

(Confirmed minutes)  
(Translation)

**Sai Kung District Council**  
**District Facilities and Works Committee**  
**Minutes of the Second Meeting in 2024**

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Date : 12 March 2024 (Tuesday)  
Time : 10:00 a.m.  
Venue : Conference Room of the Sai Kung District Council

**Present**

Mr CHONG Yuen-tung, MH (Chairman)	Member of Sai Kung District Council
Mr CHAN Kai-wai (Vice-Chairman)	Member of Sai Kung District Council
Ms FONG Kwok-shan, Christine	Member of Sai Kung District Council
Mr WANG Wen	Member of Sai Kung District Council
Mr WONG Shui-sang	Member of Sai Kung District Council
Mr LI Tin-chi	Member of Sai Kung District Council
Mr LI Ka-leung, Philip, MH	Member of Sai Kung District Council
Ms LI Ka-yan	Member of Sai Kung District Council
Mr CHAU Ka-lok	Member of Sai Kung District Council
Ms KI Lai-mei, MH	Member of Sai Kung District Council
Mr YAU Siu-hung, Kelvin, MH	Member of Sai Kung District Council
Mr YAU Ho-lun	Member of Sai Kung District Council
Ms YU Natasha	Member of Sai Kung District Council
Ms SZE Pan-pan	Member of Sai Kung District Council
Ms WU Suet-lin	Member of Sai Kung District Council
Mr CHEUNG Mei-hung, Chris	Member of Sai Kung District Council
Mr CHEUNG Chin-pang	Member of Sai Kung District Council
Mr CHEUNG Man-tim	Member of Sai Kung District Council
Ms CHONG Nga-ting, Angel	Member of Sai Kung District Council
Mr CHAN Chi-ho	Member of Sai Kung District Council
Mr CHAN Kin-chun, Ken	Member of Sai Kung District Council
Mr CHAN Kwong-fai	Member of Sai Kung District Council
Mr CHAN Kuen-kwan, MH	Member of Sai Kung District Council
Mr TSANG Kwok-ka	Member of Sai Kung District Council
Mr WAN Kai-ming	Member of Sai Kung District Council
Mr WONG Wang-to, MH	Member of Sai Kung District Council
Mr WONG Yuen-hong	Member of Sai Kung District Council
Mr LAU Kai-hong	Member of Sai Kung District Council
Mr CHENG Yu-hei	Member of Sai Kung District Council
Ms TAM Chuk-kwan	Member of Sai Kung District Council
Miss CHAN Hiu-ying, Kenley (Secretary)	Executive Officer (District Council)5, Sai Kung District Office

**In Attendance**

Miss MA King-fan, Kathy, JP	District Officer (Sai Kung), Sai Kung District Office
Miss LAM I-ching	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Miss CHENG Suet-ching, Lacus	Assistant District Officer (Sai Kung)2, Sai Kung District Office
Mr CHENG Chi-wing, Ken	Senior Liaison Officer (1), Sai Kung District Office
Ms LAM Yee-mang, Dawn	Senior Liaison Officer (2), Sai Kung District Office
Mr NG Wai-ming	Senior Liaison Officer (3), Sai Kung District Office
Mr PANG Kam-ping	Senior Inspector of Works (Sai Kung), Sai Kung District Office
Mr HUI Chun-kwan, Simon	Senior Executive Officer (District Management), Sai Kung District Office
Mr CHUNG Kai-yin	Senior Executive Officer (District Council), Sai Kung District Office
Miss WONG Chui-ying, Erin	Executive Officer I (District Council), Sai Kung District Office
Ms KONG Yuen-fan, Bonnie	Architect (Works)5, Home Affairs Department
Ms LUI Tung-ni	Architect (Works)7, Home Affairs Department
Ms LEE Lai-sheung, Susan	District Leisure Manager (Sai Kung), Leisure and Cultural Services Department
Ms LAI Ka-yee, Jenny	Deputy District Leisure Manager (District Support) Sai Kung, Leisure and Cultural Services Department
Mr YU Chun, Calvin	Senior Executive Officer (Planning)22, Leisure and Cultural Services Department
Miss LAM Ka-foo, Tiffany	Executive Officer (Planning)22A, Leisure and Cultural Services Department
Mr CHOW Kin-keung	Administrative Assistant/Lands, District Lands Office, Sai Kung
Miss YEUNG Lok-kei, Kiki	Senior Engineer/20(E), East Division 1, East Development Office, Civil Engineering and Development Department

