

**(Translation)**

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

Date : 15 July 2019 (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 (Acting Chairman)  
Mr CHOW Yuk-tong, SBS  
Mr YU Hon-kwan, Randy, JP  
Mr YUNG Chi-ming, BBS  
Mr HO Chun-fai  
Mr HO Siu-kei  
Ms WONG Chau-ping  
Ms YU Lai-fan  
Ms LEE Kwai-chun  
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**

Ms CHEUNG Yuk-shan, Linda	Chief Executive Officer (Planning)2, Leisure and Cultural Services Department
Ms LEUNG So-ping, Selina	Senior Executive Officer (Planning)1, Leisure and Cultural Services Department
Ms CHAU Po-chu, Sharon	Senior Librarian (Planning & Development), Leisure and Cultural Services Department
Mr LEE Lap-chi, Alfred	Acting Senior Executive Officer (District Management), Islands District Office
Mr LEUNG Po-wah, Taddy	Assistant District Social Welfare Officer (CW/S/I)2, Social Welfare Department
Ms YUEN Kit-fung	Engineer/Islands 2, Transport Department
Mr LEE Ming-tong, Timothy	Senior Building Surveyor/A1, Buildings 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	Assistant District Leisure Manager (District Support)
Ms Mandy M.Y. LAM	Central & Western, Leisure and Cultural Services Department
	Architect, Ho & Partners Architects Engineers & Development
	Consultants Ltd.
Mr CHU Chi-yan	Architect, Ho & Partners Architects Engineers & Development
	Consultants Ltd.

**In Attendance**

Ms YEUNG Cin-man, Winnie	Assistant District Officer (Islands)2, 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 WONG Hon-kuen, Ken  
Mr CHAN Lin-wai  
Mr WONG Man-hon

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**Welcoming remarks**

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

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

I. **Confirmation of minutes of the meeting held on 14.5.2019**

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. Proposed facilities of Sports Centre in Area 107, Tung Chung (Paper DFMC 24/2019)

5. The Acting Chairman welcomed Ms CHEUNG Yuk-shan, Linda, Chief Executive Officer (Planning)<sup>2</sup>, Ms LEUNG So-ping, Selina, Senior Executive Officer (Planning)<sup>1</sup>, Ms HO Sau-fan, Fanny, Chief Leisure Manager (New Territories West); Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands); Ms KWOK Lai-kuen, Elaine, Senior Librarian (Islands) and Ms CHAU Po-chu, Sharon, Senior Librarian (Planning & Development) of the Leisure and Cultural Services Department (LCSD); Mr LEE Lap-chi, Alfred, Acting Senior Executive Officer (District Management) of the Islands District Office (IsDO); Mr LEUNG Po-wah, Taddy, Assistant District Social Welfare Officer (CW/S/I)<sup>2</sup> of the Social Welfare Department; and Ms YUEN Kit-fung, Engineer/Islands 2 of the Transport Department (TD) to the meeting to present the paper.

6. Ms Selina LEUNG briefly presented the paper.

7. Mr Bill TANG expressed his views as follows:

(a) He was glad that the Government responded to public demands, and expressed satisfaction with the facilities set out in the paper, including the social welfare facilities. He requested the department to provide the works schedule and enquired about the procedures of technical feasibility study to be conducted by the Architectural Services Department (ArchSD).

(b) He was satisfied with the facilities of the sports centre in Tung Chung Area 107 and considered the utilisation of 6 000 square metres to provide two basketball courts practical. He enquired whether spectator seating at the courts was planned for the proposed sports centre at this stage. In view that the sports centre would be used for holding large community activities and sports events, if no spectator stand was under planning, he asked whether the department could provide spectator

facilities for the residents to view sports events and large community activities.

8. Mr Randy YU was glad that the sports centre project was finally implemented after years of striving by the residents, and highlighted that there was a serious lack of community facilities in Tung Chung West. When Mun Tung Estate started resident intake earlier, Members had repeatedly expressed concern about the long queue of vehicles waiting for entering the car park of the shopping arcade, which would affect the traffic and safety on Tung Chung Road. Since the proposed public car park at the sports centre in Tung Chung Area 107 would provide a total of 47 parking spaces for medium goods vehicles, heavy vehicles and coaches, etc., traffic congestion would be aggravated if the entrance/exit of the car park was located at Tung Chung Road. He proposed that the road section between Shek Lau Po Village and Mun Tung Estate be opened to link up with Yu Tung Road, so that some vehicles might be diverted there and head towards the North Lantau Highway without passing through Tung Chung Road. He urged the relevant departments to explore improvement of traffic and road safety at the area concerned and its vicinity.

