

(Translation)

**Minutes of the 1st Meeting of the
Planning and District Facilities Management Committee (2019) of
Kwai Tsing District Council**

Date : 19 February 2019
Time: 2:30 p.m. – 5:23 p.m.
Venue: K&T DO Conference Room

<u>Attendee</u>	<u>Time of Arrival</u> <u>(p.m.)</u>	<u>Time of Departure</u> <u>(p.m.)</u>
Ms TAM Wai-chun, MH (Chairman)	Start of Meeting	End of Meeting
Miss CHU Lai-ling (Vice-chairman)	Start of Meeting	End of Meeting
Mr CHAN Siu-man, Simon	2:33	End of Meeting
Ms CHEUNG Wai-ching, Clarice	Start of Meeting	4:00
Mr CHOW Wai-hung, Rayman	Start of Meeting	End of Meeting
Mr CHOW Yick-hay, BBS, JP	3:42	End of Meeting
Mr HUI Kei-cheung	2:40	3:09
Ms KWOK Fu-yung	Start of Meeting	5:04
Ms LAM Chui-ling, Nancy, MH	2:40	End of Meeting
Mr LAM Siu-fai	Start of Meeting	End of Meeting
Ms LAU Mei-lo	Start of Meeting	4:45
Mr LAW King-shing, BBS, MH	Start of Meeting	End of Meeting
Mr LEE Chi-keung, Alan, MH	Start of Meeting	End of Meeting
Mr LEUNG Chi-shing	4:51	End of Meeting
Mr LEUNG Kam-wai	Start of Meeting	End of Meeting
Mr LEUNG Tsz-wing, Dennis	3:33	End of Meeting
Mr LEUNG Wai-man, MH	Start of Meeting	5:11
Mr LI Sai-lung	Start of Meeting	5:04
Miss LO Yuen-ting	Start of Meeting	End of Meeting
Mr PAU Ming-hong	Start of Meeting	4:57
Mr POON Chi-shing, MH	Start of Meeting	End of Meeting
Mr TANG Shui-wah, MH	2:54	End of Meeting
Mr TSUI Hiu-kit	3:35	End of Meeting
Mr WONG Bing-kuen	Start of Meeting	End of Meeting
Mr WONG Yiu-chung, MH	Start of Meeting	End of Meeting
Mr WONG Yun-tat	Start of Meeting	End of Meeting

In Attendance

Mr LAU Chi Ming	Senior Engineer/Project Management, Water Supplies Department
Mr KWOK Wai Kay, Kenton	Engineer/Project Management, Water Supplies Department
Mr LUI Chun Fung	Engineer/Water Loss Management, Water Supplies Department
Mr LAU Wai, Tony	Project Manager, Black & Veatch Hong Kong Limited
Mr CHAN Chun Wing, Chester	Project Engineer, Black & Veatch Hong Kong Limited
Ms SIN Pui Yee, Grace	Resident Engineer, Black & Veatch Hong Kong Limited
Ms YU Suk-wa, Alanar	Senior Architect, Housing Department
Ms SZE Chun-nga, Angela	Architect, Housing Department
Mr NG Shiu-nam	Civil Engineer, Housing Department
Mr LEE Chi-wai	Project Manager, Architectural Services Department
Mr CHAN Wai-ming, Raymond	Senior Executive Officer, Home Affairs Department
Ms LI Wan-ching	Executive Officer, Home Affairs Department
Ms HO Sau-fan, Fanny	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms CHAN Pik-hing, Connie	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Mr LEE Wai-man, Jimmy	Senior Librarian (Kwai Tsing), Leisure and Cultural Services Department
Ms WONG Fan-ni, Jasmine	Senior Manager (NTS) Promotion, Leisure and Cultural Services Department
Mr KONG Tze Man, Stephen	Contract Project Coordinator (West), Civil Engineering and Development Department
Miss YIM Yik-huen, Bonnie	Assistant District Officer (Kwai Tsing), Kwai Tsing District Office
Mr WU Chi-yin, Victor	Senior Inspector of Works (Kwai Tsing), Kwai Tsing District Office
Ms WONG Lai-kuen, Jenny	Senior Executive Officer (District Management), Kwai Tsing District Office
Mr. CHOW Kai Sing, Thomas	Liaison Officer i/c Kwai Chung (C&S), Kwai Tsing District Office
Miss FUNG Yui, Nicky	Executive Officer (District Council) 2, Kwai Tsing District Office
Miss TANG Hoi-man, Shereen (Secretary)	Executive Officer (District Council) 5, Kwai Tsing District Office

Absent with Apologies

Mr NG Ka-chiu	(Without prior notice)
Mr NG Kim-sing	(Without prior notice)

Opening Remarks

The Chairman welcomed Members and representatives of government departments to the 1st meeting of the Planning and District Facilities Management Committee (the Committee) (2019) of Kwai Tsing District Council (K&T DC).

