

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 18 September 2019 (Wednesday)
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 CHAN Lin-wai
Mr WONG Man-hon
Mr HO Chun-fai
Mr HO Siu-kei
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 LI Ming-yau	Senior Inspirer of Works, Islands District Office
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 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

Mr AU Sheung-man, Benjamin	Assistant District Officer (Islands)1, Islands District Office
Ms HO Sau-fan, Fanny	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department

Ms CHAN Sok-fong, Cherry

Deputy District Leisure Manager (District Support) Islands,
Leisure and Cultural Services Department
Senior Librarian (Islands),
Leisure and Cultural Services Department

Ms KWOK Lai-kuen, Elaine

Secretary

Ms TANG Yuen-shan, Serena

Executive Officer (District Council)2, Islands District Office

Absent with Apology

Ms WONG Chau-ping

Ms TSANG Sau-ho, Josephine

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Welcoming remarks

The Chairman welcomed representatives of government departments and Members to the meeting, and introduced the following departmental representatives who attended the meeting:

(a) Ms CHAN Sok-fong, Cherry, Deputy District Leisure Manager (District Support) Islands of the Leisure and Cultural Services Department (LCSD) who stood in for Mr Tomy CHAU; and

(b) Mr AU Sheung-man, Benjamin, Assistant District Officer (Islands)1 of the Islands District Office (IsDO) who stood in for Miss Christy LEUNG.

2. Members noted that Ms WONG Chau-ping and Ms Josephine TSANG were unable to attend the meeting due to other commitments.

I. **Confirmation of minutes of the meeting held on 15.7.2019**

3. The 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 request for provision of toilets and changing rooms at Pui O Playground
(Paper DFMC 25/2019)

5. The Chairman welcomed Ms Cherry CHAN, Deputy District Leisure Manager (District Support) Islands of LCSD to the meeting to respond to the question. The written reply of LCSD had been distributed to Members for perusal prior to the meeting.

6. Mr HO Chun-fai briefly introduced the question.

7. Ms Cherry CHAN presented the written reply of LCSD in detail.

8. Mr Randy YU expressed his views as follows:

(a) He opined that it was necessary to provide the facilities and there should not be any delay. He hoped that the department would commence works as soon as possible. Noting that the proposed project involved antiquity and monument site and studies were required, and the department had previously conducted study in the vicinity of the locations of other projects under the charge of the District Facilities Management Committee (DFMC), he believed that the relevant experience gained would be of use in handling matters relating to antiquities and monuments of the site concerned. He urged the department to follow up with the Buildings Department or other relevant departments.

(b) On sewage treatment, as he understood, sewage treatment works would commence in 2020. He proposed that LCSD should carry out the planning, design and advance work of the project as well as the study on antiquities and monuments and the sewage treatment works concurrently. He urged LCSD to discuss and co-ordinate with relevant works departments for implementation of work concurrently instead of commencing the study after completion of the works.

9. Mr Eric KWOK expressed his views as follows:

(a) LCSD indicated in its written reply that site inspection and study were

conducted. He enquired of the department whether the provision of toilets was confirmed and asked to be provided with the works schedule.

- (b) Regarding the enhancement works of Pui O beach to be carried out in November 2019, he asked the department to provide the project details. To his understanding, the large septic tank adjacent to the changing room and toilet at Pui O was already full completely and had leaked twice, causing faecal contamination of Pui O beach. He enquired whether the above-mentioned enhancement works covered the construction of a large septic tank.

10. Ms Cherry CHAN gave a consolidated response as follows:

- (a) The department noted the view of Mr Randy YU and would explore with relevant departments the feasibility of conducting the works concurrently.
- (b) Regarding the view of Mr Eric KWOK, the department had to first conduct feasibility study of this project and seek advice from relevant departments concerning the situation of the land or antiquities and monuments. If the finding suggested that the project was feasible, the department would make preparations for the works. Therefore, a concrete works schedule was not available at this stage. The department would proactively follow up and report the progress to Members as appropriate.
- (c) Pui O beach enhancement works mainly involved re-arrangement of the partitions of the existing toilet and changing room to increase the usable space. After re-arrangement of the partitions, the number of toilets and changing rooms would increase and facilities such as family changing room and baby-sitting room would be provided. The enhancement works did not cover improvement of the septic tank.