9. Mr Eric KWOK expressed his views as follows:

- (a) He greatly supported the works project and was appreciated that LCSD provided recreational and community facilities that benefitted the people's livelihood. He asked the department to provide the works schedule.
- (b) Since many elderly persons from Yat Tung Estate would be attracted to use the facilities of the sports centre given its close proximity to the estate, he enquired of the department whether elderly-friendly access would be provided. After the cessation of service of Tung Chung Safe and Healthy City Community Library in Yat Tung Estate, many elderly persons expressed to him the hope of accessing library service, so he supported constructing a library with study room.
- (c) In view that Tung Chung Road was already very busy at present, if the entrance/exit of the proposed car park was located at Tung Chung Road, it would cause potential danger to the residents crossing the road and affect the vehicles using the road. As such, he urged TD and the works department to seriously examine the design of the car park entrance/exit. In addition, he indicated that there was only a pedestrian refuge on Tung

Chung Road but no standard pedestrian crossing facilities. He enquired of the department about the feasibility of constructing a footbridge across Tung Chung Road.

10. Mr Holden CHOW was concerned about which direction would the entrance/exit of the proposed public car park face. Members had time and again raised questions on the safety of Tung Chung Road, on which the vehicular flow would increase after the completion of the sports centre. He urged the departments concerned to seriously assess the vehicular flow and consider the safety issue of Tung Chung Road, and proposed that the problems concerning Tung Chung Road be addressed during the sports centre works. He asked the department to provide the works schedule.

11. Mr YUNG Chi-ming enquired whether Islands Tree Team Depot was used exclusively by LCSD. He said that there was difficulty in contacting Tree Teams of the Lands Department (LandsD) and the Highways Department (HyD), so he asked whether the tree teams of LCSD, HyD and LandsD shared the same office.

12. Ms Selina LEUNG gave a consolidated response as follows:

- (a) She expressed gratitude to Members for their views and questions. On works schedule, the project of sports centre in Tung Chung Area 107 was covered under the “Five-Year Plan for Sports and Recreation Facilities” announced in the Police Address of January 2017. The department would conduct a technical feasibility study and, subject to Members’ support and endorsement for the proposed facilities at this meeting, prepare project definition statements with the Home Affairs Bureau after the meeting. The public works project involved a number of procedures including soliciting views from the Committee on the proposed facilities at this stage. After securing support of the Committee, the department would prepare project definition statements and then engage ArchSD to conduct a technical feasibility study. As the progress of works hinged on various technical factors and other related procedures, a concrete works schedule could only be provided after consideration of relevant factors. She stressed that upon completion of design by ArchSD, LCSD would attend District Facilities Management Committee (DFMC) meeting with ArchSD and relevant departments for consultation on the project design, and would take forward the works progressively in accordance with the Government’s

established procedures. She implored Members to support the proposed facilities of the works project.

- (b) Spectator stand was not planned for the sports centre at this stage, but the department would study the proposal of providing spectator stand in the arena of sports centre. In addition, the department planned to provide a secondary hall in the sports centre. Secondary hall was not commonly provided in LCSD's existing facilities but the department was aware of the demands in the district and wanted to provide more ball game venues to the residents.
- (c) Regarding the entrance/exit of the car park and traffic problem on Tung Chung Road, it would be responded by representative of TD.
- (d) Regarding library facilities, it would be explained by the Librarian.
- (e) Mr Tomy CHAU would respond to the question about the functions of the LCSD Tree Team Depot.

13. Mr Tomy CHAU said that Islands Tree Team Depot was currently located next to Tat Tung Road Garden, Tung Chung. Since the site was granted on temporary basis and had to be returned to LandsD upon expiry of the allocation, it was proposed that the Tree Team Depot be set up in the proposed sports centre. Tree Team Depot was mainly responsible for matters relating to tree management and maintenance in Islands District within the ambit of LCSD.

