

**Southern District Council (2012-2015) (SDC)**  
**Minutes of the 20<sup>th</sup> Meeting of the**  
**District Facilities Management Committee (DFMC)**

Date : 26 March 2015 (Thursday)  
Time : 2:30 p.m.  
Venue : SDC Conference Room

**Present:**

Dr CHU Ching-hong, JP	(Chairman of SDC)
Mr CHAN Fu-ming, MH	(Vice-Chairman of SDC)
Mr AU Lap-sing, MH	(Chairman of DFMC)
Mr CHAI Man-hon	(Vice-Chairman of DFMC)
Mr AU Nok-hin	
Ms CHAN Judy Kapui	
Mrs CHAN LEE Pui-ying	
Ms CHEUNG Sik-yung	
Mr CHU Lap-wai	
Mr LAM Kai-fai, MH	
Ms LAM Yuk-chun, MH	
Dr LIU Hong-fai, Dandy, JP	
Mr LO Kin-hei	
Mrs MAK TSE How-ling, Ada	
Mr TSUI Yuen-wa	
Mr YEUNG Wai-foon, MH, JP	
Mr Paul ZIMMERMAN	

**Absent with Apologies:**

Mr FUNG Se-goun, Fergus

**Secretary:**

Mr CHAN Siu-wing, Andrew	Executive Officer I (District Management), Home Affairs Department
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**In Attendance:**

Mr CHOW Chor-tim, JP	District Officer (Southern), Home Affairs Department
Mr YEUNG Pok-man, Michael	Assistant District Officer (Southern), Home Affairs Department
Ms YIP Wai-see, Priscilla	Senior Executive Officer (District Council), Home Affairs Department
Mr CHAN Ip-to, Tony	Senior Executive Officer (District Management), Home Affairs Department
Mr WAN Wah-yung	Architect (Works) 6, Home Affairs Department
Mr CHAN Kwok-hung	Senior Inspector of Works (Hong Kong), Home Affairs Department
Mr LEE Kit-wai	Inspector of Works (Hong Kong), Home Affairs Department
Mr CHAIIONG David, Stanley	Chief Leisure Manager (Hong Kong West) Leisure and Cultural Services Department
Mr CHAN Wai-kiu, Alex	District Leisure Manager (Southern), Leisure and Cultural Services Department
Mr YU Chi-ying	Deputy District Leisure Manager (District Support) Southern, Leisure and Cultural Services Department
Ms CHOI Shuk-kuen, Shirley	Senior Manager (Cultural Services) Hong Kong West, Leisure and Cultural Services Department
Ms LEE Wing-ye, Winnie	Manager (Hong Kong West) Marketing, Programme and District Activities, Leisure and Cultural Services Department
Mr LO Hing-kwan, Gary	Senior Librarian (Southern), Leisure and Cultural Services Department
Mr WONG Chung-man, Andy	Principal Estate Officer/Hong Kong West & South (2), Lands Department

**For agenda item 4:**

Ms Carrie LAI	Architect, Andrew Lee King Fun & Associates Architects Limited
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Ms Faridah YIM

Assistant Architect,  
Andrew Lee King Fun & Associates Architects Limited

**Opening Remarks:**

The Chairman welcomed Members and the following government representatives to the meeting:

- (a) Leisure and Cultural Services Department (LCSD)
  - (i) Mr CHAIONG David, Stanley, Chief Leisure Manager (Hong Kong West);
  - (ii) Mr CHAN Wai-kiu, Alex, District Leisure Manager (Southern);
  - (iii) Mr YU Chi-ying, Deputy District Leisure Manager (District Support) Southern;
  - (iv) Ms CHOI Shuk-kuen, Shirley, Senior Manager (Cultural Services) Hong Kong West;
  - (v) Ms LEE Wing-yee, Winnie, Manager (Hong Kong West) Marketing, Programme and District Activities;
  - (vi) Mr LO Hing-kwan, Gary, Senior Librarian (Southern);
- (b) Lands Department (LandsD)

Mr WONG Chung-man, Andy, Principal Estate Officer/Hong Kong West & South (2);
- (c) Home Affairs Department (HAD)
  - (i) Mr WAN Wah-yung, Architect (Works) 6;
  - (ii) Mr CHAN Kwok-hung, Senior Inspector of Works (Hong Kong); and
  - (iii) Mr LEE Kit-wai, Inspector of Works (Hong Kong).