Confirmation of Minutes of the 6th Meeting (2018) held on 18 December 2018

2. Mr LI Sai-lung moved a motion to confirm the minutes. The motion was seconded by Mr PAU Ming-hong and Mr WONG Yiu-chung, and the Committee endorsed the said minutes unanimously.

Consultation Paper

Implementation of Water Intelligent Network, remaining works (Kwai Tsing)

(Proposed by the Water Supplies Department)

(PDFMC Paper No. 1/D/2019)

3. Mr LAU Chi Ming, Senior Engineer of Water Supplies Department (WSD) and Mr LAU Wai, Tony, Project Manager of Black & Veatch Hong Kong Limited introduced the paper.

4. Mr WONG Yun-tat put forth opinion and enquiries as follows:

- (i) He supported the captioned plan. Since the plan could predict the condition of water mains, and facilitate maintenance before bursting of water mains. The situation would be more ideal.
- (ii) He requested for the exact location of the existing 120 inspection stations in Kwai Tsing District.
- (iii) He asked whether the two manholes next to the traffic light near Tai Wo Hau Road West Playground were related to the captioned works.

5. Mr CHOW Wai-hung put forth enquiries as follows:

- (i) The supplementary document lacked clarity and he requested for the exact location of the 120 inspection stations.

- (ii) He asked when the works would commence. Knowing WSD had water mains replacement works at Kwai Shing Circuit, he asked if the captioned works could be conducted at the same time.
- (iii) He asked if there would be new projects at Kwai Shing Circuit.

6. Mr HUI Kei-cheung put forth enquiries and opinions as follows:

- (i) Data collected from the captioned works could alleviate situations such as water mains burst or flooding in the low-lying areas. He enquired if the public would have access to the collected data, so that they could be more aware of the situations.
- (ii) He requested for the location and progress of the works mentioned in item 68 on the supplementary document.
- (iii) There were several on-going works at Tai Wo Hau Road, he enquired whether the works would be overlapped, and affect the traffic in the area.

7. Mr LAM Siu-fai put forth opinions and enquiries as follows:

- (i) There was heavy traffic at Wo Yi Hop Road and Ta Chuen Ping Street, he enquired the number of district metering points that would be installed.
- (ii) He asked if the captioned works included sea water mains. He suggested the captioned works should include sea water mains because sea water mains had a higher chance of bursting than fresh water mains.
- (iii) Since construction project 196WC was located in the housing estate, he hoped to learn whether the works would be conducted at the manholes in the housing estate and requested for the exact location.

8. Mr WONG Bing-kuen asked for the exact location, the commencement and completion date of the works mentioned in item 68 on the supplementary document.

9. Ms KWOK Fu-yung put forth opinions as follows:

- (i) She supported the captioned plan in principle. Northeast Kwai Tsing District would install few more metering points to improve the

monitoring of the condition of the network.

- (ii) Since the streets of Northeast Kwai Tsing were relatively narrower, she hoped WSD would be more cautious when choosing the location for the works.
- (iii) Eight-hour suspension of fresh water supply would cause a significant impact on the residents, she hoped WSD could shorten the suspension time if possible.

10. Mr POON Chi-shing, MH said he hoped WSD would notify the residents about the suspension of water supply at least one week in advance, so that they could be prepared.

11. Ms LAU Mei-lo said there were three water mains bursts in September 2018, which were on 20th, 23rd and 26th. The supplementary document showed most District Metering Areas (DMA) were operating in Kwai Shing West Estate. She enquired when these DMA started operating and whether the monitoring equipment could predict water main bursts. If yes, how long in advance could the residents be notified before water main bursts.

12. Mr WONG Yiu-chung, MH put forth enquiries as follows:

- (i) The effectiveness of the captioned project; and how many leakages were detected or reduced.
- (ii) The operation of the monitoring equipment; and whether the public could check the data online to find out about the condition of network.

13. Ms CHEUNG Wai-ching, Clarice put forth opinion and enquiry as follows:

- (i) She enquired the effectiveness of the captioned project in predicting sudden water main bursts.
- (ii) She requested for the details of the operating DMA mentioned in the supplementary document.

14. Mr LAU Chi Ming gave a consolidated response as follows:

- (i) Opinions would be collected from district council members, relevant stakeholders and special users, such as hospitals and restaurants, few months before the works began, in order to have a better selection of time and location to reduce the impact on the public.
- (ii) The upper limit of suspension of water supply for regular works was eight hours. Apart from special circumstances, suspension of water supply would be about two to three hours with manholes related works. WSD would consider arranging several manhole works to be carried out together, in order to reduce the number of times of suspension of water supply.
- (iii) Manhole would normally be located on pedestrian walkways, instead of on the roads, in order to reduce the impact on the traffic and for the convenience of future maintenance.
- (iv) The captioned plan would only monitor fresh water mains. Given the circumstances in Hong Kong, there was no metering device to monitor the usage of sea water, therefore, there was no data to compare. Furthermore, the corrosiveness of sea water would increase the burden on the operation and maintenance of DMA. Therefore, it was not cost effective to set DMA on sea water supply network under the present situation.
- (v) Regarding the effectiveness of reducing water loss rate, the water loss rate was about 25% in 2000, and water loss rate was lowered to 15% in 2015. The results were due to extensive replacement of water mains and other measures in the past. Replacement works of water mains were the main focus in the past, implementation of Water Intelligent Network (WIN) would be the main focus now.
- (vi) Regarding the operation of WIN, differences in water output was found by comparing the data collected from DMA and the water consumption of residents. There were multiple reasons for the differences. WSD would need time to analyze and investigate, therefore the collected raw data would not be published to the public.

