

(Translation)

Minutes of the 2<sup>nd</sup> Meeting of the District Facilities Committee under  
Sham Shui Po District Council (5<sup>th</sup> Term)

Date: 18 February 2016 (Thursday)

Time: 9:30 am

Venue: Conference Room, Sham Shui Po District Council

Present

Chairman

Mr LAM Ka-fai, Aaron, JP

Members

Mr CHAN Kwok-wai

Mr CHAN Wai-ming, MH (Left at 10:00 a.m.)

Ms CHAN Wing-yan, Joephy

Mr CHENG Wing-shun, Vincent,

Mr CHEUNG Wing-sum, Ambrose, MH, JP (Left at 10:00 a.m.)

Mr CHUM Tak-shing (Arrived at 10:05 a.m.)

Mr HO Kai-ming, Calvin (Arrived at 9:38 a.m.)

Mr KONG Kwai-sang (Arrived at 9:53 a.m.)

Ms LAU Pui-yuk

Mr LEE Tsz-king, Dominic

Mr LEE Wing-man

Mr LEUNG Man-kwong

Ms NG Mei, Carman

Ms NG Yuet-lan (Arrived at 9:45 a.m.)

Mr TAM Kwok-kiu, MH, JP

Mr WAI Woon-nam

Mr YAN Kai-wing

Mr YEUNG Yuk (Arrived at 10:20 a.m.)

Mr YUEN Hoi-man

Co-opted members

Mr LAM Chi-kwong, Leo

Mr LI kwing

Mr WAN Kam-chuen

In attendance

Mr WAI Chun-yin, Mickey

Assistant District Officer (Sham Shui Po) 2

Ms FUNG See-wan, Melissa

Senior Executive Officer (District Management), Sham Shui Po District Office

Mr SHE Yat-chun, Ryan

Executive Officer (District Management), Sham Shui Po District Office

Ms CHAN Suk-fan, Janet

Liaison Officer In-charge (District Facilities Management Committee and Lai Chi Kok), Sham Shui Po District Office

Mr LIU Wai-shing, Simon

Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department

Ms LEE Kar-mei, Camay

District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department

Ms NG Sau-ling, Steffi

Sham Shui Po District Deputy Leisure Manager (District Support), Leisure and Cultural Services Department

Mr HONG Chi-keung

Sham Shui Po District Assistant Leisure Manager, (District Support), Leisure and Cultural Services Department

Mr YAU Chun-fai

Senior Inspector of Works (Kowloon), Home Affairs Department

Mr LUI Man-kit

Assistant Inspector of Works (Sham Shui Po), Home Affairs Department

Secretary

Miss TSE Ka-man, Clemence

Executive Assistant (District Council) 1, Sham Shui Po District Office

Absent with apology

Members

Mr WONG Tat-tung, Dennis, MH, JP

Absent

Members

Ms CHOW Wing-heng, Zoé

Mr LEUNG Yau-fong

Co-opted Members

Ms WONG Kwai-wan

Opening Remarks

The Chairman welcomed Members and public officers to the meeting.

2. Members noted that Mr Dennis WONG applied for leave.

Agenda Item 1: Confirmation of minutes of the 1<sup>st</sup> meeting held on 19 January 2016

3. The above minutes of meeting were confirmed without amendment.

Agenda Item 2: Matters for discussion

(a) Request to demolish the abandoned fountain at Sham Shui Po Park (Phase I) & turn it into a multi-purpose activity space (DFC Paper 2/16)

4. Ms Joephy CHAN introduced Paper 2/16.

5. Mr LEUNG Man-kwong supplemented as follows: (i) pipes of the abandoned fountain were exposed to the ground surface; (ii) there were pools of water at the bottom of the fountain, and mosquitoes might grow; (iii) hoped that the Department would demolish the fountain, so that residents could conduct other activities in the space.

6. Ms Camay LEE gave a consolidated response with the aid of PowerPoint presentation as follows: (i) the Leisure and Cultural Services Department (“LCSD”) had planned to convert the fountain into a green landscape rest area in the previous year; (ii) the Department advised members of the public not to enter the area of the abandoned fountain; (iii) staff of the Department had inspected the fountain and was aware that pipes were exposed to the ground surface, and the standing water had bred mosquitoes. Anti-mosquito measures had been carried out immediately and monitoring of the fountain’s situation had been stepped up; (iv) In the previous year, Yellow Pui blossomed in Nam Cheong Park, making the place a hot-spot for flower appreciation in town. As such, the Department planned to rebuild the water fountain in Sham Shui Po Park into a green area and plant theme-specific flowers in it. It was hoped that more flower-appreciation hot-spots would be created in Sham Shui Po District; (v) LCSD and Architectural Services Department (“ASD”) had jointly conducted a preliminary study. It was anticipated that the water fountain would be demolished, all original pipes would be removed and the ground surface be levelled. When advance works were completed, LCSD would appoint a landscape contractor to build an amenity plot accessible to the public on the original site of the fountain and adjacent areas; (vi) advance preparation works had been completed on the whole. LCSD was conducting discussions on some details with ASD and works would

commence once the discussions were concluded.

