

(Translation)

**Minutes of the First Meeting of the
District Facilities and Works Committee (2024) of the
Kwai Tsing District Council**

Date: 5 February 2024
Time: 2:30 p.m. – 3:50 p.m.
Venue: Kwai Tsing District Office (“K&T DO”) Conference Room

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
Miss LO Yuen-ting, MH (Chairman)	Start of Meeting	End of Meeting
Mr AU Chi-fai (Vice Chairman)	Start of Meeting	End of Meeting
Ms WANG Chung-wing	Start of Meeting	End of Meeting
Mr NG Chi-wah	Start of Meeting	End of Meeting
Mr NG King-wah	Start of Meeting	End of Meeting
Miss CHU Lai-ling, MH	Start of Meeting	End of Meeting
Mr NG Yam-fung, Benny	Start of Meeting	End of Meeting
Mr LEE Wai-lok	Start of Meeting	End of Meeting
Miss CHAU Kit-ying	Start of Meeting	End of Meeting
Ms LAM Ying-wai	Start of Meeting	End of Meeting
Mr TSUI Hiu-kit	2:32 p.m.	End of Meeting
Mr YUEN Yun-hung	Start of Meeting	End of Meeting
Miss MOK Yee-ki	Start of Meeting	End of Meeting
Ms KWOK Fu-yung, MH	Start of Meeting	End of Meeting
Ms GUO Huimin	Start of Meeting	End of Meeting
Ms CHAN On-ni	Start of Meeting	End of Meeting
Mr PANG Yap-ming	Start of Meeting	End of Meeting
Mr WONG Chun-yeung	Start of Meeting	End of Meeting
Miss WONG Shuk-man	Start of Meeting	End of Meeting
Mr WONG Siu-kwan	Start of Meeting	End of Meeting
Ms LAU Mei-lo	Start of Meeting	End of Meeting
Mr POON Chi-shing, MH	Start of Meeting	End of Meeting
Ms TANG Lai-ling	Start of Meeting	End of Meeting
Ms CHENG Lam	Start of Meeting	End of Meeting
Mr SO Pak-tsan, MH	Start of Meeting	End of Meeting

In Attendance

Mr TANG Huggin, JP	District Officer (Kwai Tsing)
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies Department
Mr LI Ming-ho	Resident Engineer, Water Supplies Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms HUE Kam-ching	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Ms WONG Mei-lin, Rita	Senior Executive Officer (Planning) 23, Leisure and Cultural Services Department
Ms WU Ho-kei, Maggie	Acting Senior Town Planner/Kwai Tsing, Planning Department
Mr YIP Chi-hung, Derek	Chief Health Inspector (Kwai Tsing) 2, Food and Environmental Hygiene Department
Ms CHAN Wai-heung	Senior Health Inspector (Market Management) Kwai Tsing, Food and Environmental Hygiene Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department
Mr YU Hok-chi, Raymond	Administrative Assistant/Lands, District Lands Office, Tsuen Wan and Kwai Tsing, Lands Department
Ms WONG Ngan	Senior Housing Manager (Kwai Chung), Housing Department
Mr HO Chung-hang	Building Surveyor/D4-3, Buildings Department
Mr WONG Wing-yiu	Professional Officer 2-4/Joint Office 2, Buildings Department
Ms LO Hiu-tung	Health Inspector (Regional Joint Office) New Territories West 4, Food and Environmental Hygiene Department
Mr LEUNG Kwong-chung	Senior Engineer/Mainland South 2, Drainage Services Department
Ms CHEUNG Yuen-ping	Engineer/Tsuen Kwai 3, Drainage Services Department
Ms NG Wai-ki	District Engineer/Kwai Tsing (West), Highways Department
Mr LEUNG Siu-ming, David	Architect (Works) 8, Division II, Home Affairs Department
Ms NG Pui-ki, Christy	Senior Executive Officer (District Management), Kwai Tsing District Office
Mr CHU Chun-fan, Alvin	Executive Officer (Administration), Kwai Tsing District Office
Mr LEE Ming-ki	Senior Inspector of Works (Kwai Tsing), Kwai Tsing District Office
Mr CHAN Chi-kong	Inspector of Works (Kwai Tsing), Kwai Tsing District Office
Mr CHIU Leung-ye, Louie	Liaison Officer-in-charge Kwai Chung (Central & South), Kwai Tsing District Office

**Responsible
Department**

Miss YIU Sze-wai, Michelle
(Secretary)

Executive Officer (District Council) 2, Kwai Tsing District
Office

Absentee

Ms LAM Chui-ling, MH, JP

(On sick leave)

Opening Remarks

The Chairman welcomed Members to the first meeting of the District Facilities and Works Committee (“DFWC”) (2024) of the Kwai Tsing District Council (“K&T DC”).