2. The Chairman said that Mr FUNG Se-goun was unable to attend the meeting. He asked Members to note the matter.

(Post-meeting notes: As the Council would only give consent to an application of absence filed on the grounds of (a) sickness; or (b) attendance at another

meeting or activity on behalf of the Council; or (c) attendance at another meeting or activity of the Legislative Council or an advisory body or organisation appointed by the State or the Government; or (d) fulfilling civic obligations as required by the law, e.g. serving as a juror or acting as witness in a trial, Mr FUNG Se-goun's absence could not be accepted.)

3. The Chairman continued that to avoid suspending the meeting in the absence of a quorum, Members should, as far as practicable, advise the Secretary of their early withdrawal before the meeting and inform the Secretariat staff when they left the meeting as well.

4. The Chairman advised that to enhance the efficiency of meeting, each Member was allotted a maximum of two 3-minute slots to speak in respect of each agenda item.

**Agenda Item 1: Confirmation of the Minutes of the 19<sup>th</sup> Meeting held on 22 January 2015**

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5. The Chairman said that the above draft minutes of the above meeting had been circulated to Members for comments before the meeting. Prior to the meeting, the Secretariat received proposed amendment from Mr TSUI Yuen-wa for paragraph 38 item (c) (the underlined part) as follows: “a number of Members were satisfied that LCS D followed up the views of the Committee on setting up a children tricycle play area at the Ap Lei Chau Wind Tower Park and submitted a proposal; a Member supported the proposal made by LCS D, but a number of Members held that the proposal of LCS D was very conservative and prudent. It was thus requested that LCS D should relax the restriction as far as possible, shorten the trial period and set up similar area in other LCS D's parks”; and for paragraph 39 item (c) “Before raising the proposal to set up children tricycle play area at the Ap Lei Chau Wind Tower Park, LCS D conducted a detailed and comprehensive research to ascertain the wheel diameter, speed and characteristics of different types of tricycles in the market as well as the venue constraints of Ap Lei Chau Wind Tower Park. The proposal was not conservative taking into account the safety of other park users. The conditions of use of the tricycle play area were relaxed already, for example, the maximum wheel diameter of tricycle was further increased from 10 inches to 12 inches so that more tricycle models in the market could be allowed. However, LCS D agreed to shorten the trial period to three month according to the views of the Committee. Depending on the trial results, extension of similar play area to other LCS D's parks could be considered.” The Committee agreed with the proposed amendments.

6. The Committee confirmed the minutes of meeting with amendments.

**Agenda Item 2: Report on the District Free Entertainment Programmes and Other Arts and Cultural Activities in the Southern District organised by the LCSD  
(DFMC Paper No. 11/2015)**

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7. Ms Shirley CHOI briefed the meeting on the district free entertainment programmes organised / to be organised by LCSD in the Southern District from January to July 2015 and the local applications for joint presentation of programmes, as well as other arts and cultural activities organised / to be organised by LCSD in the Southern District from January to May 2015, as detailed in DFMC Paper No. 11/2015. Also, Ms Shirley CHOI provided updated information that regarding item 14 of Annex 1 of the Committee paper (i.e., Cantonese Operatic Songs on 25 July 2015 at 4 p.m. in Ap Lei Chau Community Hall), as the Southern District Recreation and Sport Association recently wrote to LCSD stating that they would not apply for joint presentation this year, thus the application for joint presentation of programme would be cancelled.

8. The Committee noted the paper and the updated information, and approved the other two applications for joint presentation of programmes stated in paragraph 4 of the above paper.