15. Mr LUI Chun Fung, Engineer of WSD added, since the implementation of WIN, over a thousand leak points were found over Hong Kong. More than 30 leak points were

found in Kwai Tsing District in the year of 2018, which helped with reducing water loss.

16. Mr LAU Wai, Tony responded the main task of WIN was to monitor the condition of water mains. Any abnormal data would lead to investigation, analysis and maintenance. Although WIN could not predict water mains burst, but it could discover leakages, facilitate timely repair, and prevent more serious problems with water mains.

17. Mr LEE Chi-keung, Alan, MH enquired about the operating principles of the monitoring system.

18. Mr WONG Yiu-chung, MH put forth enquiries as follows:

- (i) He enquired the minimum value in which WIN could detect regarding any leakages.
- (ii) Since WIN did not cover the entire Hong Kong for now, he enquired if WSD had plans to extend the network across Hong Kong.
- (iii) He enquired if WSD had plans to replace mechanical water meters to smart water meters, so residents could monitor any seepages in their residences, and further reduce any waste of water.

19. Mr WONG Bing-kuen put forth enquiries as follows:

- (i) He enquired whether more information on the progress of the works mentioned in item 68 on the supplementary document would be provided.
- (ii) He believed the reduced water loss rate was a result of extensive replacement works of water mains in the past. He enquired after the WIN was implemented, whether replacement works of water pipes in sections would follow.

20. Ms LAU Mei-lo said that the water mains in the area of Kwai Shing Circuit burst quite frequently. Although the supplementary document showed the DMA was already in operation in the area, water mains still burst, and the public had no knowledge of the condition of water mains in the area.

21. Mr LAU Chi Ming gave a consolidated response as follows:

- (i) The monitoring equipment would be installed at the water inputs in the DMA, water loss rate in the area could be calculated by comparing water input and water consumption in the area. Investigation would be conducted to find out the leak points, then contractor would be commissioned to carry out the maintenance. In addition, the equipment would also monitor the pressure in water mains. If there was any abnormal change which showed possible water mains malfunction, investigation would be conducted as well.
- (ii) There are various reasons for the differences in data, for example, equipment malfunction, changes in water mains operation mode, illegal water consumption and etc. The differences did not always reflect a seepage. Further analysis and investigation would be needed.
- (iii) WSD was currently installing smart water meters in some new developed areas and applying automatic meter reading system. There were plans to promote smart meter reading.
- (iv) Supplementary information regarding the progress of the works for Tai Wo Hau Estate DMA and the commencement of operation of Kwai Shing Estate DMA would be provided to the district council members after the meeting.

22. Mr WONG Yun-tat questioned whether it would be too late when an anomaly was found comparing water input and water consumption, since water consumption data was collected every four months from water meters.

23. Mr LAM Siu-fai agreed with Mr WONG Yun-tat's opinion, questioned the feasibility and accuracy of the data collected from water meter since there was water meter malfunction at times, or data could not be collected due to the inaccessible meter locations. If the data was not reliable for comparison, the implementation of WIN would be a waste.

24. Mr LEE Chi-keung, Alan, MH put forth enquiries as follows:

- (i) He enquired what equipment would be installed to collect data in DMA and how the immediate data collected from monitoring equipment would be compared with water consumption data collected four months later.

- (ii) If there was a leakage in high-pressured fresh water mains, there would only be a minor change in water pressure. He questioned whether the equipment could detect it.
- (iii) If a water meter malfunctioned in an individual unit and caused anomaly in data, a whole team would be involved to investigate for the reason. He enquired whether this method of data comparison would be feasible.

25. Mr LAU Chi Ming gave a consolidated response as follows:

- (i) WSD knew that there were differences in users' water consumption, for example, due to changes in seasonal water consumption, so there would be adjustments before the data was used. Although the comparison results might not be 100% accurate, but the accuracy was within reasonable range.
- (ii) Although water meters malfunctioned sometimes, the number of defective meters was not much in proportion. Therefore, this would not cause a significant impact on the accuracy.

26. Mr LAU Wai, Tony added, flow meter, pressure monitor, decompressor, data recorder and transmitter would be installed inside the manhole. These equipments would monitor water flow inside water mains continuously. Apart from comparing users' water consumption, data anomaly collected by continuous monitoring could also reflect any problems of water mains.