**Absent**

Mr LAM Chun-ka	Member of Sai Kung District Council
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## **Welcome Remarks**

The Chairman said a quorum was present and the meeting commenced officially. He welcomed all Members and departmental representatives to the second meeting of the Sai Kung District Council District Facilities and Works Committee (DFWC) in 2024.

2. The Chairman said that Mr LAM Chun-ka was unable to attend today's meeting due to illness, and that he had submitted a Notification of Absence from Meeting prior to the meeting as required. There being no objection from Members, the Chairman declared that the application for absence from the meeting was approved in accordance with Order 64(5) of the Sai Kung District Council Standing Orders.

### **I. Confirmation of Minutes of the 1<sup>st</sup> DFWC Meeting in 2024 held on 5 January 2024**

3. The Chairman stated that the Secretariat had not received any proposed amendment before the meeting. There being no proposed amendment at the meeting, the Chairman declared that the above minutes were confirmed.

## **II. New Items**

(A) Application from ethnic minorities to use the assembly hall and the conference room of Kin Choi Community Hall  
(SKDC(DFWC) Paper No. 1/24)

4. As the following item was related to this item and there being no objection from Members, the Chairman declared that they would be discussed together.

Report on community halls/community centre/activity centre in Sai Kung District  
(SKDC(DFWC) Paper No. 1/24)

5. Mr Simon HUI, Senior Executive Officer (District Management), Sai Kung District Office (SKDO) introduced the paper.

6. Members enquired whether the average utilisation rate of facilities at Kin Choi Community Hall as listed in the report had included the time slots booked by ethnic minority groups.

7. Mr Simon HUI of SKDO said the report had stated the overall utilisation rate, including the time slots booked by ethnic minority groups from September 2023 to January 2024.

8. Members said that some members of the public had reflected the difficulty in

booking the community hall facilities, which was inconsistent with the statistics in the report. Enquiries were thus made on whether the inconsistency came from some hirers who did not show up finally.

9. Mr Simon HUI of SKDO explained that the report reflected the overall utilisation of the community halls and community centre, and suggested that some groups who intended to book consecutive time slots might not submit applications considering the available time slots. SKDO had been promptly updating the booking status on HAD's website upon receiving notifications for booking cancellation, with a view to facilitating early applications from other users.

10. Members further raised the following questions and comments:

- They recommended exploring the feasibility of digitalising the booking of the community hall facilities; and supported applications by ethnic minority groups to enhance accessibility and utilisation.
- They suggested flexibly prioritising organisations hosting large-scale events to reserve consecutive time slots, in order to enhance the utilisation rate of community hall facilities. They suggested SKDO to supplement the lists of organisations that had applied for and successfully booked community hall facilities respectively after the meeting, and enquired about the restrictions on applications by parties outside the Sai Kung District for the use of community halls.

11. Mr Simon HUI of SKDO supplemented that under the existing mechanism, local organisations and those hosting large-scale events in the district would be given higher priority in booking community hall and community centre facilities.

12. Members further raised the following questions and comments:

- They enquired about the average utilisation rates of the above facilities on Saturdays and Sundays.
- They recommended extending the deadlines for submitting applications.
- They suggested that SKDO should prioritise the allocation of time slots for owners' corporations (OCs) to hold general meetings.