2. Members unanimously endorsed the application for absence by Ms LAM Chui-ling.

Discussion Items

Motion: Request for Expediting the Progress of Water Works at Kwai Shing Circuit and Tai Wo Hau Road

(Moved by Ms LAU Mei-lo and Ms CHAN On-ni, seconded by Mr AU Chi-fai, Mr SO Pak-tsan, MH, Miss CHAU Kit-ying, Mr PANG Yap-ming and Mr LEE Wai-lok)
(DFWC Paper Nos. 1/D/2024 and 1a/D/2024)

3. Members put the aforesaid matter under discussion, including enquiry about the timetables of water works at Kwai Shing Circuit, Shek Tau Street as well as Tai Wo Hau Road, and expressed their hope for the works to be completed as soon as possible.

4. Resident Engineer, Water Supplies Department (“WSD”), responded that the Department was carrying out water mains improvement works at Kwai Shing Circuit in phases. Parts of the works were expected to be completed before the Lunar New Year, while the remaining works would be resumed after the Lunar New Year and were expected to be completed in the third quarter of 2024. As for the improvement works for the flush water pipes at Tai Wo Hau Road, they are under construction by the Department. As underground utilities were densely distributed, the Department encountered many difficulties in determining the locations of old pipelines. It was expected that the works could be completed in the third quarter of 2024.

5. The Chairman announced taking a vote on the aforesaid motion. Of the Members who participated in the vote, 0 voted against it and 0 abstained. Members endorsed the aforesaid matter.

(Post-meeting note: WSD had given a reply in respect of the aforesaid motion. For details, refer to DFWC Circulation (Information) Paper No. 7/2024.)

Concern with Matters regarding Water Main Bursts in Kwai Tsing District

(Proposed by Mr POON Chi-shing, MH, Miss CHU Lai-ling, MH, Ms KWOK Fu-yung, MH, Mr NG King-wah, Mr YUEN Yun-hung, Miss LO Yuen-ting, MH, Mr TSUI Hiu-kit,

Mr NG Chi-wah, Mr NG Yam-fung Benny, Ms LAM Ying-wai, Mr WONG Chun-yeung, Miss WONG Shuk-man, Mr WONG Siu-kwan and Ms TANG Lai-ling)
(DFWC Paper Nos. 2/D/2024 and 2a/D/2024)

6. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Enquired about the overall implementation programme for the “Risk-based” Improvement Works to Water Mains Programme, the completion time and specific locations of the remainder works for the approximately 6-kilometre-long water mains, as well as the 8 specific locations where the District Metering Areas (“DMAs”) of the Water Intelligent Network (“WIN”) will be set up.
- (ii) Asked the Department about the criteria for determining the replacement order of the water mains. For example, WIN’s coverage did not include the areas where water mains were most vulnerable to impacts (including the areas of Tsing Yi and Northeast Kwai Chung where water main burst incidents had recently occurred). The Department should review the programme and allocate more resources to replace aged water mains.

7. Engineer/New Territories West (Distribution 1), WSD, responded as follows:

- (i) Said that a total length of about 16 kilometres of water mains was included in the “Risk-based” Improvement Works to Water Mains Programme at that time. Under that programme, while the works for about 7 kilometres of water mains had already been completed, the works for about 3 kilometres of water mains had commenced or would commence in 2024. For the remaining 6 kilometres of water mains, their improvement works were expected to be carried out shortly afterwards. The 6-kilometre-long water mains have been included in DMAs of WIN, and their works completion time would be subject to the works locations and the progress of negotiations with relevant departments. Due to the widespread distribution of the water mains, it was difficult to provide specific locations.
- (ii) Said that the Department will establish 132 DMAs in Kwai Tsing District and adjust the number of DMAs if needed.
- (iii) Pointed out that the Department will regularly assess the risks of water

mains based on various factors such as their years of service, materials, surroundings, past records of bursts or leaks, and the consequences caused by bursts or leaks. The Department will then gradually replace or repair individual sections of water mains prone to higher risks.