27. The Committee endorsed the captioned plan unanimously.

Discussion Papers

Re-provision of Community Hall at Public Housing Development at Ching Hong Road North (Phase 1)

(Proposed by the Housing Department)

(PDFMC Paper No. 2/D/2019)

28. Ms YU Suk-wa, Alanar, Senior Architect of Housing Department (HD) introduced the paper.

29. Mr LEE Chi-keung, Alan, MH put forth enquiries as follows:

- (i) How many parking spaces there would be for the residents and Community Hall respectively.
- (ii) Whether the social welfare facilities mentioned in the paper included the existing social welfare organisations, or there would be new organisations.
- (iii) Whether partition panels would be installed in the assembly hall so it could be rented by more than one user at a time.
- (iv) Whether the roof would be used for greening and leisure purposes.

30. Mr WONG Yiu-chung, MH put forth enquiries and opinions as follows:

- (i) How many parking spaces would be available in the Community Hall.
- (ii) What the height of the assembly hall would be, and if it could be used as a badminton court.
- (iii) What the capacity of the assembly hall would be, and how much bigger it would be compared to the existing Community Hall.
- (iv) He suggested HD should provide three-dimensional diagrams for the Members as reference, and communicate more often with district council members in order to know more of the users' needs.

31. Mr LEUNG Wai-man, MH put forth enquiries as follows:

- (i) He enquired the area of the new and existing assembly hall.
- (ii) In the existing Community Hall, there were badminton boundary lines on the ground in the assembly hall, he enquired if the new assembly hall would also have badminton facilities.
- (iii) He enquired if the Community Hall would be embedded in a public housing structure, or it would be a separate building.

32. Mr POON Chi-shing, MH put forth enquiries and opinions as follows:
- (i) He enquired if it was true that there would be no parking spaces designated for the Community Hall as shown on the paper.
 - (ii) As supply fell short of demand in the existing Community Hall regarding booking sessions, he enquired if it was possible to add more floors to the new Community Hall in order to meet more users' needs.
33. Mr TSUI Hiu-kit put forth enquiries and opinions as follows:
- (i) He enquired if there would be washrooms in the dressing rooms.
 - (ii) He enquired if the design layout in the slide show could be provided to the Members for reference.
 - (iii) He enquired if the ramp on the top floor of the mall would be included in Phase 1 of the construction.
 - (iv) There was heavy traffic between Hong Wing House, Cheung Hong Estate and Ching Mui House, Cheung Ching Estate in Chung Mei Road, and illegal parking in the area caused traffic jam. He worried if the roads could handle the traffic flow once the Community Hall was open.
 - (v) The footbridge on Chung Mei Road did not have elevators. Since the users of Community Hall was mainly elderly, he enquired if Transport and Housing Bureau or other departments could discuss about the installation of elevator for the convenience of the people going to the Community Hall.
34. Mr Wong Yun-tat put forth enquiries and opinions as follows:
- (i) Kwai Tsing District had a shortage in parking spaces, he enquired the ratio of parking space at Community Hall available for the residents, and if hourly parking spaces would be provided for visitors from other districts when they came to visit the elderly in the district.
 - (ii) He suggested a careful consideration for the location of the entrance when designing the activity rooms, so one activity room could be divided

into smaller activity spaces for more people to rent at the same time.

- (iii) He admired the efficiency of HD regarding this construction, as the department claimed Phase 1 of the development plan (Community Hall) could be completed within three years. He enquired if the department could provide the preliminary timetable for Phase 2 and Phase 3 of the development plan, and if the department could consider including the redevelopment of Cheung Ching Estate in Phase 2 or Phase 3 of the development plan.

35. Ms YU Suk-wa, Alanar gave a consolidated response as follows:

- (i) Community Hall would provide loading/unloading bay for a tour bus, two private cars, two light goods vehicles (one was to share with social welfare facilities) and an ambulance. The provision of these loading/unloading bay was in accordance with the design standards and requirements by Home Affairs Department (HAD) on Community Hall. The target groups of Community Hall were the residents of Cheung Ching Estate and Cheung Hong Estate. When designing the Community Hall, HD proposed to install lift towers, connect covered walkway and footbridge for the convenience of users travelling back and forth of Community Hall, and the residents of Cheung Ching Estate would be benefitted as well.
- (ii) Although residential parking spaces would not be for the use of captioned Community Hall, she did a brief explanation on it. The number of residential parking spaces were provided according to “Hong Kong Planning Standards and Guidelines” with the upper limit of 1:26, 10 more parking spaces were added in the views of the district needs and factors from every aspect. A balance should be reached between fulfilling the demand for parking spaces and minimizing the impact on nearby traffic.
- (iii) Community Hall would be bigger than the existing one, the existing Community Hall had a capacity of 360 people, the new Community Hall was designed to have a capacity of 450 people. The multi-functional assembly hall would have two sets of badminton boundary lines, with the height tall enough to be used as badminton courts. Electric soundproof partition panels would be installed in the assembly hall, so it could be

divided into two separate smaller venues. Also, there would be a multi-functional conference room and a stage meeting room. The stage would occupy about one third of the assembly hall, with backstage lighting and screen system. Although not the entire stage could be used for performance, there were reasons to believe the design would meet the regular needs of the people who would hire this assembly hall for activities. There would be bathrooms in the dressing rooms. The roof of Community Hall would have space for greening and leisure purposes, residents could get to the roof by taking the elevators. The roof would be managed by Housing Department.