(Post-meeting note: Pui O beach enhancement works were financed and undertaken by the Architectural Services Department (ArchSD). According to the information of ArchSD, since the tender price of the works exceeded the initial cost estimate, ArchSD had to apply for additional fund and the works would be postponed to November 2020, i.e. after the end of the swimming season.)

11. Mr HO Chun-fai said that it was learnt that Pui O was designated as a marine reserve and some private stakeholders were applying to the Planning Department (PlanD) for change of land use. He opined that LCSD might give its views and request PlanD to allow the change of use of the land concerned.

12. Mr Eric KWOK said that as he understood, the Strategic Sewage Disposal Scheme of South Lantau would provide a large sewerage tank for treatment and temporary storage of excretion from the toilets in various villages before delivery to San Shek Wan for sewage treatment. He opined that since the above-mentioned large sewerage tank was situated next to the location of Pui O beach enhancement works, i.e. near the beach, the department should explore the feasibility with the Drainage Services Department (DSD) of connecting the septic tank at the beach to the sewage treatment facility. In view of an increasing flow of people at Pui O beach, he was afraid that leakage of the septic tank would happen again and urged LCSD to seriously consider the suggestion.

13. Ms Cherry CHAN said that the department noted the suggestion of Mr KWOK and would provide a reply after the meeting.

(Post-meeting note: LCSD replied to Mr Eric KWOK that the department had contacted DSD and relevant departments and would explore the feasibility of the works.)

III. Question on progress of improvement works to coastal access in Lo Tik Wan (Paper DFMC 28/2019)

14. The Chairman welcomed Mr Benjamin AU, Assistant District Officer (Islands)¹ and Mr LI Ming-yau, Senior Inspector of Works of IsDO to the meeting to respond to the question.

15. Ms YU Lai-fan briefly introduced the question.

16. Mr Benjamin AU said that the footpath was originally 75 cm in height. DFMC endorsed the restoration works in November last year to restore the footpath to its original height of 75 cm. However, IsDO received a complaint in January 2019 with the complainant saying that the height of the footpath should be altered to 30 cm. IsDO replied to the complainant after an opinion poll of the residents, but the

complainant was dissatisfied with IsDO's reply and lodged a complaint to the Ombudsman. Arrangement was being made for a reply to the Ombudsman.

17. Ms YU Lai-fan said that the footpath was used to be 30 cm high along the coast of Lo Tik Wan. To avoid the impact of waves and sand, it was raised to 75 cm when restoration works were performed. She had earlier sent letter to the residents nearby for their views, and the majority of the indigenous and non-indigenous residents supported that the footpath be restored to 75 cm to prevent seawater from flowing into the residential areas.

18. Mr Benjamin AU invited Mr LI Ming-yau to explain from a technical perspective the difference of a footpath with a height of 30 cm and 75 cm.

19. Mr LI Ming-yau said that the footpath of 75 cm high originally had the advantage of being able to effectively withstand waves and avoiding getting covered in sand, thereby minimising the impact on residents.

20. Mr Benjamin AU said that IsDO was now making arrangement for replying to the Ombudsman, and if everything went smoothly, the works were expected to commence in October.

21. Ms YU Lai-fan supplemented that since the footpath was located near the residential area beside the slope, the lowering of its height to 30 cm would reduce the flow capacity of the stormwater drain and cause flooding at the coastal villages.

22. The Chairman said that this project concerned mainly the restoration of a footpath 75 cm high originally, but was repeatedly postponed due to objection raised with the proposal of lowering its height to 30 cm. He was worried that an appeal by the complainant or other people's complaints in the future might result in a waste of time and cause unending delay in works commencement.

23. Mr Benjamin AU said that IsDO noted the views of Members, and reiterated that if everything went smoothly and there was no more problem, the works were expected to commence in October.

IV. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (June and July 2019)
(Paper DFMC 26/2019)

24. The Chairman welcomed Ms Cherry CHAN, Deputy District Leisure Manager (District Support) Islands of LCSD to the meeting to present the paper.