7. Mr CHAN Wai-ming gave opinions and raised enquiries as follows: (i) the Department's proposal was acceptable; (ii) after mass media reported that there was bougainvillea in Un Chau Estate Phases 2 and 4, people from various districts came to appreciate it. He thus proposed that the Department could take a leave out of Un Chau Estate's book in its choice of flowers; (iii) with regard to design, he proposed that path(s) and landscaped berm(s) be built as features. In addition, small piece(s) of flatland could be provided so that group activities could be conducted in the landscape area; (iv) he enquired when detailed landscape design could be completed, and the project's anticipated date of completion.

8. Mr Vincent CHENG gave opinions as follows: (i) he hoped that the Department would not be wasteful in the use of the fountain's land; (ii) he agreed with LCSD's proposal but hoped that Members would have more participation. The Department should let residents and DC Member of the constituency learn of the project's contents and collect their opinions; (iii) the proposal should base on the principle that residents could make use of the landscape facilities for both appreciation and practical purposes.

9. Mr WAI Woon-nam gave opinions and raised enquiries as follows: (i) the fountain at issue had not been in use for nearly six years; (ii) he did not object to converting the fountain into a green landscape rest area, but opined that the Department had not consulted residents nearby. He thus enquired whether the Department had, in its conception of the rebuilding plan, consulted users, in particular morning walkers and those who used the park in the evening; (iii) before implementation of the improvement project, would the Department inform residents and users nearby, and collect their opinions; (iv) he requested the Department to regularly report progress to the Committee.

10. Mr TAM Kwok-kiu gave opinions and raised enquiries as follows: (i) the fountain had not been in use for many years; (ii) he appreciated LCSD's learning in advance the needs of residents and its commencement of study as early as the previous year; (iii) the fountain located in an area of considerable size, thus participation of the public and Members was essential; (iv) he enquired about the surface area of the fountain and nearby area; (v) he was pleased that the Department had a preliminary concept, but hoped that the public and the District Council ("DC") would have the opportunity to express their ideas about the preliminary concept; (vi) the location was adjacent to several housing estates and thus the park was not used only by residents of one housing estate. In addition, members of the public were very much concerned about the reconstruction project. He hoped that the conversion would be able to meet the needs of mainstream users; (vii) he believed that the Department would hand over the power of decision-making to the Committee; (viii) he

enquired whether the reconstruction project had been publicised on LCSD's or DC's webpage for the knowledge of the public and their expression of opinions.

11. Ms Carman NG gave opinions and raised enquiries as follows: (i) it was not clear whether LCSD had already implemented the reconstruction project; (ii) the park was very popular and many parents would visit Sham Shui Po Park (Stage I) with their children during holidays; (iii) security staff often drove away those who rode bicycles inside the park. As the fountain area was large, she proposed that cycling facilities could be built there for the convenience of the public; (iv) the place was quite dark at night; (v) she hoped that the Department would allow more public participation and transparency, so that the public would know the contents of the project.

12. Ms LAU Pui-yuk gave opinions and raised enquiries as follows: (i) the fountain was close to a primary school while parents and their children often frequented the place and played there. Counting in morning walkers and elderly who lived nearby, the number of users was numerous; (ii) whether LCSD consulted users and learnt of their needs; (iii) she opined that to green the area and to build a flower landscape for appreciation was one of the many directions for conversion. She hoped that the Department's project would make good use of space and be able to diversify, so that both passive and active recreation could be carried out there; (iv) she hoped that the Department would conduct a systematic consultation to learn of the needs of users and to enrich the project contents.

13. Mr LEUNG Man-kwong gave opinions as follows: (i) he was appreciative of the follow-up works conducted by the Department in respect of exposed pipes and the problem of mosquitoes; (ii) he did not object to the Department's turning the place into a green belt; (iii) residents nearby were the main users and they had a certain degree of need for facilities of active recreation (such as ball games, cycling or group activities). He hoped that the Department would take relevant proposals into consideration; (iv) he proposed that the Department should conduct local consultation to take care of the practical needs of residents.