**Agenda Item 3: Report on the Usage and Extension Activities of Public Libraries in the Southern District by the LCSD  
(DFMC Paper No. 12/2015)**

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9. Mr Gary LO briefed the meeting on the attendance of extension activities organised by LCSD public libraries in the Southern District and the usage of the public libraries in the Southern District from January to February 2015, and the extension activities planned for May and June 2015, as detailed in DFMC Paper No. 12/2015. Also, Mr Gary LO said that in order to accommodate with the completion of the landmarks of the Southern District Literary Trail, LCSD was actively planning for book display sessions for the relevant literati.

10. The Vice-Chairman, Dr CHU Ching-hong, JP and Mrs CHAN LEE Pui-ying raised comments and enquiries on the report. Details were summarised as follows:-

- (a) A Member believed that the usage rate of Stanley Public Library was relatively low, and suggested that LCSD should enhance the promotion; and
- (b) A Member suggested that to tie in with the completion of the landmarks at the Southern District Literary Trail, LCSD could organise activities promoting the relevant literati, e.g., exhibition and subject talks. A Member suggested that there could also be introduction of the landmarks.

11. Mr Gary LO replied that the usage rate of Stanley Public Library was moderate. LCSD would regularly send the promotion materials on library extension activities (e.g., Monthly Programme) to schools and buildings in the areas for publicity purpose. LCSD had also promoted library extension activities in its websites. In addition, LCSD planned to organize book display sessions in May to July 2015 in order to accommodate the Southern District Literary Trail. The works and biographies of the literati would be introduced. LCSD would also consider promoting the landmarks. Related Subject Talk would also be conducted in July 2015.

12. The Committee noted the paper.

(Mr LAM Kai-fai, MH joined the meeting at 2:46 p.m. Ms Shirley CHOI, Ms Winnie LEE and Mr Gary LO left the meeting at 2:47 p.m.)

**Agenda Item 4: Progress Report on District Facilities Works Projects in the Southern District**  
**(as at 12 March 2015)**  
**(DFMC Paper No. 13/2015)**

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13. The Chairman welcomed the representatives of the term consultant, Ms Carrie LAI, Architect and Ms Faridah YIM, Assistant Architect of Andrew Lee King Fun & Associates Architects Limited to the meeting for discussion of agenda item 4.

Appendix I to the Paper

Progress Report on District Facilities Works Projects in the Southern District

Uplifting Works to Promenades of Aberdeen Harbour and Ap Lei Chau Main Street Area

14. The Chairman said that CEDD had set up a works liaison group for the Uplifting Project. Members should raise their views on the progress of the Uplifting Project, if any, at

the works liaison group meeting for discussion with CEDD. As the Uplifting Project was about to finish, the Committee had agreed in its meeting in November 2014 that CEDD would attend the Committee meeting for reporting only when necessary.

15. The Committee noted the progress report.

#### Appendix II to the Paper

#### Progress Report and Financial Report on DMW Projects from 2008/09 to 2013/14

16. Regarding “Improvement to steel staircase at Lee Chi Road, Ap Lei Chau”, Ms LAM Yuk-chun, MH thanked the Southern District Office for arranging a higher-level meeting with relevant departments earlier on in order to sort out the difficulties faced by the project. She hoped that the working-level meetings could be conducted as soon as possible in order to further resolve the technical details, and wished that the project could be tendered in August as it was reported in the Committee paper. Ms CHEUNG Sik-yung enquired about the detailed timetable of the project. Mr LAM Kai-fai, MH suggested that HAD and the consultant simultaneously handle the preparation work required for tendering in order to advance the tender date. Mr WAN Wah-yung replied that the tender procedures would normally require around 4 months, and the project was expected to commence in late this year. HAD, the consultants and Highways Department had already conducted a working level meeting and resolved some technical issues. It was expected that the next working-level meeting would resolve the remaining issues. As the consultants would need to revise the drawings, a lead time would be required before tender could be invited. HAD and the consultants would explore ways of shortening the time required for the preparation works before tendering, in order to expedite the tender invitation for the project.