14. Ms YUEN Kit-fung responded as follows:

- (a) The number of parking spaces in the public car park was proposed based on the demand for parking spaces in the vicinity, which was expected not to impose additional pressure on the traffic around Tung Chung Road. Regarding the impact of the facilities and public car park of the sports centre in Tung Chung Area 107 on the roads nearby, TD would examine at the detailed design stage the Traffic Impact Assessment (TIA) conducted by relevant departments, which included assessments on the future peripheral property development, traffic burden nearby and road capacity to cater for additional vehicular flow, as well as the Tung Chung Road section affected and related pedestrian facilities previously mentioned by Members. On the design of car park entrance/exit, the

department would conduct further review and study to consider positioning the entrance at the rear of the hourly car park and reserving more space for vehicles to queue up for entry. The department would further follow up with ArchSD at the detailed design stage.

- (b) Regarding Member's proposal of linking up Tung Chung Road and Chung Mun Road, the department understood, that the Civil and Engineering Development Department (CEDD) would construct a road section connecting Tung Chung Road and Chung Mun Road to tie in with the Tung Chung West development project, which was now at the detailed design stage. When the sports centre in Tung Chung Area 107 entered the detailed design stage and the TIA was conducted, TD would follow up on the works progress with CEDD to tie in with the completion of sports centre.

15. Mr Eric KWOK expressed his views as follows:

- (a) He enquired again whether TD or LCSD would provide elderly-friendly facilities.
- (b) He was discontented with Ms YUEN Kit-fung's response to the problem of Tung Chung Road and urged TD to seriously convey Members' aspirations to the bureau. He pointed out that the flow of people in Mun Tung Estate was gradually increasing, with the opening of Mun Tung Estate market in August this year and the commissioning of facilities in the estate including kindergartens, child care service and non-profit making organisations in September or early next year. By then, apart from Mun Tung Estate residents, residents in nearby estates (including South Lantau residents) would travel to Mun Tung Estate to use the facilities and services, thereby adding burden to Tung Chung Road. He reminded the Government to listen to public opinions and prepare for the rainy days, lest more resources would be required to make improvement in the future. He urged the department to convey the aspirations of Members and the public to the bureau and conduct effective planning soonest to tie in with the livelihood facilities provided by LCSD and relevant departments.

16. Mr Randy YU expressed his views as follows:

- (a) He enquired of Mr Tomy CHAU whether the Islands Tree Team Depot in Tung Chung would handle the trees managed by LandsD and other departments or the trees managed by LCSD only.
- (b) He concurred with Mr Eric KWOK and reckoned that even if the car park entrance was positioned at the inner area for provision of two parking spaces at the car park entrance, it would not be an effective solution. Apart from the existing Mun Tung Estate market and shopping arcade, other community facilities would be provided in the district in the future. He considered that 47 parking spaces would certainly unable to meet the demand and was worried that insufficient transport ancillary facilities would lead to serious traffic and road safety problems. He was dissatisfied that TD planned to locate the car park entrance at the rear during the project study stage, and proposed that when ArchSD performed the design work, e.g. deciding on the location of the car park entrance and assessing the traffic flow, views from District Council (DC) members should be sought as far as possible to keep them informed of the latest situation rather than notifying them the detailed arrangement only after the formal implementation of the works project. He opined that TD and relevant departments should refine and enhance the works project as early as possible during the conceptual and study stage.

17. Ms YU Lai-fan said that the DC had previously discussed the shortage of parking spaces in the car parks of Tung Chung. She enquired about the number of storeys of the proposed public car park.

18. Mr Tomy CHAU said that Islands Tree Team Depot was one of the district office of New Territories West Tree Team under LCSD and responsible for tree management and maintenance in Islands District within the ambit of LCSD.

19. Ms Sharon CHAU said that to cater for the needs of the elderly, the new library would provide computer hardware and software, including desktop video magnifiers, screen reader device and computer input software, to facilitate the elderly in viewing library collection. The new library would also enhance collaboration with elderly service organisations, organise activities suitable for elderly and their carers/families, with the aim to encourage elderly to participate in cultural activities held by the library.



20. Ms YUEN Kit-fung said that according to the preliminary information provided by ArchSD, the initial design of the car park had yet to be finalised and the number of storeys was not known at the moment. TD would follow up with ArchSD on the detailed design of the car park in due course. Regarding the impact of the proposed car park on the traffic on Tung Chung Road, the proposed 47 parking spaces were planned mainly according to the parking demand in the district. The department would strive to strike a balance between impact on traffic and demand for parking. She emphasised that the department noted Members' concern and would follow up with relevant departments on the TIA and proposed pedestrian crossing facilities, etc. after the meeting.