- (iv) The design of platform would reserve some space on the side of the Community Hall for the relocation of existing social welfare facilities at Cheung Ching Community Centre. Due to the height restriction from Planning Department, and the fact that the Community Hall would be built on the housing estate platform, instead of an individual structure, it would not be possible to add more floors to it.
- (v) The Community Hall of Phase 1 would be completed in the fourth quarter of 2022. Covered connecting walkway to residential of Phase 1 and Phase 2 would be completed in the fourth quarter of 2023, and the footbridge of Phase 3 which would connect to Phase 1 would be completed at the end of 2028.
- (vi) Regarding the redevelopment of Cheung Ching Estate, under the four basic principles on housing redevelopment (structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment), Cheung Ching Estate was not listed for redevelopment. For aged public housing estates with no confirmed redevelopment plan, HD would conduct investigation, maintenance and enhancement works in Cheung Ching Estate regularly, based on the existing Comprehensive Structural Investigation Programme, Estate Improvement Programme and Total Maintenance Scheme to ensure the quality of living environment.
- (vii) Road improvement works regarding the traffic or walkway of Chung Mei Road would be handled by the Transport Department.

(viii) The three-dimensional diagrams in the slide show would be provided to the Members.

36. Mr LAW King-shing, BBS, MH said, it was mentioned earlier to include Maternal and Child Health Centre and General Out-patient Clinic in the Public Housing Development Programme, he enquired if any space would be reserved for such facilities in the area of the plan mentioned in the question.

37. Mr LEE Chi-keung, Alan, MH put forth opinions and enquiries as follows:

- (i) New public facility should be more capable in meeting the community needs. Since parking spaces were inadequate in the district, the number of parking spaces should not be restricted by planning standards when planning for the redevelopment community facility. Departments should focus on solving the problem of inadequate parking spaces.
- (ii) When the development plan entered Phase 3, Cheung Ching Estate would have reached 51 years of age, therefore he suggested two buildings should be reserved in Phase 3 as reception housing estate in case of the redevelopment of Cheung Ching Estate.

38. Mr TSUI Hiu-kit put forth enquiries and opinions as follows:

- (i) He agreed with Mr LEE Chi-keung, Alan, MH, it was necessary to start planning for the rehousing of the tenants in the area during the redevelopment of housing estates.
- (ii) He enquired whether the parking spaces would have charging facilities for electric vehicles, and whether parking spaces for electric vehicles could be exempted from being calculated to the total floor area.
- (iii) He enquired if the three-dimensional design layout in slide show could be provided to the Members for reference after the meeting.

39. Mr LEUNG Wai-man, MH put forth enquiries and opinions as follows:

- (i) He added to Mr LEE Chi-keung, Alan, MH's suggestion, and agreed that redevelopment of Cheung Ching Estate should be considered when designing Phase 3 of the captioned plan. He urged the department to

consult with the District Council again when planning for Phase 2 and Phase 3 of the captioned plan.

- (ii) He hoped the re-provision of Community Hall could be put in effect as early as possible, while requested HD to reconsider adding more floors to Community Hall in order to fully utilize the space.

40. Mr POON Chi-shing, MH added to Mr LEE Chi-keung, Alan, MH's opinion, although the number of parking spaces were restricted by planning standards, but it could apply for exemption. The existing Community Hall had 8 parking spaces, he questioned why the new Community Hall would not. Community Hall should provide parking spaces for users who drive to Community Hall and should not add burden to the nearby parking spaces in the housing estates which had reached full capacity.

41. Mr WONG Yun-tat put forth enquiries and opinions as follows:

- (i) He enquired if it is possible to add more parking spaces, he thought the standard parking space ratio was too low.
- (ii) He agreed the captioned plan should include the redevelopment of Cheung Ching Estate and the problem of rehousing of tenants, he requested the department representatives to report the members' opinions to HD for consideration.

42. Ms YU Suk-wa, Alanar gave a consolidated response as follows:

- (i) Regarding parking spaces inside the housing estate, 10 more parking spaces were already added on top of the upper limit. Apart from referring to standards, it was necessary to consider the available space inside the housing estate and to reserve space for greening and leisure facilities when considering the number of parking spaces.
- (ii) 30% of the parking spaces were available for electric vehicles, the rest of the parking spaces were designed to install charging facilities in the future for electric vehicles.
- (iii) In the view of relaxation of restriction on height, public housing units were located above the Community Hall, there would be 40 floors including the platform. With micro-climate studies, landscape and

environment assessment, HD hoped to achieve a balance in the design on ventilation, lighting, landscape, etc., of the nearby housing estates.