14. Ms Joephy CHAN gave opinions and raised enquiries as follows: (i) she agreed with the ideas given by Mr LEUNG Man-kwong; (ii) she was appreciative of the Department's approach of boarding up the fountain immediately and carrying out anti-mosquito measures upon receiving opinions from Members; (iii) she was pleased to learn that the Department had planned to convert the fountain which had not been in use for many years; (iv) as far as she knew, residents nearby did not know much about the Department's plan. Thus LCSD should let them know the plan and consult their opinions, so that they could participate more; (v) during the period of levelling the land of the fountain, the Department should continue to consult residents' opinions; (vi) if finally the project of turning the place into a

landscape area was to be implemented, she requested the Department to make a pledge of effective plant management.

15. Mr Leo LAM gave opinions as follows: (i) some residents worried that after the reconstruction, a large number of foreign domestic helpers would converge, which would affect local residents using the facilities; (ii) he hoped that facilities for active recreation would be installed to take care of needs of local residents.

16. Ms Camay LEE made a consolidated response as follows: (i) Members generally agreed with the project to convert the fountain into a green landscape. Work had begun the previous year when a site visit was jointly conducted with Mr Frederick Fung Kin-kee, former member of the Sham Shui Po District Council (“SSPDC”), during which the Department’s inclination was expressed; (ii) the Department agreed very much that members of the public should be consulted. As the concrete layout plan had yet been finalised, feasibility of the conversion project would be discussed further with ASD and relevant departments, and then consultation of opinions of residents nearby and users would be conducted through DC and Members; (iii) the demolition and conversion project had to be seen as one single works project. Upon the completion of demolition of the fountain and levelling of the land, the project for the construction of the amenity plot would immediately begin. As relevant works were interlocking, the Department had to be affirmed of the final design before any works could commence; (iv) the fountain area took up about 253 square metres; (v) According to the Department’s experience, if the area was to be open for public activities without restriction after the fountain was demolished and the land levelled, it would, as it was a large open area, attract a great number of foreign domestic helpers to converge or members of the public to sing and dance. Management issues and noise pollution would be resulted and therefore the Department had to carefully consider the conversion project of the location from various angles; (vi) the Department hoped that another hotspot for flower appreciation could be created, which would be accessible to members of the public who would be inside and part of the scene, rather than just a landscape to be seen from afar; (vii) at the current stage, the design of the landscape had yet been finalised. The Department would arrange landscape designers to design the layout. The Department was conceiving the idea of adding in a small piece of grassland to meet the needs of residents; (viii) with regard to the reflection from members that consultation was inadequate, the Department would conduct further communication with DC Member of the constituency concerned to work out a more appropriate layout; (ix) the Department was planning to install exercise facilities for the elderly there, which would fit into the landscape and meet the elderly’s needs; (x) if too many facilities for active recreation were installed, the Department was concerned that the nearby primary school during the daytime, and residents in the area at night would be affected by the noise.

17. Mr WAI Woon-nam said that the site where Sham Shui Po Park located had been used first as barracks and then as a refugee camp. A memorial stone for soldiers had been erected at the park near the swimming pool. It was therefore proposed that signage be installed in the future landscape to introduce the park's historic background and origin, as well as the direction of the memorial stone.

18. The Chairman concluded as follows: (i) Members spoken all supported the conversion of the fountain into a green landscape, but hoped that the Department would conduct more consultation with stakeholders, in particular residents nearby; (ii) DC Member of the constituency concerned and other Members could conduct consultation at various levels and in various areas; (iii) the Department should pro-actively consider communicating with users of the park and gather their opinions; (iv) as the conversion works would necessitate the installation of hoardings, and also as a result of the vast area affected, the works period should not be too long. Works should continue one after another in quick succession; (v) the Department could request ASD to make drawings of the landscape on the hoardings, so that residents and park users would have an idea of the future landscape; (vi) the Department would consult the Committee in respect of the design of the landscape and submit funding application to it after the design was to be completed. He expected the Department to make more consultation with the community before submission of application; (vii) the Department was requested to note and consider opinions of Members, and to report the project's progress to the Committee in good time, or to seek opinions from the Working Group under the Committee in respect of the project's details as and when necessary.