21. Ms WONG Chau-ping said that there was a serious shortage of parking spaces in Tung Chung at present and the problem could not be solved even if 47 parking spaces were to be provided. Residents living in the vicinity of Tung Chung Road, such as Mun Tung Estate residents, had to look for vacant land or private place in other estates for parking. She urged TD to seriously examine and follow up on the problem.

22. Mr Eric KWOK asked TD to take note of his proposal of constructing a footbridge across Tung Chung Road connecting to the sports centre.

23. Ms YUEN Kit-fung said that regarding the question raised by Ms WONG Chau-ping, the department would follow up with the Housing Department and conduct TIA again at the detailed design stage of the sports centre in Area 107. The department noted the views of Mr Eric KWOK.

24. Mr Holden CHOW proposed that when constructing new community hall (CH) and sports centre, the Government should avoid adopting full-length glass wall as far as possible because of its vulnerability during typhoons (e.g. the hit of super typhoon Mangkhut some time ago) according to past experience.

25. Mr Bill TANG hoped that LCSD would study with ArchSD the proposal of provision of spectator stand.

26. The Acting Chairman said that the department noted the views of Mr Bill TANG and Members.

27. Members supported the above works project.

III. Question on provision of temporary carpark at Discovery Bay Area 17 through short-term tenancy  
(Paper DFMC 20/2019)

28. The Acting Chairman welcomed Mr LEE Ming-tong, Timothy, Senior Building Surveyor/A1 of the Buildings Department (BD) to the meeting to respond to the question. The written replies of BD and Hong Kong Resort Company Limited (HKRC) had been distributed to Members for perusal prior to the meeting.

29. Ms Amy YUNG introduced the question.

30. Mr Timothy LEE elaborated BD's written reply.

31. Ms Amy YUNG expressed her views as follows:

(a) She said that at the City Owners' Committee (COC) meeting on 1 December 2016, Members gave support for HKRC to apply to LandsD for the use of Area 17 on a short-term tenancy of three years, but BD approved the application only after two and a half years in July 2019. Owing to the time required for the works and the tenancy for a term of only three years, she was afraid that there would still be no space available for parking of golf carts and storage of outdoor sports equipment by the end of the tenancy. Unless the tenancy would be renewed upon expiry, otherwise the said application was just meant to provide parking spaces for vehicles of HKRC's commercial tenants in disguise. According to her observation, commercial tenants' vehicles were parked on the land concerned every day, which was contrary to the original intention of the COC in approving the application. She requested that this matter be recorded in the minutes.

(b) She was regretted that HKRC did not arrange representatives to attend the meeting. Chronologically, at the COC meeting on 1 December 2016, Members gave support for HKRC to apply to LandsD for the use of Area 17 on a short-term tenancy of three years, and LandsD approved the application on 20 July 2018. However, BD only received the application in May 2019 and gave approval on 5 July 2019. She said that leaving aside the construction time, the entire approval process had taken two and a half years, while the short-term tenancy lasted for only

three years. She questioned what had happened from 1 December 2016 to date which rendered the land being used for parking of vehicles of HKRC's commercial tenants, without any increase in golf cart parking spaces or benefit of the golf cart owners. She indicated that it had been almost three years from the application and wanted to put on record this matter, hoping that government departments would inform her upon receipt of related applications in the future, such as when the application was received and approved. She would later enquired of LandsD in writing when the application was received and approved in order to find out whether the application process had been deliberately delayed which resulted in unavailability of parking spaces for golf carts after the elapse of three years. She was concerned that the ultimate land use would depart from the one approved by COC and the residents could not benefit at all. She again criticised HKRC for not arranging representatives to attend the meeting and respond to enquiries each time, which indicated its disrespect for DC. She expressed regret about this.

IV. First Batch of Proposed Projects under District Minor Works Projects of District Facilities Management Committee for 2019/20  
(Paper DFMC 21/2019)

32. The Acting Chairman welcomed Ms YEUNG Cin-man, Winnie, Assistant District Officer (Islands)<sup>2</sup> and Mr LI Ming-yau, Senior Inspector of Works of IsDO; and Ms HUI Ka-wai, Minerva, Architect (Works)<sup>5</sup> of the Home Affairs Department (HAD) to the meeting to present the paper.