17. Dr CHU Ching-hong, JP enquired about the progress of “Construction of landmarks for the Literary Trail in the Southern District”. The Secretary said that the Sculptor was preparing the detailed design for “Stray Birds 31”. The project was expected to complete in late 2015. Ms Carrie LAI replied that as the time required for Southern District Office to provide the content of the introduction on literati and other information was longer than expected, “Stroll the Past”, “the Journey of Eileen Chang” and “Tic Tac Toe” were expected to complete in April 2015. Mr YU Chi-ying said that “Xu Dishan Plain” would be placed inside the sitting-out area at Victoria Road near Consort Rise. The consultant was conducting preliminary feasibility study on the sitting-out area.

18. Mr Paul ZIMMERMAN enquired about the progress of “Installation of a rain shelter with seats near the Sandy Bay Drainage Services Department Sewage Screening Plant

at Sha Wan Drive”. The Secretary said that it was expected that the application for additional funding for this project would be submitted in the next meeting for discussion.

19. Mrs CHAN LEE Pui-ying enquired about the progress of “Construction of rain shelter near the minibus stop of route no. 16X, Stanley Beach Road”, and opined that the existing rainshelter was not beautiful and could not serve the purpose of a rain shelter. Mr CHAN Kwok-hung replied that other proposals might involve underground utility diversion. The Chairman requested the Secretariat and the Works Section to follow up with the relevant Member on the improvement proposals.

20. Ms CHEUNG Sik-yung said that the effect of “Improvement works to the footpath between Hung Shing Temple and Hung Shing Building, Ap Lei Chau” was satisfactory, and appreciated the work of the Works Section. Mr Paul ZIMMERMAN opined that relevant photos could be provided for Members’ reference.

21. Mrs MAK TSE How-ling enquired about the progress of “Construction of a pedestrian cover from Broadview Court to the Club, Shum Wan Road”. The Secretary said that the Secretariat had a site visit with HAD and the term consultant in early November 2014. The relevant funding application for preliminary feasibility study would be submitted to the Committee in due course.

22. Mr Paul ZIMMERMAN enquired about the progress of “Repair of an existing dilapidated jetty in Deep Water Bay near Seaview Promenade”, and said that in order to accommodate with the Government’s promotion of water-friendly culture, there should be acceptable pier facilities on site. The Secretary said that the Secretariat would carry out a site visit with the Works Section in early April 2015. Mr CHAN Kwok-hung replied that the cost estimate and design of the project would be submitted as soon as possible.

23. Mrs MAK TSE How-ling enquired about the progress of “Installation of panels at Lei Tung Old Bus Terminus” and “Improvement works to the footpath near Kong Sin Wan Village”. Mr CHAN Kwok-hung replied that these projects were expected to commence this year.

24. The Committee noted the progress report and financial report.

#### Appendix III to the Paper

#### Progress Report and Financial Report on DMW Projects in 2014/15

25. Mrs CHAN LEE Pui-ying enquired about the progress of “Shek O Beach - Installation of electronic information display board”. Mr YU Chi-ying replied that works were expected to be completed in May 2015.

26. The Committee noted the progress report and financial report.

#### Appendix IV to the Paper

#### Progress Report and Financial Report on DMW Projects in 2015/16

27. The Committee noted the progress report and financial report.

(Ms Carrie LAI and Ms Faridah YIM joined the meeting at 2:47 p.m. Mr Paul ZIMMERMAN joined the meeting at 2:49 p.m.)

#### **Agenda Item 5: Report on the Organisation of Recreation and Sports Programmes and Management of Facilities in the Southern District by the LCSD (DFMC Paper No. 14/2015)**

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28. Mr YU Chi-ying briefed the meeting on the recreation and sports (R&S) programmes organised by LCSD from January to February 2015 and to be organised from April to May 2015 in the Southern District, the usage of facilities, assessments of LCSD’s contractors’ service levels and greening projects in the Southern District from January to February 2015, District Minor Works funding proposals for 2015-16, and construction of footbridge with lift to connect the Ap Lei Chau Wind Tower Park and Ap Lei Chau Estate, as detailed in DFMC Paper No. 14/2015.