13. Mr Simon HUI of SKDO responded as follows:

- SKDO could provide supplementary information on the utilisation rates after the meeting.
- He noted Members' suggestions to optimise the application procedures for booking the community hall and community centre facilities.
- He suggested that OCs should notify their respective liaison officer of the dates

of their general meetings as early as possible, and SKDO would make an effort to accommodate them.

14. Members enquired about the penalty scheme for non-compliance with the cancellation requirements, whether the substitute organisations needed to pay the hire charges, and the channels through which the department could inform the public of the latest slots available for booking.

15. Mr Simon HUI of SKDO advised that applicants had to submit a “Notification for Cancellation of Booking” within a specific timeframe, otherwise demerit points would be given for the non-compliance. Whether the substitute organisations needed to pay the hire charges would be subject to their eligibility for charge waiver.

16. Members noted the paper.

### **III. Report Items**

(A) Update of ‘Tseung Kwan O Heritage Post’  
(SKDC(DFWC) Paper No. 2/24)

17. Members noted the above programme plan.

(B) Report on management of recreation and sports facilities in Sai Kung District from September 2023 to February 2024 by the Leisure and Cultural Services Department  
(SKDC(DFWC) Paper No. 3/24)

18. Members enquired about the location of the greening works for the “Amenity Area at Wai Man Road”.

19. Ms Jenny LAI, Deputy District Leisure Manager (District Support) Sai Kung, Leisure and Cultural Services Department (LCSD) responded that relevant information was not available for the time being. LCSD would supplement after the meeting.

20. The Chairman asked LCSD to provide the above information to individual Members after the meeting.

21. Members enquired about the works progress of “Town Park in Area 68, Tseung Kwan O”, and the re-opening time of the public toilets at the Tseung Kwan O Waterfront Park which had been temporarily closed for the above works.

22. Mr Calvin YU, Senior Executive Officer (Planning)<sup>22</sup>, LCSD stated that the works of “Town Park in Area 68, Tseung Kwan O” had commenced smoothly and were preliminarily estimated to be completed in the first quarter of 2025. Upon completion

and full opening of the park, the public would be able to use the new public toilets therein. The relocated and expanded pet garden was also opened for public use on 11 August 2023.

23. Members raised the following questions and comments:

- They suggested placing portable toilets at the Tseung Lam Highway Garden and enquired about the location of the Acacia replaced under the Enhancement Programme of Vegetation.
- They suggested replacing the damaged trees with relatively low-growing plants.
- They suggested enhancing the inspection and maintenance of recreational facilities, so as to reduce the closure time for repairs.

24. Mr Calvin YU of LCSD supplemented that the Tseung Lam Highway Garden was located above the entrance of the Tseung Kwan O section of Tseung Kwan O-Lam Tin Tunnel. Due to the tunnel structure, the above-mentioned location was not suitable for sewage works. The Civil Engineering and Development Department (CEDD) had informed LCSD of this engineering constraint when conducting the relevant works, and therefore provision of permanent toilets would not be feasible. Moreover, there was no carriageway in the Tseung Lam Highway Garden for desludging vehicles that clean portable toilets to enter. Regarding Members' suggestion to place portable toilets in nearby areas, LCSD had referred the suggestion to relevant departments for consideration and follow up.

25. Ms Jenny LAI of LCSD added that the department would review the actual planting environment when carrying out greening works and choose suitable plants. For the maintenance of recreational venues and facilities, there were on-site staff performing daily inspections in large venues, and the department also arranged regular inspections on smaller venues. Due to safety concerns, the department might need to temporarily fence off facilities for repairs, and would keep close liaison with works departments to complete the repairs as soon as possible and open up the facilities again for public use.

26. The Vice-Chairman supplemented that the Tseung Lam Highway Garden was originally intended for greening purpose, and there were various geographical engineering constraints. As regards Members' suggestion to place portable toilets, apart from considering the space for desludging vehicles to access and the frequency of routine cleaning, cost-effectiveness was another concern.