33. Ms Winnie YEUNG briefly presented the paper.

34. Ms Minerva HUI briefly introduced “green rain shelters” set out in the paper with the aid of PowerPoint presentation.

35. Ms Josephine TSANG was glad that HAD provided rain shelters on a pilot basis in the open space near Sea Crest Villa, Peng Chau. She enquired how many rain shelters the department planned to provide at the pilot stage.

36. Mr Eric KWOK was appreciative of HAD's environmental-friendly rain shelters and considered this new initiative worth supporting. He hoped that the pilot scheme could be completed soonest and enquired of the department when the works

were expected to be completed if progressed smoothly.

37. Ms Amy YUNG found the pictures shown in the paper very appealing, in particular the climbing plants. As she understood, some climbing plants would extend to the rooftop and suggested the department consider constructing solar panels at the roof for power generation and illumination. She reminded the department that if solar panels were to be used for power generation in the future, they should be designed to be durable, aesthetically pleasing and practically serve the purpose for generating power.

38. Ms Josephine TSANG enquired of the department whether lamps would be installed in the green rain shelters.

39. Ms Minerva HUI said that the department would install two green rain shelters at Peng Lei Road according to prevailing standard design. No lamp would be installed in the green rain shelters.

40. Mr LI Ming-yau said that subject to the endorsement of rain shelters works at this meeting, IsDO expected that the works would commence around the end of this year and be completed in the second quarter of next year.

41. Ms Minerva HUI said that at the design stage, the department had considered the appropriateness of installing solar panels. Nevertheless, the variable quality of solar panels would easily give rise to maintenance problems. Moreover, unless the solar panels were connected to power grid, otherwise it was necessary to separately install external batteries for power storage. The pilot scheme was mainly implemented in Islands District at present. If it was possible to implement the scheme in other districts, the department would then have more experience and might revisit the proposal.

42. The Committee endorsed the paper and the allocation for implementation of the projects.

V. Proposed District Minor Works Projects of District Facilities Management Committee in 2019/20  
(Paper DFMC 22/2019)

43. The Acting Chairman welcomed Ms YEUNG Cin-man, Winnie, Assistant

District Officer (Islands)2 of IsDO to the meeting to present the paper.

44. Ms Winnie YEUNG presented the paper and provided supplementary information for the project proposals as follows:

- (a) Regarding the project proposal of “provision of benches in the vicinity of Cheung Chau Ferry Pier” (item no. 2), after discussing with relevant departments, IsDO considered that benches could be provided and suggested the project proposal be discussed and followed up under the agenda item “Proposed District Minor Works Projects for Tourism, Agriculture, Fisheries and Environmental Hygiene Committee in 2019/2020” of the Tourism, Agriculture, Fisheries and Environmental Hygiene Committee meeting to be held on 29 July 2019.
- (b) The project proposals of “construction of park in the open space at Yu Tung Road opposite JoysMark” (item no. 9) and “conversion of the area from the walkway outside Mun Tung Estate to the abandoned grassland on the left of bus terminal into a leisure community park: including recreational facilities and a small covered performance venue” (item no. 11) which involved the same land was proposed to be handled together and that LCSD would discuss the details with the project proponents in due course.
- (c) She invited the Committee to endorse the 10 project proposals (item nos. 1 and 3 to 11) set out in the paper which had been preliminarily examined by IsDO and LCSD.

45. The Committee endorsed the 10 project proposals (item nos. 1 and 3 to 11) set out in the paper which had been preliminarily examined by IsDO.

VI. Third Batch of District Minor Works Projects proposed by Leisure and Cultural Services Department for 2019/20

(Paper DFMC 17/2019)

VII. Report on the management of Leisure and Cultural Services Department’s recreational and sports facilities in Islands District (April and May 2019)

(Paper DFMC 18/2019)

46. The Acting Chairman said that Items VI and VII were related and proposed

the items be discussed concurrently. He welcomed Mr CHAU Chun-wing, Tomy, District Leisure Manager (Islands) of LCSD to the meeting to present the papers.

47. Mr Tomy CHAU presented the papers.

48. Ms LEE Kwai-chun expressed her views as follows:

(a) She agreed that a gateball court be provided in Cheung Chau. To her understanding, many elderly persons were interested in gateball and keen on taking part in competitions on behalf of Islands District or Cheung Chau.