(b) Provision of seating at Chak On Road (DFC Paper 3/16)

19. Ms Carman NG introduced Paper 3/16.

20. Ms Melissa FUNG said that if the Committee supported the project at issue, the Sham Shui Po District Office(SSPDO) would study its feasibility. She then briefed the meeting of the surroundings of the minibus stop near Lai Chak House of Chak On Estate with the aid of PowerPoint presentation. She also enquired Members of the exact location of the proposed seats so as to conduct the feasibility study.

21. Ms Carman NG said that the exact location was the rain shelter by the side of terminus of green minibus No. 42. She then gave the following opinions: (i) she had made an enquiry to the Transport Department about installation of seats. The Department said that the width of the road at the location was suitable for installation of seats; (ii) The cover of the minibus terminus was built with funds provided by SSPDC district minor works programme; (iii) many elderly people waited for minibus there and usually the waiting time

was long; (iv) the existing seats there were too far away from the waiting point, which were not convenient; (v) in the previous term of DC, she raised proposal for another district minor works, which had yet been implemented.

22. The Chairman said that relevant departments would be urged to follow up on the project mentioned in item (v) above.

23. Ms Melissa FUNG said that SSPDO would study the feasibility of installing seats at the rain shelter by the side of terminus of green minibus No. 42 near Lai Chak House of Chak On Estate.

24. The Chairman concluded that during district inspection, check-up should be conducted in respect of the proposed location of the project. SSPDO was requested to conduct feasibility study.

(c) Report by LCSD on facilities management in Sham Shui Po District (DFC Paper 4/16)

25. Ms Steffi NG introduced Paper 4/16 with the aid of PowerPoint presentation.

26. Mr LEUNG Man-kwong gave opinions as follows: (i) he earlier contacted LCSD to reflect that trees on the pavements of the district had grown so well that illumination of street lamps was affected. The Department followed up and dealt with the issue expeditiously; (ii) he hoped that the Department could do even better. Departments concerned were asked to observe the growth of trees when maintaining them, so that problems could be pro-actively discovered and dealt with.

27. Mr TAM Kwok-kiu gave opinions as follows: (i) LCSD was responsible for the management of many trees in the district; (ii) in the previous year, it was a pity that many trees in the district had to be removed due to weather conditions or maintenance problems. He hoped that the Department would pay more attention to plant maintenance; (iii) the Department was requested to brief the Committee of its greening and plant maintenance work in the district; (iv) in previous year, two large trees collapsed at Tai Hang Sai Estate, Tai Hang Tung Road. He was pleased to learn that trees had been re-planted at the location, but follow up work was not satisfactory. He pointed out that sands and pebbles were easily kicked out by pedestrians or flushed out of the planter by rain onto the pavement, posing risks to the elderly or disabled persons passing by. He proposed that fence be installed in the planter to prevent the loss of soil under the trees; (v) the same problem was encountered by large trees in the vicinity of Tai Hang Sai Estate, Tai Hang Sai Street and Tai Hang Tung Road. The Department was requested to take follow up action and consider installing fences or seats.

28. The Chairman said that LCSD had arranged Members to inspect large trees with well-grown foliage or those with a history in the district. The Department would be invited to make arrangements again if Members were interested.

29. Ms Steffi NG made a consolidated reply as follows: (i) she thanked Members for reflecting tree issues in the district to the Department; (ii) trees in the vicinity of Tai Hang Sai Estate, Tai Hang Sai Street and Tai Hang Tung Road were roadside trees managed by Kowloon Tree Team of the Department. The problem would be reflected to the Team for its expeditious follow up.

30. The Chairman concluded that the Committee noted the contents of the Paper.

(d) Improvement works on recreation and sports facilities under LCSD in 2016/17 (Phase I) (DFC Paper 5/16)

31. Ms Steffi NG introduced Paper 5/16 with the aid of PowerPoint presentation.

32. Mr YUEN Hoi-man gave opinions and raised enquiries as follows: (i) he had no opinion in respect of the temporary lavatory at Butterfly Valley Road Pet Garden; (ii) he enquired about the anticipated date of completion of the permanent lavatory.

33. Ms Carman NG gave opinions and raised enquiries as follows: (i) she agreed that the location of the temporary lavatory at Butterfly Valley Road Pet Garden was suitable; (ii) door locks of the temporary lavatory would malfunction quite easily and users were sometimes locked from outside. She enquired about the ways to seek help in such cases (for instance, location of substitute keys).