29. The Vice-Chairman, Dr CHU Ching-hong, JP, Ms CHEUNG Sik-yung, Ms LAM Yuk-chun, MH and Mr LO Kin-hei raised comments and enquiries on the LCSD’s report. Details were summarised as follows:

- (a) A Member appreciated that LCSD had provided the District Minor Works funding proposals for 2015-16, and enquired about the progress of those projects without preliminary estimated cost at the moment;
- (b) a Member enquired about the progress of the “Construction of Footbridge with Lift to Connect the Ap Lei Chau Wind Tower Park and Ap Lei Chau Estate” and urged for its early implementation; a Member enquired whether the project was a priority project among those in the Southern District or those in Hong Kong territory-wide;

- (c) a Member opined that the shower area of Repulse Bay Beach was near a restaurant, which caused embarrassment to both the swimmers and the diners, and enquired whether LCSD would improve the situation; and
- (d) a Member was concerned about the usage of the open space areas outside Seaview Building at Repulse Bay Beach which are opened for public use, and opined that the usage rate was relatively low. A Member enquired about the opening hours and situation of other facilities of the Building.

30. Mr Alex CHAN and Mr YU Chi-ying gave a consolidated reply as follows:

- (a) Upon the completion of the preliminary estimated cost by the respective works agent, LCSD would submit funding applications for respective projects in the next Working Group meeting;
- (b) “Construction of Footbridge with Lift to Connect the Ap Lei Chau Wind Tower Park and Ap Lei Chau Estate” was a capital works project, and it was currently handled in accordance with the established procedures. The project was the top priority project in Southern District, but it would need to be considered among other capital works projects of other districts and other departments;
- (c) LCSD was working with Architectural Services Department (ArchSD) to study the installation of partition screens for blocking views to the shower areas of the Repulse Bay Beach. Works was expected to commence in May 2015; and
- (d) LCSD opined that as the survey period was non-swimming season, the usage rate of the open space areas outside Seaview Building at Repulse Bay Beach which are opened for public use was normal. It was believed that the usage would increase substantially for the months from June to August 2015. The contractor would adjust the opening times of the different facilities based on patronage.

31. The Committee noted the paper and report.

(Ms Carrie LAI and Ms Faridah YIM left the meeting at 3:19 p.m.)

**Agenda Item 6: Funding Applications of District Minor Works Projects in 2015-2016**  
**(DFMC Paper No. 15/2015)**

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32. Mr YU Chi-ying briefly presented the following funding applications as detailed in Appendix of DFMC Paper No. 15/2015:

- (a) Construction of a recreational facility on open space and GIC land adjoining the Aberdeen Marina Club; and
- (b) Construction of a Sitting-out Area at the roof of Pok Fu Lam No.3 Water Service Reservoir behind Chi Fu Fa Yuen.

33. Dr CHU Ching-hong, JP enquired about the timetable of “Construction of a Sitting-out Area at the roof of Pok Fu Lam No.3 Water Service Reservoir behind Chi Fu Fa Yuen”. Mr YU Chi-ying replied that after the funding was approved, the works agent would carry out preliminary feasibility study. It was expected that the study would complete in six months. Regarding “Construction of a recreational facility on open space and GIC land adjoining the Aberdeen Marina Club”, Mr TSUI Yuen-wa requested LCSD to liaise closely with Lands Department so as to handle the land procedures necessitated by the project as early as possible.

34. The Committee approved a total allocation of \$1,250,000 for implementing all the items as detailed in the Appendix of the paper (i.e. projects stated in paragraph 32 above).