(b) Regarding Cheung Chau Park tennis courts, she learnt that some temporary canopies had been worn out but there was no mention of repair in the paper. She proposed that the repair of canopies be included in the paper.

(c) She enquired of the department about the exact location of Tin Fuk Ting Garden.

49. Mr Tomy CHAU said that he would explain to Ms LEE the exact location of Tin Fuk Ting Garden and the repair of Cheung Chau Park tennis courts after the meeting.

(Post-meeting note: LCSD informed Ms LEE of the exact location of Tin Fuk Ting Garden after the meeting and had earlier arranged for repair of damaged canopies in Cheung Chau Park tennis courts. The repair of canopies was subsequently completed on 29 July and Ms LEE was informed about it.)

50. Members noted the paper and endorsed the naming of the leisure venues and the smoking ban.

51. The Committee endorsed an allocation of \$2,000,000 for implementing the projects on improving leisure venue facilities as set out in the paper.

VIII. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between April and May 2019

(Paper DFMC 19/2019)

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

53. Ms Elaine KWOK presented the paper.

54. Members noted the paper.

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

55. The Acting Chairman welcomed Mr LEE Lap-chi, Alfred, Acting Senior Executive Officer (District Management) of IsDO to the meeting to give a briefing.

56. Mr Alfred LEE gave a briefing as follows:

(a) The average utilisation rate of Tung Chung CH in May and June 2019 was 73%, while that of Discovery Bay CH was 69%. 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 30 June 2019 was 403. IsDO would continue to monitor the usage of the study room.

(b) Regarding the projector in Discovery Bay CH, since the light bulb had reached its life expectancy, the projector was temporarily out of service. IsDO had arranged for on-site examination by the Electrical and Mechanical Services Department (EMSD) and invited quotations for the projector bulb. The new light bulb was expected to arrive in Hong Kong in late July and replacement works would be carried out in early August. A backup projector was provided in Discovery Bay CH for use by persons in need.

(c) Moreover, regarding the improvement proposal for video and audio systems in Tung Chung and Discovery Bay CHs mentioned at the meeting before, IsDO had engaged EMSD to explore ways to enhance the entire video and audio systems in the two CHs, including replacement of projectors and upgrading of all audio and video plugs to the latest standard. EMSD had earlier conducted on-site testing of the

systems in Tung Chung and Discovery Bay CHs and submitted preliminary quotation for IsDO's consideration. IsDO was now discussing the details with EMSD with the impact of the enhancement works on CH users assessed. Upon confirmation of the works cost and schedule, IsDO would report the progress to Members as appropriate.

57. Ms Amy YUNG enquired about the booking of CH venues. At present, prior bookings could be made on a quarterly basis. Applications would be accepted from the first working day in each quarter and venues would be allocated by drawing lots. Each applicant might book a maximum of 10 hours. After the drawing of lots, unallocated timeslots would be allocated according to the first-come-first-served replacement mechanism. If members of the public or community groups intended to organise a series of courses or trainings, they might book no more than 12 sessions in each quarter, two hours for each session. For one-off use of venue, applications could be submitted on the first working day each month for no more than eight sessions in the application month, no more than four sessions in the following month, and no more than two sessions in the second month. The arrangement was quite complicated and caused inconvenience to applicants and the clerical staff of IsDO who also found it complicated. She proposed that IsDO should simplify the booking system to facilitate the processing of applications and booking of venues by members of the public or community groups.

58. Mr Alfred LEE said that the lots drawing and first-come-first-served replacement mechanisms were laid down for allocation of sessions for fairness as much as possible. IsDO noted Members' view and would explore simplifying and enhancing the booking procedures after the meeting to facilitate smoother operation of the booking system.

59. Ms Amy YUNG added that to her understanding, a member of the public had made booking of all venues several years ago, so IsDO implemented the existing system to avoid abuse of venues by members of the public. According to the existing mechanism, if a person booked the venue and failed to turn up, demerit points would be given. Once a person had accrued a certain demerit points, he/she would be banned from booking venues in the future. She considered that the demerit points system could already achieve a deterrent effect.