- (iv) The net operational floor area of the Community Hall was only about 600 square meters, which would not be enough to hold the existing General Out-patient Clinic and Maternal and Child Health Centre. Based on the consideration of site area and geographical location, the General Out-patient Clinic and Maternal and Child Health Centre would be relocated in Phase 3.
- (v) She learned of the opinions of the Members on the redevelopment of Cheung Ching Estate, which would more or less have an impact on the people who were on the waiting list. She would transfer the corresponding suggestions to the department.

43. Mr CHAN Wai-ming, Senior Executive Officer of HAD responded, the Community Hall was designed according to the standards, and provided loading/unloading bay for users of Community Hall to pick up or drop off passengers or goods before or after the events.

44. Mr LEE Chi-keung, Alan, MH said, there was no hourly parking spaces near the Community Hall at Ching Mui House and Ching Yeung House. If there was a big event in the Community Hall, guests or users would have no place to park their vehicles. There were 8 parking spaces in the existing Community Hall, he enquired why there would not be any parking spaces in the new Community Hall.

45. Mr WONG Yiu-chung, MH said, there was a shortage of parking spaces in the nearby housing estates, there was a pressing need for parking spaces in the Community Hall. On the other hand, he questioned the necessity of the loading/unloading bay mentioned in the plan.

46. Mr TSUI Hiu-kit put forth enquiries and opinions as follows:

- (i) He enquired if parking spaces designed for electric vehicles could be exempted from being calculated into the gross floor area.
- (ii) He urged the department representatives to report the problem of elevators not being installed at Chung Mei Road to relevant department and requested to follow up.

47. Mr POON Chi-shing, MH thought the department representatives did not listen to the Members' opinions, and did not take in consideration of the pressing need of Community Hall users.

48. Mr LAM Siu-fai put forth opinions and enquiries as follows:

- (i) Although the Members focused on the problem of parking spaces, the fact was Shek Lei Community Hall did not have any parking spaces as well.
- (ii) Since the Community Hall would be connected to the residential building, he enquired whether the fire alarm and flush water supply system were connected, and if they would have an impact on each other.
- (iii) He enquired if audio equipment would be provided to the Community Hall by HD.

49. Ms YU Suk-wa, Alanar gave a consolidated response as follows:

- (i) Electric vehicle parking spaces were reserved in the plan to be exempted from being calculated into gross floor area, parking space ratio would not further be increased because of electric vehicle parking spaces.
- (ii) Regarding to the problems of parking spaces in residential area, the possibility of adding more parking spaces in the Public Housing Development Programme had been studied. As for the parking spaces for Community Hall users, parking spaces were provided according to the requirement of HAD, representative from the department would respond to it later.
- (iii) She said she would report the problem of Chung Mei Road elevator to Transport Department.
- (iv) Fire alarm and flush water supply system of Community Hall and residential building were connected, these systems were to be managed by HD, the department would try its best to manage and solve any possible problems as early as possible.

50. Mr CHAN Wai-ming, Raymond responded, the new Community Hall would have different sizes of loading/unloading bays for tour buses, private cars, goods vehicles, etc., aimed to meet the different needs of Community Hall users within limited space.

51. Mr WONG Yiu-chung, MH was dissatisfied with the department's response, and considered to vote against the captioned plan. He thought the department did not listen to the Members' opinions and did not care for the needs of the users. Community Hall would be of no use even if it was completed.

52. Mr LEE Chi-keung, Alan, MH suggested HAD to provide hourly parking spaces in the residential platform as an alternative option for Community Hall users. Since Community Hall would be far from the MTR station, it was necessary to provide parking spaces.

53. Mr TSUI Hiu-kit asked if the Community Hall design layout would be provided to the committee after the meeting.

54. Ms YIM Yik-huen, Bonnie, Assistant District Officer of Kwai Tsing District Office (K&TDO) said HAD and HD noted the Members' opinions regarding parking spaces. Take other new Community Hall design as reference, only loading/unloading bay would be provided normally. Community Hall users could consider using the hourly parking spaces provided by housing estates. HAD would actively discuss with HD about the location for hourly parking spaces later and hoped the committee would endorse the captioned plan regarding the entire design of the Community Hall.

55. Ms YU Suk-wa, Alanar responded that the design layout in the PowerPoint slide would be available after the meeting. After the meeting, she would meet with the public housing managing colleague to discuss the feasibility of providing some hourly parking spaces in the housing estate near the Community Hall.

(Post-meeting note : The three-dimensional diagrams and design layout in slide show have been sent to the Members after the meeting.)

56. Mr LEE Chi-keung, Alan, MH said, HD should gather opinions from the Members as early as possible when it came to designing Phase 3 of development plan.

