pilot scheme to the Islands District Council (IDC) website since July 2017 this year. Moreover, the Discovery Bay Services Management Limited also agreed to put up posters at all bus stops in Discovery Bay since August this year and display publicity banners at the pavement outside school entrances.

31. Mr Eric KWOK was glad that IsDO launched publicity campaign on all fronts. He indicated that he had received the promotional letters of the pilot scheme, and would assist in promoting the scheme at Yat Tung Estate.

32. Ms Amy YUNG enquired about the session during which the utilisation rate of the Discovery Bay Community Hall was the highest.

33. Mr Peter YAU said that detailed information on the session with the highest utilisation rate was not available for the time being. He would provide Ms YUNG with the information after the meeting.

34. Members noted the above report.

VII. Progress report on DC-funded District Minor Works Projects  
(Paper DFMC 34/2017)

35. The Acting Chairman welcomed Mr Timothy CHU, Engineer (5) and Ms Minerva HUI, Architect (Works)5 of Home Affairs Department (HAD) as well as Ms Finnie Fung, Architectural Executive of WCWP International Limited to the meeting to present the paper.

36. Members discussed the following projects:

- (a) Construction of shelter at the open space next to South Lantau Rural Committee Office (IS-DMW-116)

Mr CHEUNG Fu hoped that the Department would provide the amended project design for examination.

Ms Belinda CHONG said that IsDO had consulted Mr CHEUNG Fu earlier on the project design and amended it afterwards. Relevant procedures were now undertaken by IsDO and HAD for submission of application for planning permission to the Town Planning Board (TPB), including provision of information on the existing land and justification for the works. After preparing the relevant documents, the Department would consult the Planning Department before submitting the application to TPB. Regarding the project estimate, the latest project cost estimate after amendment of the design was around \$10 million. In general, IsDO would update the relevant information in the progress report only after the Committee had endorsed the latest project estimate/actual project cost. Upon finalisation of the project design, IsDO could provide a more accurate estimate of project cost, and would report to the Committee as well as update the progress report. As to the timetable of the project, IsDO would carry out the preparatory work for submitting the application to TPB as soon as possible, and complete the necessary procedures before commencement of works, including applying to the Lands Department for allocation of land. As the shelter to be constructed under the project was not a facility regularly provided by IsDO, discussion with the relevant departments on the future management arrangements would be required, and other related works would be performed at the same time.



Ms Minerva HUI said that the Term Consultant had prepared the relevant design plans for submitting application to TPB.

Mr Randy YU said that the latest estimated cost of the said project was about \$10 million, but the project estimate set out in the progress report (i.e. the paper) was about \$1,250,000. He asked whether this figure referred to the fund allocated for 2017/18, and hoped that IsDO would provide more information to enhance transparency.

The Acting Chairman replied that the fund allocation for district minor works (DMW) projects set out in the paper should be the funding for 2017/18, and the amount of allocation was correct.

Ms Belinda CHONG added that IsDO did not apply to the Committee for additional funding for the project at this stage. When the details of the project were further confirmed, IsDO would update the actual project estimate and report to the Committee.

Mr Randy YU said that the last term of the Committee had endorsed the budget of the project. In case the latest project estimate was less than the amount of allocation endorsed in the last term, endorsement of the current term of the Committee on additional funding for the project was not required.

Ms Belinda CHONG explained that for some projects, funding application would be submitted to the Committee in stages to carry out preliminary studies, etc.. IsDO would confirm the amount of allocation endorsed by the last term of the Committee after the meeting.

Mr CHEUNG Fu concurred with Mr Randy YU. The above project was the most significant and urgent one in South Lantau which involved construction of shelter and provision of recreational facilities to residents. He pointed out that camping facilities were available in the area, but recreational facilities were not provided for local residents. As the project proposal was submitted almost 8 years ago, he hoped that IsDO would follow it up proactively and expedite the progress.

The Acting Chairman requested IsDO to confirm the record of fund allocation to the project after the meeting, and report to the Members concerned.

(Post-meeting note: According to record, the Committee had endorsed at the meeting held on 14 May 2012 the initial project estimate of \$9,300,000 for the above project.)

