

(Translation)

Islands District Council
Minutes of Meeting of District Facilities Management Committee

Date : 15 November 2021 (Monday)

Time : 10:30 a.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 WONG Man-hon, MH

Mr CHOW Yuk-tong, SBS, MH

Mr YUNG Chi-ming, BBS, MH

Mr HO Chun-fai (Left at around 10:50 a.m.)

Ms TSANG Sau-ho, Josephine

Mr KWOK Ping, Eric

Mr FONG Lung-fei

Ms LAU Shun-ting

Attendance by Invitation

Dr YOUNG Lau-ching, Maria

Mr HAU Chi-leung, Arnold

Mr LI Ming-yau

Mr YAU San-ping, Peter

Mr LEE Lap-chi, Alfred

Country Parks Officer (Lantau),

Agriculture, Fisheries and Conservation Department

Property Service Manager/Service (Hong Kong Island
& Islands) 4, Housing Department

Senior Inspector of Works, Islands District Office

Senior Executive Officer (District Management),
Islands District Office

District Secretary, Islands District Office

In Attendance

Ms WONG Ka-ming, Grace

Ms LIM Ting-ting, Sylvia

Ms SIU Kit-ping, Currie

Ms CHU Po-yee, Polly

Assistant District Officer (Islands)2,
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 NG Ching-sum