- (iv) Pointed out that the Department put its focus on replacing aged large-scale water mains. Therefore, it did not include the locations where water main burst incidents had recently occurred in the “Risk-based” Improvement Works to Water Mains Programme.

Motion: Request the Leisure and Cultural Services Department to Provide Additional Large-Scale Children’s Playgrounds in Kwai Tsing District

(Moved by Mr TSUI Hiu-kit and Miss LO Yuen-ting, MH, seconded by Miss CHU Lai-ling, MH, Ms KWOK Fu-yung, MH, Mr NG King-wah, Mr YUEN Yun-hung, Mr NG Chi-wah, Mr NG Yam-fung Benny, Ms LAM Ying-wai, Mr WONG Chun-yeung, Miss WONG Shuk-man, Mr WONG Siu-kwan, Ms TANG Lai-ling and Mr POON Chi-shing, MH)
(DFWC Paper Nos. 3/D/2024, 3a/D/2024 and 3b/D/2024)

8. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Reported that some data had shown that the area of parks in Kwai Tsing District for children aged under 12 was the smallest in Hong Kong.
- (ii) Suggested the Leisure and Cultural Services Department (“LCSD”) to actively follow up the aforesaid motion and consider optimising children’s play equipment in the district by various means, such as by making reference to the practices adopted by other districts to provide attractive large-scale children’s playgrounds with themes, revitalising existing play equipment and beautifying environments in parks (e.g. Kwai Chung Park and Shek Pai Street Park), constructing graffiti parks for young people, and utilising vacant government land in the district (e.g. the vacant land of a fresh water service reservoir) for the provision of children’s play equipment.
- (iii) Asked the Department about the factors to consider for revitalising the existing equipment.
- (iv) Said that there are 4 parks along Shek Yam Road, but the residents mainly used the relatively small Shek Yam Road Rest Garden No. 3, where people

were often seen gambling illegally as well as urinating and defecating in public. It was suggested to make good use of Shek Yam Road Rest Garden, as it has a relatively large space for providing recreation and leisure facilities.

- (v) Said that the past term of K&T DC had suggested first to open up the Kwai Chung Park Development grassland for public use, so as to benefit the residents as soon as possible.
- (vi) Recognised the outcomes of the optimisation works for the facilities in Mei King Playground. However, the playground was rather small and could not fully meet the needs of the residents.

9. Senior Executive Officer (Planning) 23, LCSD, introduced the reply document and responded as follows:

- (i) Said that the Department had consulted Members on the Master Layout Plan of the Kwai Chung Park works project at the K&T DC meeting held on 14 July 2020. The Department had accepted the recommendation of K&T DC to replace the originally proposed children's play equipment and fitness area with a multipurpose lawn. Both the proposed facilities and Master Layout Plan after revisions were supported by K&T DC at the meeting held in September 2020. Those works were expected to be completed in the second half of 2024.
- (ii) Said that in regard of the proposal to provide a large-scale children's playground in Kwai Chung Park, the Department will, upon considering the Phase 2 works project, evaluate a series of factors (including the technical and geographical constraints of the landfill site, as well as the actual needs of recreation facilities by the residents in the district), make reference to the Hong Kong Planning Standards and Guidelines ("HKPSG") formulated by the Planning Department ("PlanD"), consult different stakeholders and take follow-up actions according to the established procedures for public works. The Department noted the recommendations made by K&T DC and would take them into consideration alongside other opinions collected in the course of project planning.

10. District Leisure Manager (Kwai Tsing), LCSD, responded as follows:

- (i) Said that the Department attaches great importance to optimising children's

play equipment in the district. In the past, resources had been allocated for optimising Shek Yam Road Rest Garden to meet the needs of residents of different ages.

- (ii) Pointed out that the Department was installing closed-circuit television (“CCTV”) in Shek Yam Road Rest Garden No. 2 to prevent illegal activities. As the residents moved to Shek Yam Road Rest Garden No. 3 during the works period, the Department intended to deploy personnel to the garden for patrolling and maintaining order. The residents could also consider visiting Shek Yam Lei Muk Road Park where the area is larger.
- (iii) Said that the construction of Tsing Yi Promenade Site I (near Cheung Fat Estate) had been completed and would be opened up for public use on 26 January 2024. As for the play equipment works at Tsing Yi Promenade Site II (near Maritime Square), it was expected to commence in the second quarter of 2024. In addition, play equipment would also be added to Shek Yam Lei Muk Road Park and Mei King Playground, and the works for the former would commence within the year. The Department had plans to optimise individual play equipment or elderly facilities, and would report the progress to DFWC after the meeting.
- (iv) Pointed out that the Department had previously collected public opinions through the means of questionnaires on the planning and design of Shek Yam Road Rest Garden, Mei King Playground and Tsing Yi Promenade. In the future, the Department would consider to continue collecting public opinions for the further revitalisation of play equipment in the district.