27. Members further raised the following questions and comments:

- They enquired about the replacement frequency of filter cartridges of water drinking fountains and ultra-violet lamps at the Tseung Kwan O Waterfront Park, and suggested timely update of facility displays.

- They suggested attaching tree reference photos in the greening works reports.
- They suggested notifying neighbouring housing estates before large-scale events held at the Tseung Kwan O Sports Ground that required the use of floodlights at the maximum luminosity. It would also facilitate the promotion of such events.
- They reflected the problem of refuse and fallen leaves accumulating at the fences of the Tseung Kwan O Sports Ground, and suggested regular cleaning and installing baffles.

28. Ms Jenny LAI of LCSD stated that in accordance with the guidelines of the Electrical and Mechanical Services Department (EMSD), the filter cartridges of water drinking fountains in the Tseung Kwan O Waterfront Park would be replaced every 12 months. EMSD also inspected the facilities every 6 months. For refuse accumulated at the fences of the Tseung Kwan O Sports Ground, the department noted and would follow up the matter. Additionally, if the use of floodlights at the maximum luminosity were required for large-scale events at the Tseung Kwan O Sports Ground, the department would notify the management offices or OCs of neighbouring housing estates according to the established practice. Interested members of the public could also attend the events.

29. Members noted the above report.

(C) Report on community halls/community centre/activity centre in Sai Kung District  
(SKDC(DFWC) Paper No. 1/24)

30. The above item was discussed together earlier.

(D) District minor works progress report of the endorsed works projects and their financial estimates  
(SKDC(DFWC) Paper No. 4/24)

31. Members enquired about the works progress of “SK-DMW298 Addition of sitting-out facilities at the Tseung Kwan O South Waterfront Promenade”.

32. Mr Calvin YU of LCSD stated that the above works project was progressing well.

33. Ms Bonnie KONG, Architect (Works)5, Home Affairs Department (HAD) supplemented that the excavation and foundation preparatory work of the above project was currently underway. If progressing well, the project was expected to be completed in the fourth quarter of 2024.

34. Members reflected that some works contractors had not proactively progressed with the works, and there were delays in the project schedule. Site notices were not updated in a timely manner either. Taking the project “SK-DMW369 Construction of sitting-out

facilities in Open Space in Area 72, Tseung Kwan O” as an example, they suggested minimising the discrepancy in the project schedule estimate, as well as enhancing site inspection and monitoring of the contractor to reduce delays.

35. The Vice-Chairman enquired about the works progress of “SK-DMW369 Construction of sitting-out facilities in Open Space in Area 72, Tseung Kwan O”, and suggested LCSD to arrange for a site visit for Members before completion and opening of the facilities to the public.

36. Members enquired about the progress of the installation of a rain shelter on Shek Kok Road and the provision of shade structure near Yan Ming Court.

37. Mr Calvin YU of LCSD responded as follows:

- Generally, when conducting a technical feasibility study for a project, the consultant would make an estimate of the project schedule based on site conditions, site area and the proposed facilities. Discrepancies in the estimated project schedule upon implementation were often caused by unforeseeable circumstances in the early stage. Taking “SK-DMW369 Construction of sitting-out facilities in Open Space in Area 72, Tseung Kwan O” as an example, upon commencement of works, it was found that the underground pipelines involved in the newly constructed facilities in the vicinity posed unexpected technical difficulties for the original drainage arrangements, which required re-planning the pipeline layout for drainage facilities, resulting in a longer project duration.
- After the works contractor had entered the site, they had to first obtain an excavation permit from relevant departments before the excavation works started. The estimated project schedule had already factored in the time required to obtain the permit.
- “SK-DMW369 Construction of sitting-out facilities in Open Space in Area 72, Tseung Kwan O” was substantially completed, and the acceptance inspection for facility safety had been carried out. It was expected to be open to the public within this month. LCSD would arrange a site visit for Members through the SKDC Secretariat before the opening of the facilities.