57. The Committee endorsed the captioned plan in principle, but needed to consider on how to improve the problem of parking spaces.

(Post-meeting note: In response to the request of providing more parking spaces, K&TDO invited the Members to attend a site visit at Cheung Ching Community Centre on 19 March 2019. Other government departments including HD and HAD also attended. The corresponding department explained the new Community Hall would provide 6 vehicle spaces, and would be managed by K&TDO, who would make suitable arrangement of its use based on practical needs; in addition, housing estate would provide hourly parking spaces near the Community Hall for visitors, as an alternative option for Community Hall users. The Members who attended accepted the suggested arrangements offered by the departments.)

Replacement of Air-conditioning System and Lighting Equipment of Shek Lei Community Hall

(Proposed by the Kwai Tsing District Office)

(PDFMC Paper No. 3/D/2019)

58. Ms YIM Yik-huen, Bonnie introduced the paper.
59. Mr LAM Siu-fai enquired if all the lighting equipment would be replaced in Community Hall.
60. Mr LI Sai-lung said, when the Community Hall was closed, whether there would be other improvement works, for example renovating the washrooms, and changing the sockets on the stage to type G, to be carried out together
61. Ms Kwok Fu-yung reminded the department to notify the organisations as early as possible regarding the matter of booking of venues and enquired if the construction period could be shortened.
62. Mr POON Chi-shing, MH said community halls was scheduled for an event on 1 July, construction commencement date should be postponed for one day.
63. Mr LEUNG Tsz-wing, Dennis put forth opinion and enquires as follows:
- (i) He enquired whether the new lighting was consisted of LED lights, so it could save time from preheating.
 - (ii) On-site staff should inspect the equipment after the booking session, if there were any damages, the organisation should be asked for

compensation. Hence, other users would not be affected.

64. Ms YIM Yik-huen, Bonnie gave a consolidated response:

- (i) She would meet with Electrical and Mechanical Services Department to confirm the choice for the lighting equipment and discuss about changing the sockets on the stage. As for the renovation of the washrooms, further discussion was needed and would report later.
- (ii) Since the replacement of air conditioning and lighting system were large-scale works, the construction period could not be shortened further. However, she agreed to change the commencement date to 2 July. In addition, K&TDO would notify the concerned organisations before the venue was available for booking.
- (iii) On-site staff was required to inspect the equipment after booking sessions. If any damages was found, they would ask the user for compensation. She would remind the on-site staff to pay more attention.

65. Committee endorsed the above-mentioned arrangement.

(Post-meeting note: Electrical and Mechanical Services Department and Architectural Services Department (ArchSD) initially agreed to replace the sockets on the stage and renovate the washrooms, but since it took time for resources application and works arrangement, the commencement date could not be confirmed at the moment.)

Invitation of Non-governmental Organisations and/or Arts Organisations to Apply for Development of the Idle Land Beneath Tsing Tsuen Bridge near Tsing Yi Promenade for Operation of Community Services

(Proposed by the Kwai Tsing District Office)

(PDFMC Paper No. 9/D/2019)

66. Ms YIM Yik-huen, Bonnie introduced the paper.

67. The Chairman enquired if it was possible to reserve part of the idle land for foreign domestic helpers or other people for activity or leisure purposes. At the same time, we should be aware of the noises from affecting other people nearby.

68. Mr CHOW Yick-hay, BBS, JP said he supported the captioned plan, to make use

of the idle land to provide recreational or entertainment facilities for the youth in the area, and agreed with Chairman's suggestion to reserve a certain area of land for the public to use as activity square.

69. Mr POON Chi-shing, MH said, the public always came to this venue for activities, such as Tai Chi, dance, etc. He worried it might not be the best option to close off the entire area for development and thought a park would be a better use of the land.

70. Mr LEUNG Kam-wai suggested, apart from the development direction mentioned in the paper, weekend bazaars could be another option.

71. Mr LEUNG Tsz-wing, Dennis enquired about the sources of funds for the development, and whether there would be a limit. He also enquired whether it would be possible to set nets in the land to be used as a cricket ground, in order to provide an activity venue for the minorities.

72. Mr LEUNG Wai-man, MH said, there were users in the land already, and did not agree with assigning the land to a particular organisation, or for the development by the organisation, or act as bazaars, which would increase the management work of the District Office.

73. Mr WONG Yun-tat said, minorities needed a place for worship. He enquired if that land or other venues could be provided for such purpose.

74. Mr LAM Siu-fai thought bazaars were different from hawkers, bazaar could encourage the development of artists and could add features to Kwai Tsing District.

75. Ms LO Yuen-ting said, the entire promenade was an opened space, if the activity was scheduled on a rainy day, the space could be used as a back-up venues. She hoped the land could be retained from any development, or use the land as park.