11. The Chairman announced taking a vote on the aforesaid motion. Of the Members who participated in the vote, 0 voted against it and 0 abstained. Members endorsed the aforesaid matter.

(Post-meeting note: LCSD had given a reply in respect of the aforesaid motion. For details, refer to DFWC Circulation (Information) Paper No. 8/2024.)

Request for Rebuilding Wing Fong Street Market and Constructing an Integrated Services Building

(Proposed by Ms KWOK Fu-yung, MH, Ms LAM Ying-wai and Ms TANG Lai-ling)
(DFWC Paper Nos. 4/D/2024, 4a/D/2024 and 4b/D/2024)

12. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Said that they had put forth relevant agenda item at a previous meeting, during which the Department had acknowledged receipt of their opinions. In this connection, they asked about the Department's follow-up status at that moment.
- (ii) Pointed out that new residences had been successively constructed near Wing Fong Street Market in recent years, and the resultant surge in population had rendered the original planning unable to meet the needs of the residents. On the other hand, the residents were reluctant to enter Wing Fong Street Market because of its relatively poor hygiene, hence creating difficulty for the shop tenants to do business. In this context, Members requested the Department to clarify the specific indicators for determining the eligibility of a public market to be included in the Market Modernisation Programme.
- (iii) Thought that if an integrated services building was to be built, a space should be reserved for children's play equipment in order to resolve the problem of insufficient equipment at children's playgrounds in the district.
- (iv) The stall vacancy rate in Wing Fong Street Market was rather high. An enquiry was made on whether the Department could revise the existing regulations on the types of goods to be sold at the stalls, so as to allow interested operators to bring in new types of goods for attracting patronage from the residents and increasing usage rate of the market.
- (v) If an installation of air conditioning system in Wing Fong Street Market was found to be impossible for the time being, the Department was recommended to consider improving the market's ventilation system for optimising hygiene.
- (vi) Said that according to the HKPSG formulated by PlanD in 2009, public markets should provide 40 to 45 stalls for every 10 000 persons. At that time, South Kwai Chung had a population close to 80 000 to 100 000 persons while Fong Street Market had only about 114 stalls, which fell far short of the relevant standard.

13. Chief Health Inspector (Kwai Tsing) 2, Food and Environmental Hygiene Department (“FEHD”), responded as follows:

- (i) Said that Wing Fong Street Market had not been included in the Market Modernisation Programme (“Programme”) as a market to be overhauled or redeveloped at that moment, and therefore no pertinent timetable could be provided. He added that the Department would consider a host of factors when identifying suitable markets for overhaul or redevelopment, including the geographical locations and distribution of the markets, conditions of facilities in the markets, business viability, community needs, tenants’ readiness, etc.
- (ii) Regarding Members’ concerns on Wing Fong Street Market, the Department acknowledged receipt of the opinions and suggestions concerned.
- (iii) Said that if the stall owners of Wing Fong Street Market wish to change the types of goods originally sold at their stalls, they can file applications to the Department. The Department will then make consideration after consulting with stakeholders.
- (iv) Pointed out that the Department had made arrangement to step up cleansing of Wing Fong Street Market during non-peak hours, and would contact the Electrical and Mechanical Services Department to strengthen cleaning of the ventilation ducts in Wing Fong Street Market.

14. Acting Senior Town Planner/Kwai Tsing, PlanD, responded as follows:

- (i) The land where Wing Fong Street Market is located is designated as a “Government, Institution or Community” zone in the approved Kwai Chung Outline Zoning Plan No. S/KC/32. The construction of a government integrated services building is in line with the planning intention of this zone, and it is a use always permitted. PlanD will act in support of the development plans put forward by relevant government departments.
- (ii) HKPSG is for general reference only, and responsible departments will make decisions for their actual operations based on the genuine circumstances of an area.