25. Ms Cherry CHAN presented the paper.

26. Mr Eric KWOK said that item 3 in Annex 1 showed that the respective attendance of Tung Chung Swimming Pool was 35 073 in June 2019 and 39 582 in July 2019, with the average daily attendance over 1 000. He enquired whether Tung Chung Swimming Pool had sufficient capacity to meet the demand, and proposed that the department should consider providing an additional swimming pool.

27. Ms Cherry CHAN said that the statistics represented the total attendance of the morning, afternoon and evening sessions, and it did not mean that over 1 000 people were using the swimming pool at the same time. According to the record, the attendance rates in June and July were similar to those in previous similar periods, and Tung Chung Swimming Pool could still meet the demand.

28. Mr KWONG Koon-wan expressed his views as follows:

(a) Item 2 in Annex 1 stated that renovation works of the artificial turf soccer pitch in Man Tung Road Park were in progress and expected to be completed in the fourth quarter. He enquired of the department about the exact completion date. The Islands District youth football team had already started training and was currently using the hard surfaced soccer pitch for training. Since the match would be held at an 11-a-side natural grass soccer pitch, he urged the department to open the artificial turf soccer pitch as soon as possible for use by the football team.

(b) He noted that the renovation works of the 7-a-side hard surfaced soccer pitch in Cheung Chau Sports Ground were expected to be completed in early October. He pointed out that a number of primary and secondary schools would hold sports days there and hoped that the works could be completed as soon as possible. He learnt that there were mosses on the running tracks and the situation was particularly serious on the first lane due to a low usage. He hoped that the tracks would be cleaned thoroughly.

29. Ms Fanny HO provided supplementary information on the usage of Tung Chung Swimming Pool. Tung Chung Swimming Pool, comprising an indoor main pool and an outdoor training pool, could accommodate 1 200 persons at the same time. When the attendance reached the limit, no more swimmers would be admitted until some swimmers left. In July this year, the permissible capacity of Tung Chung Swimming Pool was 110 000 persons and the attendance was 39 582, indicating that the swimming pool still has spare capacity to meet future demand.

30. Ms Cherry CHAN said that regarding the exact completion date of the renovation works of the artificial turf soccer pitch in Man Tung Road Park, the department would inform Mr KWONG after the meeting. As for the running tracks in Cheung Chau Sports Ground and the completion date of the renovation works of the 7-a-side hard surfaced soccer pitch, the department would follow up respectively with the cleaning service contractor and the works department.

(Post-meeting note: LCSD replied to Mr KWONG Koon-wan that the renovation works of the artificial turf soccer pitch in Man Tung Road Park and the 7-a-side hard surfaced soccer pitch in Cheung Chau Sports Ground would be completed in November and October 2019 respectively.)

31. Members noted the contents of the paper.

V. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between June and July 2019
(Paper DFMC 27/2019)

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

33. Ms Elaine KWOK presented the paper.

34. Members noted the contents of the paper.

VI. Arrangement on opening of the conference room of Discovery Bay Community Hall as study room (extension of the pilot scheme)
(Paper DFMC 30/2019)

35. 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.

36. Mr Peter YAU presented the paper.

37. Members endorsed the proposals and funding arrangement set out in the paper for implementation of the scheme.

VII. Proposed arrangements on the opening hours of Community Halls in Islands District during public holidays in 2020
(Paper DFMC 31/2019)

38. 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.

39. Mr Peter YAU presented the paper.

40. Members endorsed the proposals and funding arrangement set out in the paper for implementation of the scheme.

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

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

42. Mr Peter YAU gave a briefing as follows:

- (a) The average utilisation rate of Tung Chung Community Hall (CH) in July and August 2019 was 70%, while that of Discovery Bay CH was 54%. Regarding the pilot scheme of using the conference room of Discovery Bay CH as a study room during unallocated sessions launched since 1 December 2016, the cumulative number of users as at 31 August 2019 was 524. IsDO would continue to monitor the usage

of the study room. Moreover, since 19 May 2019, Tung Chung CH was again open at night time for use as temporary night heat shelter when the Very Hot Weather Warning was in force. As at 31 August, it had been open 12 times and the cumulative number of users was 36.