Executive Officer (District Council)2,
Islands District Office

Absent with Apology

Mr YU Hon-kwan, Randy, MH, JP

Mr CHAN Lin-wai, MH

Mr HO Siu-kei

Ms WONG Chau-ping

~~~~~

**Welcoming Remarks**

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

2. Members noted that Mr Randy YU, Mr CHAN Lin-wai, Mr HO Siu-kei and Ms WONG Chau-ping were unable to attend the meeting due to other commitments.

I. Confirmation of minutes of the meeting held on 21 September 2021

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 before the meeting.

4. The captioned minutes were confirmed unanimously without amendments.

II. Question on the proposal to refit the Peng Chau Peak Playground and demolish the fence walls

(Paper DFMC 46/2021)

5. The Chairman welcomed Ms SIU Kit-ping, Currie, District Leisure Manager (Islands) of the Leisure and Cultural Services Department (LCSD) to the meeting to respond to the question. The LCSD's written reply had been distributed to Members for perusal before the meeting.

6. Ms Josephine TSANG briefly presented the question. She supplemented that the LCSD switched off the lighting system of the playground at night after receiving complaints from residents of Discovery Bay that the light was harsh. Consequently, residents of Peng Chau were unable to use the playground. She

pointed out that the Peng Chau Peak Playground had been completed earlier than the residential buildings in Discovery Bay and questioned why residents of Peng Chau were deprived of their rights for the sake of accommodating residents of Discovery Bay.

7. Mr Eric KWOK said that a similar issue had been discussed in 2017. At that time, Members proposed conducting a site inspection and requested that the LCSD make improvements. He was puzzled by LCSD's written reply that the playground must be enclosed by concrete fence walls on four sides. He opined that part of the concrete walls should be demolished and replaced by air-permeable materials (such as fencing).

8. The Chairman enquired the LCSD about the standards of the playground's lighting system and whether other materials could be used to replace the concrete fence walls.

9. Ms Currie SIU said that the LCSD would work jointly with the Electrical and Mechanical Services Department to study the impact of the light on nearby residents and determine whether it was necessary to install lamp louvre to reduce the impact. She also explained that the concrete fence walls on the four sides of the playground were in fact a base to support the fence on top. Normally, the base of a playground would be hidden underground. However, since the Peng Chau Mini-soccer Pitch sat on a sloped area at the peak, fence walls had to be built on the ground during construction to support the fence on top. The LCSD conducted a site inspection a few years ago. At that time, the Architectural Services Department said that only a small part of the non-load bearing concrete base could be replaced by air-permeable materials, so the reduction of the stuffiness in the playground might not be notably effective.

10. The Chairman said that the lighting standards of all playgrounds should be consistent. For example, he said the Southern Playground in Wan Chai, despite also being fairly close to residential buildings, did not have similar problems. He enquired whether residents' complaints were the reason why only half of the Peng Chau Peak Playground was illuminated by lamp poles. He pointed out that the Peng Chau Peak Playground had been completed earlier than the buildings in Discovery Bay, so the way the issue had been handled was unfair to Peng Chau residents. Besides, he explained that Peng Chau Peak had once been a heliport. To accommodate helicopters taking off and landing, the playground was equipped with a lower fence which allowed balls to go over it easily. After the heliport was relocated to a flat ground with the assistance of the District Office, the LCSD put up fence walls around the playground and raised the fence to prevent balls from going over it. However, the fence walls had led to the stuffiness in the playground. He asked whether it was possible to build an underground base on one side of the playground with a raised fence to resolve the issue of ventilation completely.

11. Ms Currie SIU said that the standards of the lighting provided by LCSD for different venues depended on the nature of their uses. The playground in question

was a community facility. The illumination level of sports grounds and hard-surface pitches was generally 200 - 500 lux while that of venues for hosting professional matches, such as the Hong Kong Stadium, was more than 1 000 to 1 500 lux. She said since the surroundings of Peng Chau and Discovery Bay were dark at night, residents might find it difficult to get accustomed to the floodlights of the playground. She said that LCSD would work together with the works departments to study the technical feasibility of installing lamp louvre or adjusting the angle of the floodlights in the playground so as to improve the situation. LCSD would also explore measure to improve the ventilation in the playground.

12. Mr Eric KWOK said the LCSD's response was perfunctory. He pointed out that the stuffiness arising from the fence walls had led to the under-utilisation of the playground, which was a waste of government resources. He urged LCSD to devise a works schedule for the improvement measures discussed and requested that the Committee monitor the progress to ensure that the issue would not be left unresolved after the current term of the District Council (DC) ended.

13. The Chairman disagreed with the LCSD's remark. He said that the lighting of other facilities in the district, such as the spot lights of the Kau Shat Wan Government Explosives Depot and the Discovery Bay Golf Club, was all stronger than that of the Peng Chau Peak Playground. He opined that standards should be set for the lighting systems of standard facilities, which should not be adjusted at the requests of complainants. He asked whether the lighting of the facilities in Discovery Bay had to be switched off if he complained about being affected by the light pollution caused by those facilities. He reiterated that LCSD should handle complaints in an impartial and unbiased manner and consult the stakeholders before making changes accordingly so as to avoid depriving their rights. For example, he said that the fireworks performance of the Hong Kong Disneyland had also affected nearby residents, but the Government would not ban the performance event even though it was the major shareholder. Finally, he requested that the LCSD provide a timetable for the improvement of the ventilation in the Peng Chau Peak Playground after the meeting.