(Post-meeting note: HKPSG stipulates general guidelines for the Government to determine the scale, location and site requirements of various land uses, community facilities and infrastructures based on the population and other factors. The relevant guidelines aim to provide guidance for land planning and development processes, ensuring the provision of the land required for different planned uses and facilities in new towns, new development areas, and other land development projects. The compilation of HKPSG is coordinated by PlanD, and relevant government bureaux and departments will timely formulate, review, and update the relevant HKPSG, having regard to the policies under their purviews and development needs. The section on public markets in HKPSG was revised in April 2009 and has been in effect ever since. According to the revised HKPSG, when consideration is to be made on the provision of a new public market, not only the population of the area concerned should be taken into account, but also other relevant factors, including the demographic mix, community needs, the supply of nearby public and private market facilities, the number of fresh provision retail outlets, and the public sentiment towards the preservation of hawker areas.)

(Post-meeting note: FEHD had given a reply in respect of the aforesaid matter. For details, refer to DFWC Circulation (Information) Paper No. 9/2024.)

Information Paper

Report on Community Halls and Centres Usage in Kwai Tsing District (November to December 2023)

(DFWC Paper No. 5/I/2024)

15. Members noted the aforesaid paper and put forth opinions as follows:
- (i) Said that Cheung Ching Community Hall still opened for public use despite that the works of a nearby site was in progress and that the hall was lack of elevators, thereby causing pedestrians to trip over frequently. In this connection, an enquiry was made on plans to improve the situation.
 - (ii) Asked why only a door was opened in Cheung Ching Community Hall.
 - (iii) Said that even though Cheung Ching Community Hall can accommodate over 300 people, bottlenecks of people will be formed at its accesses whenever an event with over 300 participants is held in the hall. Therefore, all lifts in the hall were recommended to be put into operation for diverting flow of people.

- (iv) Reported that relevant departments had not yet approved the use of projectors in Cheung Ching Community Hall.
- (v) Suggested the Housing Department (“HD”) to complete the works near Cheung Ching Community Hall as soon as possible.

16. District Officer (Kwai Tsing) responded as follows:

- (i) Said that in response to the demand for community halls in the district, K&T DO had already arranged for the newly completed Cheung Ching Community Hall to be open to the public immediately after the closure of the old Cheung Ching Community Hall. If the new community hall was to be open to the public only after the completion of nearby public housing projects, the residents would have to wait longer before they could use the hall facilities.
- (ii) Pointed out that K&T DO had already added new equipment to the newly constructed Cheung Ching Community Hall to meet the needs of users.
- (iii) Said that he would make discussion with HD and follow up the opinions put forward by Members after the meeting.

17. Senior Housing Manager (Kwai Chung), HD, said that she would reply to Members’ enquires after the meeting.

(Post-meeting note: In order to demolish Cheung Ching Estate Community Centre located at the site of the Ching Hong Road North Phase 3 Public Housing Development the soonest possible for carrying out the relocation works of the Cheung Hong General Out-patient Clinic and the Tsing Yi Maternal and Child Health Centre, the Hong Kong Housing Authority had accorded priority to the completion of the platform works at the site of the Ching Hong Road North Phase 1 Public Housing Development (i.e. the original site of Ching Ho House, Cheung Ching Estate), and had obtained occupation permits, so that the relocated community hall and other social welfare facilities could be put into service as soon as possible, hence an early implementation of the demolition works of Cheung Ching Estate Community Centre. An occupation permit had been obtained for the platform in the Phase 1 project in mid-2023, and its structure and safety were in compliance with statutory requirements. The new community hall located on the first floor of the platform had already been handed over to K&T DO for management and relocation arrangements in

mid-2023. As for the works progress of the residential buildings in the Phase 1 project, the superstructure had been completed, and the external works had also been largely completed. A small amount of works for the surroundings and environmental optimisation (including the installation of ramps with handrails and lighting facilities) were in progress, and were expected to be completed between March and April this year. There are 5 lifts in Ching Ho House leading to Cheung Ching Community Hall, 4 of which have already been opened for public use. In addition, there is 1 lift in the hall, which is managed by K&T DO.)

Report on the Housing Department's Facilities and Works Progress in Kwai Tsing District (September 2023 to December 2023)

(DFWC Paper No. 6/I/2024)

18. DFWC noted the aforesaid paper.

Any Other Business

19. There was no other business.

Date of Next Meeting

20. The next meeting was scheduled to be held on 2 April 2024 (Tuesday).

Kwai Tsing District Council Secretariat
March 2024