- (b) Regarding the improvement works of the video and audio systems in Tung Chung and Discovery Bay CHs, after discussion with the Electrical and Mechanical Services Department, IsDO preliminarily estimated that the project for Tung Chung CH cost about \$790,000, and that for Discovery Bay CH about \$620,000. The works would take around six months and the CHs had to be closed for about two months during the works. Owing to the relatively large sums of money involved, IsDO was applying for funding and would report to the Committee in due course.

43. Ms Amy YUNG expressed her views as follows:

- (a) Some residents reflected to her the desire of LCSD organising more interest classes such as dance class or Tai Chi class. IsDO just stated that the utilisation rate of Discovery Bay CH was only 54% but to her understanding, Discovery Bay CH recorded the highest utilisation rate on Saturdays, Sundays and in the evening sessions. In view of this, she proposed that Tai Chi classes or other interest classes be organised in the morning or afternoon sessions to raise the utilisation rate of CH on the one hand and meet the demand of residents for interest classes on the other hand.
- (b) Some residents reflected that the cleanliness of CH was not satisfactory at night time. She noted that IsDO employed outsourced staff to do cleaning work and enquired whether IsDO would consider allocating resource to employ a full-time employee for providing cleaning service.

44. Mr Peter YAU gave a consolidated response as follows:

- (a) IsDO would co-ordinate with LCSD to increase the number of interest classes and provide venues as far as possible.
- (b) Regarding the cleaning of CH, the existing cleaning contract would soon expire and IsDO would invite tender for the cleaning work in a

short time. At present, the contractor finished cleaning in the afternoon, whereas activities in the afternoon session normally ended at 6:00 p.m. IsDO planned to extend the cleaning time to 6:30 p.m. so that the cleaner could clean up the venue after the activities for the four-hour evening session activities. Regarding the proposal of IsDO employing a cleaner, he said that the Government normally outsourced the cleaning work and the duties of the cleaner were mainly arranged by the service provider. He stressed that IsDO would make every effort to monitor the cleanliness of CHs. Any suggestions or questions from users or Members can be referred to IsDO for follow-up.

IX. Progress report on DC-funded District Minor Works Projects
(Paper DFMC 29/2019)

45. The Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)⁵ of the Home Affairs Department (HAD); Ms CHAN Suk-fan, Bianca, Deputy District Leisure Manager (District Support) and Mr SO Kin-leung, Assistant District Leisure Manager (District Support) Central & Western of LCSD; and Mr LI Ming-yau, Senior Inspector of Works of IsDO to the meeting to present the paper.

46. Members discussed the following:

(a) Replacement of athletic equipment in Cheung Chau Sports Ground (IS-DMW-343)

47. Mr KWONG Koon-wan enquired what the athletic equipment referred to.

48. Ms Cherry CHAN said that the athletic equipment in Cheung Chau Sports Ground planned to be replaced included safety mats for high jump, hurdle and starting blocks, etc.

(b) Improvement of hygiene facilities at Sai Tai Road, Cheung Chau (IS-DMW-176)

49. Mr KWONG Koon-wan said that he had reflected the situation to the Food and Environmental Hygiene Department (FEHD) but received no reply so far. He hoped that arrangement could be made by IsDO concerning the maintenance and management expenses of the facilities.

50. Mr Benjamin AU said that IsDO had been following up with FEHD with regard to the maintenance and management arrangement as well as the recurrent expenditure involved.

(Post-meeting note: According to FEHD, for public toilet project initiated by other government departments, the department concerned was required to absorb the recurrent cost for the management and maintenance of newly built public toilet before FEHD's consideration of taking up the management of public toilet. IsDO pointed out that although District Minor Works allocation included a small sum for operating expenses, it was mainly used to cover electricity and water charges as well as repair and maintenance cost but not the wages.)

(c) Construction of temporary recreational facilities in On Tung Street, Tung Chung (IS-DMW-328)

51. Mr Eric KWOK enquired about the exact opening date of the temporary recreational grassland at On Tung Street, Tung Chung and asked IsDO to inform him and the residents when the opening date was confirmed. The opening of the site was originally scheduled for July and subsequently postponed to October. He was worried that the cost would increase if there was further delay.