(Post-meeting notes: The LCSD have conducted on-site inspection with DC members and works department to study the feasibility of the improvement works on 17 December 2021.)

III. Question on the widening of the pavement connecting to the first-aid post and the replacement of railings at Pui O Beach, Lantau Island  
(Paper DFMC 47/2021)

14. The Chairman welcomed Ms SIU Kit-ping, Currie, District Leisure Manager (Islands) of the LCSD to the meeting to respond to the question. The LCSD's written reply had been distributed to Members for perusal before the meeting.

15. Mr HO Chun-fai briefly presented the question and supplemented that the

walkway leading to the first-aid post at Pui O Beach was very narrow and steep. People would easily lose balance or fall when walking through the bend which was only one metre wide. LCSD should follow up on the issue proactively.

16. Mr Eric KWOK enquired about the progress of the feasibility study on the widening of the walkway off the first-aid post.

17. Ms Currie SIU said that LCSD was aware of the issue and was studying different measures to address the problem, including moving the first-aid post backward, swapping its location with another facility or widening the area of the post and the walkway in front of it.

18. Mr HO Chun-fai said that he had made a site inspection and found that the space in front of the first-aid post was spacious but the interior of the post was very cramped. He suggested that LCSD could build a platform to extend the boundary of the first-aid post. In addition, he said that it was undesirable to transport patients via a slope. He urged LCSD to face up to and resolve the problem.

19. Mr Eric KWOK said that LCSD had not answered his question and pointed out that there was an urgent need to widen the walkway off the first-aid post. He hoped that LCSD would devise a works schedule. Otherwise, the matter should be referred to the Rural Committee for follow-up. He cited the fence walls of the Peng Chau Peak Playground as an example and said the issue would have been neglected if Ms Josephine TSANG had not raised the question again.

20. The Chairman said that the slope was very steep and members of the public might fall when using it. He suggested that LCSD consider making improvements to the entire slope and enquired whether the slope met the barrier-free access standards. Besides, he also expressed his concern about reviewing the works schedule.

21. Ms Currie SIU said that Pui O Beach had two ramps that met the barrier-free access standards for the use by persons with disabilities. The ramp in front of the first-aid post was mainly for the use by the first-aiders and the lifeguards. LCSD would actively follow up on the problem.

(Mr HO Chun-fai left the meeting at around 10:50 a.m.)

#### IV. Question on the facilities of Wong Lung Hang Picnic Site (Paper DFMC 48/2021)

22. The Chairman welcomed Dr YOUNG Lau-ching, Maria, Country Parks Officer (Lantau) of the Agriculture, Fisheries and Conservation Department (AFCD) to the meeting to respond to the question.

23. Mr FONG Lung-fei briefly presented the question.

24. Dr Maria YOUNG gave a response as follows:

- (a) When considering Members' proposals, AFCD would also take into account the needs of countryside visitors, constraints of the natural environment and the distribution of facilities in the site. At present, Wong Lung Hang Picnic Site was equipped with two wooden pavilions which served as sunshades and rain shelters, in addition to nine sets of fitness facilities. The picnic site was also surrounded by trails that could be used for jogging or strolling. AFCD found the current distribution of the facilities was appropriate and had no plan to provide more rain shelters for the time being.
- (b) (i) In June last year, Mr FONG Lung-fei proposed that a new design be adopted for the mobile toilets. AFCD had switched to new mobile toilets installed with solar panels in October last year. The mobile toilets were fitted with exhaust fans, lights, electric water taps and foot-pedal flushing equipment to enhance the overall hygiene conditions.
- (ii) AFCD had also hired a contractor to undertake cleaning every day. The water tanks of the toilets had a capacity of 1 000 litres of fresh water which could be used for 400 flushes. The contractor would draw the sewage from the water tanks every day and refill the tanks with fresh water. Considering there would be more visitors in mid-November which was the peak growing season of silvergrass, AFCD had arranged the contractor to carry out additional cleaning for the toilets at midday. Besides, AFCD would step up its management and monitoring of the cleanliness of the toilets. If issues were found with the toilets, the contractor would be informed to carry out repairs and maintenance as quickly as possible. According to AFCD's observation, the toilets remained hygienic even with an increase in visitors recently. She said AFCD would consider putting up friendly reminders outside the toilets to remind users to keep the toilets clean.
- (iii) The DC had discussed converting the mobile toilets in the picnic site to permanent toilets. She explained that the construction of permanent toilets had to take into account different factors, such as the supply of running water and sewage. AFCD therefore did not have any plan to provide permanent toilets for the time being.
- (c) There were slopes around the picnic site and a stream nearby. Considering the constraints of the natural environment and the terrain, it was not feasible to expand the site. However, AFCD would review the facilities of the site from time to time. For instance, after receiving Mr FONG Lung-fei's proposal, AFCD had constructed an environmentally friendly wooden platform for visitors to use.