(b) Revitalisation of the idle grassland behind North Lantau Hospital (Area

22) to a temporary sitting-out area for residents (Item 13 in the Annex)

Mr Eric KWOK said that, as reported by the Hospital Authority (HA) at the IDC meeting, the Development Plan of North Lantau Hospital (NLTH) Phase II would be implemented at the above site to construct a supporting services centre (SSC). He hoped that IsDO would follow up closely with the HA to confirm whether the project would commence 2 years later as scheduled. If the project would commence only after 5 years, he hoped that HA would open the site for temporary recreational use, which he believed could help alleviate the shortage of community facilities at Yat Tung Estate. He was also concerned about whether the project would be delayed if the Development Plan of NLTH Phase II had to be submitted to the Legislative Council for endorsement.

Mr Holden CHOW said that some organisations had requested to use the land for temporary recreational and leisure uses. He hoped that the HA would provide the Committee with the timetable for construction of the SSC in writing to facilitate the consideration of short-term use of the site.

Ms Belinda CHONG said that the HA had briefed on the progress of the development plan at the IDC meeting, and the matter was being followed up by the DLO and the HA, hoping to provide the Committee with a timetable for the construction of SSC as soon as possible to consider whether the land could be released for other short-term uses.

- (c) 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 asked about the follow-up action regarding the above two project proposals.

Ms Belinda CHONG said that, regarding the project proposal of Item 4 in the Annex, the lighting system had been out of order several times and it had been repaired after IsDO relayed the matter to the relevant department. IsDO would continue to discuss with the relevant department to clarify who should be responsible for the regular maintenance of the system in future.

Mr Tomy CHAU said that, regarding the project proposal of Item 5 in the Annex, the Department had been in close liaison with the works department and conducted several site visits after receiving Mr Randy YU's proposal. The Department had requested the works department to submit an initial project estimate, which was received early this month. However, as the project estimate covered items not requested by the

Department, the Department was in liaison with the works department for re-submission of a project estimate with project items particularly related to the lighting system as requested. The Department would examine the actual need of other project items and continue to follow up with the works department.

Mr Randy YU said that the two project proposals were submitted to the Committee in 2016 but had not been implemented so far. Regarding the project proposal of Item 4 in the Annex, he asked which department had IsDO contacted for taking follow-up action. Regarding the project proposal of Item 5 in the Annex, he understood that the project cost might be high, but hoped that LCSD would give a definite response within 2 months and arrange a site visit for him and Mr LOU Cheuk-wing.

Mr Tomy CHAU said that the Department would continue to follow up with the works department on provision of project estimate. When necessary, the Department would arrange Mr Randy YU and Mr LOU Cheuk-wing for a joint site visit and discussion with the works department to understand the actual demand of the local community.

- (d) 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 asked whether the project proposal of Item 3 in the Annex outside the scope of DMW could be referred to other departments for follow-up. He also enquired about the progress of the project proposal of Item 9 in the Annex.

Ms Belinda CHONG said that, regarding the project proposal of Item 3 in the Annex, IsDO had conducted a site visit with Mr YUNG earlier and had carried out some other improvement works near Sin Kung Tung, including construction of a pavilion and implementation of other minor improvement works. Regarding the proposal of constructing a footpath linking the bottom and top of the hill, IsDO would study whether it could be referred to other departments for follow-up. Regarding the project proposal of Item 9 in the Annex, it would take time to follow up because the project was of a large scale involving not only large-scale slope works but also affecting a large number of trees. Besides, after examining the project proposal, IsDO considered that it might be necessary to amend the project scope, and would further discuss with Mr YUNG in this regard.

- (e) Construction of pedestrian walkway covers at Shun Tung Road, Tung Chung (IS-DMW-053)

As the above project had been completed, Members agreed to delete it from the paper.

37. Members noted the paper.

(Mr Bill TANG left the meeting at around 2:35 p.m.)

VIII. Any Other Business

38. There was no other business.

IX. Date of Next Meeting

39. The meeting was adjourned at 2:52 p.m. The next meeting would be held on 13 November 2017 (Monday) at 2:00 p.m.

-End-