52. Mr Benjamin AU said that greening works of the site were in progress and the main works had been generally completed. IsDO would strive to complete the greening work before the opening of the venue. IsDO was currently handling some technical issues and the venue was expected to be open in October. Members would be informed of the exact opening date in due course so that they might convey to members of the public.

(Post-meeting note: The temporary recreational facilities at On Tung Street was open for public use on 30 October.)

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

53. Mr Randy YU enquired about the latest progress of works.

54. Ms Bianca CHAN said that the Tree Preservation Board had approved the tree risk mitigation plan and flower bed removal works submitted by the department

earlier, and the MTR Corporation Limited, after review, had no objection to implementation of the works by the department. LCSD provided IsDO yesterday the cost estimate and draft works programme prepared by it and ArchSD. Upon formal receipt of funding, LCSD would discuss with ArchSD the date of works commencement.

55. Mr Benjamin AU said that IsDO received the submission of LCSD yesterday and knew that the Transport Department was soliciting views on the works. IsDO was liaising with the Central and Western District Office for follow-up actions in the hope of carrying out consultation in the Central and Western District before the end of the current term of District Council (DC).

(Post-meeting note: Local consultation of the Central and Western District was completed, during which no objection to the works was received.)

(e) Provision of cover to the footpath at Tung Chung Community Service Centre (IS-DMW-174)

56. Mr Bill TANG said that Tung Chung Community Services Centre no longer existed. The project was proposed in 2012-2013 but had been deferred for years. He proposed to delete the works project.

57. Mr Benjamin AU said that IsDO would provide supplementary information to Mr Bill TANG after the meeting.

(f) Construction of a park at the open space at Yu Tung Road opposite JoysMark (Item 15 in Annex)

Construction of a community garden at the open space at Chung Mun Road near Mun Tung Estate (Item 16 in Annex)

58. Mr Bill TANG enquired about the latest progress of works.

59. Ms Cherry CHAN said that the above-mentioned projects were followed up by Planning Section of LCSD. According to her understanding, colleagues of Planning Section was enquiring of the Lands Department and PlanD about matters such as land boundary, etc. and would report the progress in due course.

(g) Construction of a path from Sin Kung Tung behind Bela Vista Villa to North

Lookout Pavilion (Item 2 in Annex)

60. Mr YUNG Chi-ming said that it was known that tendering of this project had been rescheduled several times. He enquired when the project would be implemented.

61. Mr LI Ming-yau said that this project was followed up by IsDO under the Rural Public Works Programme and tendering was in progress. If the tendering process went smoothly, the project could commence in December.

(h) Sai Wan Square at Cheung Chau (Item 4 in Annex)

62. Mr YUNG Chi-ming enquired about the latest progress of works.

63. Ms Minerva HUI said that Works Section of HAD, IsDO, representative of the consultant and the project proponent conducted a site inspection on 2 August this year. Since the proposed location was close to the strait, the estimated project cost was as high as \$10 million. Discussion would have to be held with relevant departments on cutting the foundation cost. Upon confirmation of cost, funding application would be made to DC for commissioning the feasibility study. It was hoped that the matters concerned would be brought forward for discussion at the next DFMC meeting.

(i) Installation of floodlight illumination system at Yim Tin Playground (IS-DMW-310)

64. Mr HO Siu-kei enquired about the latest progress of works.

65. Ms Cherry CHAN said that the department would reply to Mr HO Siu-kei after the meeting.

(Post-meeting note: LCSD replied to Mr HO Siu-kei that feasibility study of the project was underway and the study was expected to be completed in March 2020.)

X. Any Other Business

66. There was no other business.

XI. Date of Next Meeting

67. The meeting was adjourned at 2:52 p.m. The Director of Home Affairs announced a notice in the Gazette that DC would suspend operation from 4 October 2019 until 31 December 2019 for the sixth-term DC ordinary election. During the suspension, meetings of DC and its committees and working groups as well as activities and programmes organised or co-organised had to be suspended. As such, meetings of this committee and its working groups originally scheduled after 4 October 2019 would be cancelled.

-End-