25. Mr Eric KWOK said that although the AFCD found the toilet facilities in

the site very satisfactory, many residents of Yat Tung Estate said the only two existing mobile toilets were unable to meet the needs of visitors given the increase in countryside visitors during the epidemic. He hoped that one to two more mobile toilets could be provided. In addition, he asked whether AFCD could introduce the mobile toilets fitted with solar panels in details. He suggested that AFCD carry out surprise inspections to review the service quality of the contractor.

26. Mr FONG Lung-fei said that he paid visits to the site from time to time and noted that the contractor had indeed increased the frequency of cleaning. He said that the people who used the toilets were mainly women. Many of them raised with him that the pedestal toilets were too tall and therefore not suitable for short women. Besides, the toilets were also inconvenient to use due to the narrow space. He understood that it might not be possible to expand the site due to the constraints of the environment, but he hoped that AFCD would try its best to make improvements.

27. Dr Maria YOUNG gave a consolidated response as follows:

- (a) Regarding the maintenance of the hygiene of the site, AFCD's staff would have inspection on a regular basis rather than relying solely on the reports submitted by the contractor. The public might need to queue up for the toilets when there was an increase in visitors. According to her observation, the queue was not too long. Having considered the utilisation rate of the site and the visitor flow, AFCD considered that the two mobile toilets were able to meet visitors' needs at present.
- (b) The new mobile toilets not only had more space but were also fitted with solar panels for the provision of electricity. The toilets had built-in sensors that automatically turned on the lights and the small fans to facilitate ventilation when users entered the toilets. The toilets were also fitted with electric water taps and foot-pedal flushing equipment. In addition, the contractor also provided hand wash and sanitiser for the public to use. There were two types of mobile toilets, namely the squatting type toilets and the pedestal toilets, with signs clearly displayed on the doors. Users could choose which one to use according to their needs.
- (c) The growth of the vegetation in the planting area adjacent to the entrance of the picnic site was satisfactory.

28. Mr Eric KWOK asked whether one to two more mobile toilets could be provided.

29. Dr Maria YOUNG said that since the two existing mobile toilets were able to meet the needs of the site users, AFCD would not consider providing more mobile toilets for the time being. AFCD promised that it would monitor the situation closely to ensure the service quality of the contractor. If necessary, AFCD would

review the number of mobile toilets and the frequency of cleaning, etc.

V. Question on the request for the provision of a cover to the open walkway and the addition of rain-proof materials to the roofs of the pavilions in Mun Tung Estate  
(Paper DFMC 49/2021)

30. The Chairman welcomed Mr HAU Chi-leung, Arnold, Property Service Manager/Service (Hong Kong Island & Islands)<sup>4</sup> of the Housing Department (HD) to the meeting to respond to the question.

31. Mr Eric KWOK briefly presented the question.

32. Mr Arnold HAU responded as follows:

- (a) With regard to the provision of covered walkways in public housing estates, the HD had to take into account the following factors: the situation of falling object from height in the estates; the site constraint for the design and construction works (for example, whether there were extensive underground utilities such as water pipes, drainage pipes, gas pipes, power cables or telecommunications equipment, etc.); the impact of the adjacent foundation on the buildings or slopes; and the temporary arrangements during the construction period including traffic and pedestrian diversion.
- (b) Although Mun Tung Estate was a non-divested public housing estate under the Housing Authority (HA), it was still under the jurisdiction of the Independent Checking Unit under the Office of the Permanent Secretary for Transport and Housing (Housing) of the Transport and Housing Bureau. It was therefore subject to administrative approval in accordance with the standards of the Buildings Department. Any alteration or addition works, such as the provision of covered walkways, should comply with the Buildings Ordinance, including the requirements of site coverage and plot ratio. All building blocks in Mun Tung Estate were already equipped with covered walkways on the ground level linking up Mun Wo House and the other three buildings as well as facilities like Joysmark Shopping Centre and the market.
- (c) The location shown in photo B attached to the paper was the walkway from Mun Wo House to Joysmark. After conducting an assessment, HD confirmed that there were a number of underground drainage pipes and outlets at that location, so there was no enough space to construct a covered walkway. The other location was an emergency vehicular access. In accordance with the Buildings (Planning) Regulations, the emergency vehicular access should be so designed and constructed as to allow safe and unobstructed access of a fire engine to the buildings in the event of a fire or other emergency. HD therefore did not have



any plans to provide a cover walkway at that location for the time being.

- (d) Regarding the improvement works for the provision of a cover to the footbridge opposite Joysmark, as indicated in the Transport Department's written reply, the HD would clarify the authority and responsibilities with the relevant departments and report later.