60. Mr Alfred LEE noted the views of Ms YUNG and would explore options to improve the booking system after the meeting.



X. Progress report on DC-funded District Minor Works Projects  
(Paper DFMC 23/2019)

61. The Acting Chairman welcomed Ms HUI Ka-wai, Minerva, Architect (Works)5 of HAD; Ms CHAN Suk-fan, Bianca, Deputy District Leisure Manager (District Support) Central & Western, Mr SO Kin-leung, Assistant District Leisure Manager (District Support) Central & Western and Ms LEUNG So-ping, Selina, Senior Executive Officer (Planning)1 of LCSD; and Ms Mandy LAM and Mr CHU Chi-yan, Architects of Ho & Partners Architects Engineers & Development Consultants Ltd. to the meeting to present the paper.

62. Members discussed the following projects:

(a) Provision of a sitting-out area at Sai Tai Road, Cheung Chau (IS-DMW-313)

63. Ms Selina LEUNG said that the consultant had completed the feasibility study report and would report to Members later. The preliminary project estimate was \$9.31 million. She invited the Committee to endorse the feasibility study report and allocation of \$400,000 for commissioning the design work.

64. Ms Minerva HUI said that Members endorsed the project initiated at the DFMC meeting on 10 September 2018. The project cost was estimated at \$9.31 million at that time, the same as it was now. She invited the consultant to present the feasibility study report and preliminary design concept. She remarked that the department would carry out preliminary design and design refinement after Members noted and endorsed the report.

65. Ms Mandy LAM presented the feasibility study report with the aid of PowerPoint presentation and video clips.

66. Members noted and endorsed the above report, as well as agreed to endorse the feasibility study report submitted by the consultant and the allocation of \$400,000 for commissioning the design work of the project.

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

67. Ms Winnie YEUNG said that the project was expected to be completed in late July. IsDO planned to install at the entrance a signboard stating the opening

hours and house rules for public inspection and the details of which were set out in Annex 2. IsDO invited Members to give comments and endorse the paper for commencement of signboard production.

68. Mr Eric KWOK enquired about the commissioning date of the facilities and whether IsDO would conduct publicity with a view to maximising the utilisation of the facilities. He proposed that IsDO should indicate on the signboard the expiry date of the land allocation lest it would be hard to recover the land in the future.

69. Ms Winnie YEUNG said that the works were near completion, but the formal commissioning date of the temporary recreational facilities at On Tung Street, Tung Chung was not ascertained at this stage. The facilities were expected to be commissioned in August at the earliest. As for publicity, she would follow up after the meeting. Regarding the suggestion of displaying the expiry date on the signboard, since the Hospital Authority (HA) could not provide the exact date of land recovery, IsDO planned to state on the signboard that HA would commence works in 2021, with a notice erected thereat when the exact date of land recovery was confirmed.

(Post-meeting note: Greening work of the temporary recreational facilities at On Tung Street, Tung Chung was in progress. The facilities were expected to open for public use around October.)

70. The Committee endorsed Annex 2 for implementation of the project.

(c) Construction of concrete walls in Nam Chung, Tai O (IS-DMW-294)

71. Ms Winnie YEUNG said that IsDO had completed the quotation exercise and the latest project estimation was \$4.5 million.

72. The Committee endorsed the paper and the allocation for implementation of the project.

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

73. Mr Randy YU enquired of LCSD about the works progress.

74. Mr Tomy CHAU said that the consultant had just completed the feasibility study for the project and it was expected that four floodlights would be installed. He

would explain the detailed arrangement to Mr YU after the meeting.

(Post-meeting note: LCSD informed Mr YU after the meeting that the consultant had submitted the feasibility study report to ArchSD. ArchSD was reviewing the report and would make further arrangement for the works.)

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

75. Mr Randy YU enquired about the progress of tree risk mitigation work.

76. Ms Bianca CHAN said that the works department had formulated the overall project programme and detailed arrangement, which would later be submitted together with the document of maintenance plan for trees affected to the Tree Preservation Board of LCSD for approval. Upon approval, the department would consult MTR Corporation Limited (MTRC) on the overall project programme.

77. Mr Randy YU thanked Central and Western District Leisure Services Office (DLSO) of LCSD for their efforts in taking forward the work. To his understanding, part of the work was in progress and would be handed over to MTRC and relevant departments for follow-up. He asked the department to provide the works commencement date.

78. Ms Bianca CHAN said that the works commencement date had yet to be confirmed. The department would have to submit the overall project programme and the tree maintenance arrangement to the Tree Preservation Board for approval, and then submit the confirmed works details to MTRC for review. After completion of the above approval procedures of the project, consultation with Central and Western DC would be arranged and funding application would be submitted to Islands DC.