76. Mr WONG Yiu-chung, MH thought it would be better to be in line with Chief Executive's policy to develop the idle land, and he supported the plan mentioned in the question. He believed the land could be better used if it was available to the public as public space under guidelines and regulations.

77. Ms YIM Yik-huen, Bonnie gave a consolidated response as follows:

- (i) She noted the Members supported to develop the land as public space

under the condition of not affecting the residents, but the Members had different opinions about the direction of the development. She would present the suggestions to the meeting for discussion after integrating the Members' opinions.

- (ii) Regarding the construction cost, if the final decision was to let non-government organisation operated the land, relevant organisation would have to be responsible for the fee.
- (iii) Because there were the bridge piers of Tsing Tsuen Bridge in venue, land use was restricted, and cricket ground might not be an option. Regarding the suggestion of using the land as activity venue for minorities or the suggestions of other use, she would take in serious consideration and welcomed the Members to put forth any other suggestions.

78. Mr LEUNG Tsz-wing, Dennis enquired about the reason why the space could not be used as a cricket ground even with the nets set up.

79. Ms YIM Yik-huen, Bonnie responded it was due to the narrow spacing of land, and since two rolls of bridge piers were already in place, therefore it would not have enough space for a cricket ground. In addition, in view of bridge pier maintenance and public safety, the land was not suitable to be developed as a cricket ground.

80. Mr WONG Yun-tat suggested to develop the land as combined shipping container activity rooms, which could be hired by different people at the same time, and added features to the venue.

81. The Committee endorsed the suggested arrangement from the paper.

Report Items

Progress of Retrofitting Lift at Tai Wo Hau Estate Community Center

(PDFMC Paper No. 4/R/2019)

82. Ms YIM Yik-huen, Bonnie introduced the paper, and suggested to do a site visit with the Members later.

83. Mr WONG Bing-kuen, Mr LEUNG Kam-wai and Mr LEUNG Tsz-wing, Dennis hoped ArchSD could implement a feasible plan as early as possible.

84. Mr LEUNG Kam-wai said Elderly Rights Centre had suggestions on the captioned plan, and would meet with the Assistant District Officer later.

85. Mr WONG Yun-tat put forth enquiry about the original purpose of the road mentioned in proposal B, and thought proposal A would be more suitable because the people would not have to walk up and down of a ramp.

86. Mr LEUNG Tsz-wing, Dennis said if proposal A was adopted, a study of the architectural design had to be conducted in order to reduce the impact on the area of Community Hall office.

87. Mr WONG Yiu-chung, MH said proposal A would be more feasible, and would not affect the entrance of the road.

88. Ms YIM Yik-kuen, Bonnie gave a consolidated response as follows:

- (i) She welcomed organisations that were concerned to come with the Members and District Office officers to the site for field inspection.
- (ii) The locations mentioned in both proposals were more feasible after the study of HD and ArchSD.
- (iii) Proposal A would affect few offices of hiring organisations, and proposal B would affect washrooms on every floor, and the cost would be comparatively more expensive. Therefore, proposal A should be put to test first, and further study would be conducted to lower the impact on tenants.

89. Members noted the above paper.

Information Papers

Report on the Management of Recreational, Sports and Leisure Facilities in Kwai Tsing District by the Leisure and Cultural Services Department

(PDFMC Paper No. 5/I/2019)

90. Ms CHAN Pik-hing, Connie, District Leisure Manger (Kwai Tsing), Leisure and Cultural Services Department (LCSD), introduced the paper.

91. Members noted the above paper.

Report on the Promotional Activities and the Utilisation of Public Libraries in Kwai Tsing District by the Leisure and Cultural Services Department

(PDFMC Paper No. 6/I/2019)

92. Mr LEE Wai-man, Jimmy, Senior Librarian (Kwai Tsing), LCSD, introduced the paper.

93. Members noted the above paper.

Work Report on the Cultural Activities Organised in Kwai Tsing District by the Leisure and Cultural Services Department

(PDFMC Paper No. 7/I/2019)

94. Ms WONG Fan-ni, Jasmine, Senior Manager (NTS) Promotion, LCSD, introduced the paper, and said the cultural and entertainment performance on 19 April at the square of Shek Yam Estate needed to be rescheduled due to the problem of the venue. The district council members concerned would be notified later when the rescheduled date is confirmed.

95. Members noted the above paper.

Progress Report of Kwai Tsing District Works Projects

(PDFMC Paper No. 8/I/2019)

96. Mr KONG Tze Man, Stephen, Contract Project Coordinator (West), Civil Engineering and Development Department, introduced the paper.

97. Mr WONG Bing-kuen said, the completion date of E11 construction number 186WC Category A on the paper was postponed again, and urged department representatives to report back to WSD, and complete the works as early as possible according to the completion date.

98. Mr KONG Tze Man, Stephen noted.

99. Members noted the above paper.

Date of Next Meeting

100. The next meeting was scheduled to be held on 16 April 2019 (Tuesday).

Kwai Tsing District Council Secretariat
April 2019