38. Ms Bonnie KONG of HAD noted Members’ views and would remind site supervisors to carry out regular site inspections and to timely notify the contractor to update the completion date on the display boards.

39. Mr Calvin YU of LCSD supplemented that LCSD had presented the latest situation of the project through the said report, keeping the public informed of the latest progress in a timely manner.

40. Mr PANG Kam-ping, Senior Inspector of Works (Sai Kung), SKDO responded as follows:

- Regarding the installation of a rain shelter on Shek Kok Road, SKDO had completed the local consultation and received positive feedback. SKDO was applying for the excavation permit from relevant departments, and the tendering process could be started after the permit was granted.
- Regarding the provision of shade structure near Yan Ming Court, the Works Section of SKDO carried out the underground trial pit works in late 2023. With no utilities below the ground, the works was considered feasible preliminarily. Works Section would proceed with the design and local consultation, and apply for the excavation permit afterwards. After that, they would apply for funding to carry out the works according to established procedures and start the tendering process.

41. The Vice-Chairman gave supplementary information on the project “SK-DMW369 Construction of sitting-out facilities in Open Space in Area 72, Tseung Kwan O”, stating that the works delay was partly because the previous SKDC took time to discuss the land use, and CEDD needed to liaise with stakeholders regarding the utilities arrangements for the drainage facilities. The then SKDC also hoped that upon completion of the project, the planned “Tiu Keng Leng Park” could proceed.

42. Members raised the following questions and comments:

- They asked whether the department had published any guidelines requiring contractors to complete each work process within deadlines, and setting out uncontrollable factors that could cause works delays, as well as corresponding penalties.
- They enquired about the general processing time required for various permits applications, and the feasibility of expediting the application process.

43. Mr Calvin YU of LCSD stated that the duration of works construction by a contractor was normally set out under a contract. When awarding the contract, the department would specify the anticipated total time for the project, and set out the allowable extension period due to uncontrollable factors, such as the rainy season. As the conditions for various public works projects varied, there were no detailed or rigid requirements for the completion time of each work process. The department also monitored the contractors’ progress through term consultants.

44. Mr PANG Kam-ping of SKDO stated that applying for various permits from the relevant departments generally took two to three months, but there might be a need to extend the period under unforeseen circumstances. For example, when applying for an excavation permit from Highways Department (HyD), if a public utility company had

recently carried out excavation works at the relevant road section, the excavation permit could not be issued shortly. Additionally, when applying for temporary land allocation from the District Lands Office, Sai Kung, if a government department was currently carrying out works on the land involved, the land could only be allocated again until it had been returned upon completion of works.

45. The Chairman said he understood that Members were concerned about projects associated with people's livelihood. He trusted that in the future, when such projects in the district were completed, the relevant departments would notify Members through the SKDC Secretariat. Members were encouraged to assist in promoting the projects to the public.

46. Members noted the above reports.

#### **IV. Motions Raised by Members**

##### **(A) The 3 motions raised by Members**

(1) Suggest studying the retrofitting of solar-powered fans at the pavilion of Man Yee Playground to address the problem of a lack of cooling facilities thereat (SKDC(DFWC) Paper No. 5/24)

47. The Chairman stated that the motion was moved by Mr LI Tin-chi and seconded by Mr CHAN Kuen-kwan and Ms YU Natasha.

48. Members noted the written reply from LCSD (SKDC(DFWC) Paper No. 8/24).

49. Members suggested that LCSD should review the lighting system at the pavilion of Man Yee Playground, improve the brightness during daytime and at night, and consider adding atmospheric lighting effect. They hoped that LCSD would implement the relevant recommendations as soon as possible.

50. Ms Jenny LAI of LCSD said that LCSD would, together with the works departments, explore the feasibility of installing solar-powered fans and optimising the lighting system, and brief Members of the situation in due course.