**Agenda Item 7: Proposals of District Minor Works Projects in 2015-2016**  
**(DFMC Paper No. 16/2015)**

35. Mr Tony CHAN briefly presented the following DMW proposals and their priorities as detailed in Appendix II to DFMC Paper No. 16/2015:

- | <u>Priority</u> | <u>Project Title</u>                                                                                     |
|-----------------|----------------------------------------------------------------------------------------------------------|
| (1)             | Installation of handrails at the footpath leading to Seaview Promenade near No.46 Island Road;           |
| (2)             | Reconstruction of a rainshelter at Victoria Road near Tai Hau Wan Village;                               |
| (3)             | Construction of a rainshelter with foldable seats for bus stop near No. 10 Sassoon Road; and             |
| (4)             | Replacement of amenity railings at Victoria Road with bollards (from Scenic Villa Drive to Bisney Road). |

36. The Committee endorsed in principle the items as stated in Appendix II to the paper (i.e. projects (1) to (4) in paragraph 35 above) and their priorities, and noted the arrangements of works agents for the projects concerned.

## **Part II – Items for Information**

**Agenda Item 8: Report of the 15<sup>th</sup> Meeting of the Working Group on District Minor Works Projects held on 9 March 2015**  
**(DFMC Paper No. 17/2015)**

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37. The Committee noted the report.

**Agenda Item 9: Report of the 15<sup>th</sup> Meeting of the Working Group on Community Halls/Community Centres and Libraries Management held on 20 March 2015**  
**(DFMC Paper No. 18/2015)**

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38. The Committee noted the report.

**Agenda Item 10: Any Other Business**

39. The Chairman informed that Mr CHAN Kwok-hung, Senior Inspector of Works (Hong Kong) of HAD, would retire in April 2015. Mr CHAN had served the Government for 37 years. During his six-year tenure as Senior Inspector of Works (Hong Kong), he had handled hundreds of works projects of different scales in the Southern District, including new construction, repairing the existing facilities and improving village facilities. The Committee thanked Mr CHAN for his contribution to the management of district facilities in the Southern District, and would like to wish him a happy retirement.

40. The Vice-Chairman suggested that an appreciation letter be issued to Mr CHAN Kwok-hung. The Committee agreed with the arrangement.

41. Mr CHAN Kwok-hung thanked Members for their support to him and the work of Works Section. He said that Southern District Council had actively proposed various DMW

projects to provide convenience for the residents. It was his honour to serve the Southern District Council.

42. Mr Paul ZIMMERMAN said that the policy address of this year introduced the promotion of water-friendly culture. He suggested that Southern District Council work with relevant bureaux and departments to explore the addition of water sport activities and their related facilities in the Southern District. Mr CHAN Fu-ming, MH said that he would study with LCSD the addition of certain water sports, and he understood that local groups could be considered for engagement. The Chairman requested LCSD to note Members' views. The relevant topic would be discussed in detail in a separate occasion.

43. Mr LO Kin-hei enquired about the progress of the conversion of Shek O Obstacle Golf Course. Mr YU Chi-ying replied that ArchSD was conducting the study. Should there be feasible proposal, LCSD would report to the Committee and consult Members' views on the proposal.

44. The Chairman said that the District Development and Environment Committee agreed in its meeting on 23 March 2015 that the land near Ap Lei Chau Praya Road would be followed up by this Committee. Ms CHEUNG Sik-yung enquired LCSD on how to follow up and utilize this site in order to improve the environment. Mr Alex CHAN replied that LCSD had discussed with relevant Member on the case, and would consider some short-term greening proposal of the site, but LCSD might not obtain land allocation. The Vice-Chairman suggested that interested Members should discuss with the department on the arrangement. The Chairman requested LCSD to discuss with Members the proposal for the utilisation of the above site.

#### **Agenda Item 11: Date of Next Meeting**

45. The Chairman informed the meeting that the 21<sup>st</sup> DFMC meeting would be held at the SDC Conference Room on Thursday, 28 May 2015 at 2:30 p.m.

46. There being no other business, the meeting was adjourned at 3:52 p.m.

**Secretariat, Southern District Council**  
**May 2015**