- (e) The pavilions in Mun Tung Estate did not adopt an fully-covered design because they had to maintain the well ventilation while serving as a shade from sunlight. Since the pavilions were quite close to the residential buildings, if the pavilions were covered up, the noise of rainwater splashing on the cover surfaces might cause nuisance to the residents on lower floors. In addition, the pillars and the foundation structure of the pavilions could not withstand the weight of the additional covers and the imposed wind load. The addition of covers might affect the structure of the pavilions. The HA therefore did not have any such plan for the time being. He supplemented that even if materials with a lighter weight such as acrylic panels were used, the wind load factor should also be considered. Otherwise, the entire structure of the cover might be blown down by strong winds.

33. Mr Eric KWOK expressed his views as follows:

- (a) Although the HD provided a detailed response, they did not answer the question directly. He said HD should know that the situation of falling object from height was very serious in Mun Wo House and Mun Shun House. Besides, he asked why HD had not considered providing covered walkways in Mun Tung Estate at the time of its construction. Whenever there was heavy rain, residents suffered great inconvenience when walking past the open walkway from Mun Tai House to Mun Wo House. He said residents were dissatisfied that covered walkways were built for Yat Tung Estate, Fu Tung Estate and Ying Tung Estate but not Mun Tung Estate. If it was the foundation problem which prevented the addition of a cover, HD could consider providing facilities for residents to take temporary shelters, such as rain shelters. The HD has undeniable responsibility on this issue and should take action as quickly as possible.
- (b) He opined that the design of the pavilions in Mun Tung Estate was strange as the covers were nothing but a frame. He did not accept HD's response that the addition of covers was not possible due to the wind load. Taking the pavilions in Fu Tung Estate as an example, he said that their covers were also fitted with rain-proof materials. He suggested that HD could build the covers by taking a cue from the ventilation design of tile roofs.

34. Mr Arnold HAU responded as follows:

- (a) Mun Tung Estate was initially designed with covered passageways (which including the canopies along the edges of the building blocks) that linking up the most of the building blocks to Joysmark, which served as rain shelters and covered passages. As shown in the photo attached to the question, the passageway was situation at the location with many manhole covers, which meant that there were extensive underground drainage pipes there. The addition of a cover required underground works to be carried out throughout the entire walkway, but the original design of Mun Tung Estate at the time of its construction did not allow sufficient underground space for such works. He pointed out that the design of Mun Tung Estate was the same as that of Ying Tung Estate. The buildings were only connected by the covered walkways in between, and each building was built with canopies on the sides serving as rain shelters and covered passages.
- (b) Regarding the improvement works for the provision of a cover to the footbridge opposite Joysmark, HD had to clarify the authority and responsibilities first before further proceeding with the works. He pointed out that there had been a cracked manhole cover outside Joysmark once, but it eventually had not been handled by the HD as it was located outside the boundary of the estate. While it would take time to deal with the matter of authority and responsibilities, he promised the progress would be reported to Members.
- (c) He thanked Members for their suggestions about the covers of the pavilions in Mun Tung Estate. He would study the feasibility with the engineers. As the covers were in a pyramid shape, there would be difficulties in adding rain-proof materials.

35. Mr Eric Kwok said not many residents would use the existing covered passages which ran through the buildings as mentioned by HD. Rain shelters should therefore be provided on the open walkways.

36. The Chairman said that the existing covered passages in Mun Tung Estate could not facilitate residents' access. He suggested that a cover be provided to the walkway section that residents mainly used. Even if a cover could not be added to the entire walkway, it would make residents feel that HD had made an effort to resolve the issue.

37. Mr Arnold HAU said that the original design of Mun Tung Estate might have focused more on the overall aesthetics but without consideration of providing a point-to-point route to facilitate residents' access. He would consider providing rain shelters in the middle section of the open walkway, but a further study would be required in order to find a suitable location. He said HD would carry out a site inspection and report to Members.

VI. Report on the Services of the Public Libraries in Islands District by the Leisure and Cultural Services Department between August and September 2021  
(Paper DFMC 43/2021)

38. The Chairman welcomed Ms CHU Po-yee, Polly, Senior Librarian (Islands) of the LCSD to the meeting to present the Paper.

39. Ms Polly CHU briefly presented the paper.

40. Members noted the paper.

VII. Report on the management of Leisure and Cultural Services Department's recreational and sports facilities in Islands District (Aug to Sep 2021)  
(Paper DFMC 44/2021)

41. The Chairman welcomed Ms Currie SIU, District Leisure Manager (Islands) of the LCSD to the meeting to present the paper.

42. Ms Currie SIU briefly presented the paper.

43. Members noted the paper.

VIII. Utilisation and improvement works of Community Halls in Islands District  
(Paper DFMC 45/2021)

44. The Chairman welcomed Mr YAU San-ping, Peter, Senior Executive Officer (District Management) and Mr LEE Lap-chi, Alfred, District Secretary of the Islands District Office to the meeting to present the paper.

45. Mr Peter YAU briefly presented the paper.

46. Members noted the paper.

IX. Any Other Business

47. Members did not raise other business.

X. Date of Next Meeting

48. There being no other business, the meeting was adjourned at 11:30 a.m. The next meeting would be held at 10:30 a.m. on 10 January 2022 (Monday).

-END-