51. There being no objection from Members, the Chairman declared that the motion was passed and requested LCSD to follow up.

52. There being no other comments from Members, the Chairman declared that this item would be deleted at the next meeting.

(2) Request for the provision of a walkway cover on Po Yap Road connecting the

entrance/exit of Yee Ming Estate with the lift  
(SKDC(DFWC) Paper No. 6/24)

53. The Chairman stated that the motion was moved by Mr WONG Wang-to and seconded by Mr CHENG Yu-hei and Mr WONG Yuen-hong.

54. Members noted the written reply from the Transport Department (TD) (SKDC(DFWC) Paper No. 9/24).

55. Members said the footpath at the proposed location was relatively narrow, and suggested TD paying attention to the locations of the piles in exploring the proposal, in order to avoid obstructing the pedestrian flow.

56. There being no objection from Members, the Chairman declared that the motion was passed and requested TD to follow up.

57. There being no other comments from Members, the Chairman declared that this item would be deleted at the next meeting.

(3) Suggest studying the further optimisation of the use of space beneath Tseung Kwan O Promenade Southern Bridge (near LOHAS Park) by improving its design, as well as tackling the problem of insufficient signs  
(SKDC(DFWC) Paper No. 7/24)

58. The Chairman stated that the motion was moved by Mr Chris CHEUNG and seconded by Mr LAU Kai-hong, Mr CHAN Kai-wai, Mr CHEUNG Chin-pang, Mr LI Tin-chi and Mr CHAN Kwong-fai.

59. Members noted the written replies from CEDD, HyD and TD (SKDC(DFWC) Paper Nos. 10/24 to 12/24).

60. Members raised the following questions and comments:

- They recommended CEDD to step up efforts to remind the public at both ends of the Tseung Kwan O Promenade Southern Bridge not to cycle on the bridge, for example, by enlarging the signage or putting up banners.
- They suggested installing railings to protect the concrete structures below the bridge, and to study the feasibility of utilising the space beneath the bridge outside the railings for leisure purposes.

61. Miss Kiki YEUNG, Senior Engineer/20(E), East Division 1, East Development Office, CEDD stated that CEDD would discuss Members' recommendations such as the enlargement of signage with relevant departments. As for the concrete bollards on the

east side of the Southern Bridge, they were primarily used to mark the structural parts of the bridge abutment, in order to protect the bridge structure and prevent the public from climbing onto the stone embankment for dangerous activities. The public could appreciate the scenery of the Tseung Kwan O Cross Bay Bridge from the viewing platform on the west side of the Southern Bridge. If Members had detailed proposals for the long-term use of the space beneath the east side of the Southern Bridge, CEDD could assist in relaying them to the relevant departments for follow-up.

62. Members enquired about the reasons for a lack of relevant facilities on the east side of the Southern Bridge, and suggested providing sitting-out facilities such as benches in the space beneath the east side of the bridge.

63. Miss Kiki YEUNG of CEDD added that the viewing platform was already planned and reserved on the west side of the Southern Bridge during the design stage, as it was the optimal viewing location. Regarding Members' suggestion of providing benches beneath the east side of the Southern Bridge, CEDD would convey it to relevant departments for follow up and consideration.

64. Members suggested installing railings to protect the structures beneath the east side of the Southern Bridge, and to conduct local consultations on the use of the space outside the railings, with the hope of better utilising the space beneath the bridge.

65. There being no objection from Members, the Chairman declared that the motion was passed, and requested CEDD to follow up.

66. There being no other comments from Members, the Chairman declared that this item would be deleted at the next meeting.

**V. Any Other Business**

67. No other business was raised.

**VI. Date of Next Meeting**

68. The next meeting was scheduled for 10:00 a.m. on 14 May 2024 (Tuesday).

69. The meeting ended at 11:33 a.m.

Sai Kung District Council Secretariat  
April 2024