79. Mr YUNG Chi-ming was discontented that the project had not yet been implemented. He pointed out that Central and Western DLSO of LCSD had been dragging its feet by saying at each meeting that the study was underway. He enquired of LCSD when the study was expected to be completed.

80. Mr Randy YU proposed that a multi-pronged approach be adopted to take forward the works as soon as possible. Members had started the lobbying work and support from the Chairman, Vice-Chairman and several Members of Central and Western DC had been secured. Since the project was not controversial and LCSD

had conducted the related study, he believed that the Tree Preservation Board, MTRC and DC could carry out approval procedures and consultation concurrently. Given the busy schedule of Central and Western DC, if the project failed to be implemented by September, it would have to be left to the next DC term. He thus proposed that the department should follow up with relevant departments soonest to expedite the project.

81. Ms Bianca CHAN said that the department would try to take forward the approval process with a multi-pronged approach. It would follow up with relevant departments after the meeting and submit tree maintenance plan and project programme to IsDO as soon as possible for arranging consultation with Central and Western DC.

82. The Acting Chairman thanked Ms Bianca CHAN for assisting in taking forward the project.

(f) Construction works of gateway of Cheung Chau Pier (IS-DMW-173)

83. Mr YUNG Chi-ming said that the project had been completed in 2015 and could be deleted from the paper.

84. Ms Winnie YEUNG said that IsDO noted the views of Mr YUNG Chi-ming and would delete the item from the paper for the next meeting.

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

85. Mr Eric KWOK enquired after demolition of the unauthorised building works (UBW), whether acceptance inspection of the site was required before application for the project could be submitted to the Town Planning Board (TPB). He would like to know the sequence of the processes and hoped that works could commence soonest.

86. Mr HO Chun-fai said that he understood the departments had their own difficulties. Learning that the Planning Department (PlanD) requested for demolition of the UBW, he indicated that the Rural Committee (RC) was willing to follow up and co-ordinate the demolition work, but only after completion of other projects early next year. As some residents were worried that no further action would be taken by PlanD after demolition of UBW, he enquired whether the

department could provide the works schedule to allay their concerns. PlanD had written to the RC indicating that study would commence only after demolition of the UBW. He enquired about the division of labour among IsDO, LandsD and PlanD hoping that the works could be implemented smoothly.

87. Ms Winnie YEUNG said that IsDO originally planned to hand over the design to PlanD for soliciting views from other departments. Nevertheless, after the last meeting, IsDO sent the initial project design to various departments for obtaining more information. PlanD insisted that it would be more appropriate for the concerned party to first demolish the UBW in the vicinity and then submit the application to TPB. After demolition, the department concerned or RC should take photos of the location of the proposed shelter and the surrounding areas, showing that the UBW had been demolished, before the project plan was submitted to TPB. Since TPB comprised people from different sectors, IsDO could not tell whether the project would be approved. Given that the project fell within the marine reserve, IsDO could not respond to questions concerning the timetable at this stage but believed that TPB would process according to established procedures after the submission of project plan.

88. Mr HO Chun-fai pointed out that a sewerage treatment plant was built in the vicinity of the location concerned. He enquired, under a unified standard for the same coastline, why a three-storey landmark building could be constructed but the project had not yet commenced after long delay.

89. Ms Winnie YEUNG said that IsDO would relay to TPB Mr HO Chun-fai's views and enquiry on construction standard. She believed that the construction of sewerage treatment plant had to comply with the procedures of TPB and would request TPB to provide relevant information to Mr HO Chun-fai.

#### XI. Any Other Business

90. There was no other business.

#### XII. Date of Next Meeting

91. Since many Members indicated that they could not attend the next meeting on 16 September 2019 due to other commitments, the Secretariat would follow up and negotiate on the meeting date with Members after the meeting.

92. The next meeting was tentatively scheduled for September 2019 (exact date to be announced in due course). To facilitate the election for the new term of DC, the operation of DC would be suspended from 4 October 2019 until the end of the current term of office, i.e. 31 December 2019. During the suspension, meetings of DC and its committees and working groups, as well as the activities and projects to be organised or co-organised had to be suspended. As such, meetings of this Committee and its working groups originally scheduled for the dates after 4 October 2019 would be cancelled.

(Post-meeting note: After the Islands DC Secretariat solicited the views from Members, the next meeting was scheduled for 2:00 p.m. on Wednesday, 18 September 2019.)

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