34. Mr Dominic LEE gave opinions and raised enquiries as follows: (i) he supported replacing exercise facilities for the elderly at Osmanthus Road Rest Garden; (ii) recreational facilities for children were lacking in the district. He enquired whether the Department would install that sort of facilities at Osmanthus Road Rest Garden; (iii) residents opined that illumination at Fa Hui Park near Tat Chee Avenue was inadequate and there were many dark corners. The place was not safe at night. He had enquired the Department in respect of the issue and the Department replied that since the place was close to residences, enhanced illumination of street lamps might lead to light pollution and affect residences nearby. However, he opined that there were many trees at the location and that enhanced brightness of street lamps would not pose any problem.

35. Mr Vincent CHENG gave opinions as follows: (i) he agreed that children

recreational facilities should be added at Osmanthus Road Rest Garden and that illumination of street lamps at Fa Hui Park near Tat Chee Avenue should be adjusted; (ii) the site of the permanent lavatory of Butterfly Valley Road Pet Garden was at the entrance of the Park and was far away from the Park's other main facilities; (iii) the fence of the Pet Garden was damaged and pets could easily go astray. He hoped that the Department would follow up on the matter.

36. Mr TAM Kwok-kiu gave opinions and raised enquiries as follows: (i) the problem of mosquitoes was serious at Osmanthus Road Rest Garden. He hoped that the Department would follow up on the matter; (ii) he enquired whether solar energy was used for lighting in parks and he proposed that trial scheme could be conducted at Fa Hui Park for such initiative.

37. The Chairman said that members did not object to the project and the relevant funding applications, but hoped that the Department would enhance the additional value of facilities.

38. Ms Steffi NG made a consolidated reply as follows: (i) the Department would soon submit funding application for the project of permanent lavatory at Butterfly Valley Road Pet Garden. The application was anticipated to be made at the third or fourth meeting; (ii) the Department had already received the preliminary design layout and taken follow up action on relevant opinions; (iii) as the Drainage Services Department had already laid pipes at the site of permanent lavatory, LCSD believed that the project would proceed smoothly; (iv) the site selected for the permanent lavatory was at the middle of the Park; (v) the Department had not yet received any report about the temporary lavatory being locked from outside, but the contractor would be enquired about the matter; (vi) DC Chairman of the last term had proposed LCSD to install children recreational facilities at Osmanthus Road Rest Garden. As the location was too close to residences, the Department thus asked DC Member of the constituency concerned to assist in conducting local consultation. Opinions collected showed that residents nearby worried that children recreational facilities might bring about noise problem. As a result, the proposal was shelved; (vii) the Department would follow up on the mosquito problem at Osmanthus Road Rest Garden. If and when necessary, mosquito trapping device would be installed; (viii) the renovated floodlights were used to illuminate the ball courts. They were very bright and used up much energy. The Department had to learn in detail whether environmental-friendly lights would be able to harness enough energy to light up the ball courts.

39. Mr CHUM Tak-shing raised enquiries as follows: (i) the Department had not mentioned the completion date of the permanent lavatory at Butterfly Valley Road Pet

Garden. He worried that the Department might need to continue to rent temporary lavatory in the following year; (ii) rent of the current year represented a 10% increase over that of the previous year, which was substantial. Should temporary lavatory continue to be rented in the following year, it was hoped that the Department would be able to arrive at an agreement with no increase in rent with the contractor.

40. The Chairman concluded as follows: (i) the Committee would strive to have the permanent lavatory completed at the earliest possible and shorten the time needed for renting temporary lavatory; (ii) after consolidating the opinions given by Members in respect of illumination of Fa Hui Park, he proposed that the Department should install environmental-friendly solar energy lamps at dark corners in the vicinity of Tat Chee Avenue near the Park. It would on one hand test the feasibility of environmental-friendly lamps, and would provide brightness of a suitable degree on the other hand.

41. Mr TAM Kwok-kiu gave opinions and raised enquiries as follows: (i) he agreed that the Department should expedite works progress in order to shorten the period of renting temporary lavatory; (ii) he proposed that the Department should conduct a reasonable assessment on the time needed for building the permanent lavatory, and adjust the contract provisions of renting the lavatory (such as extending the contract), so as to lower the amount of possible rental increase when the contract was to be renewed in the following year.

42. Ms Steffi NG made a consolidated reply as follows: (i) there was indeed revision in the rent for the temporary lavatory at Butterfly Valley Road Pet Garden. However, the contract period in the previous year was 11 months whereas that of the current year was 12 months. Hence there was the difference in the total amount of rent; (ii) Electrical and Mechanical Services Department would be invited to measure the brightness of the vicinity of Fa Hui Park near Tat Chee Avenue; (iii) As there were many trees at the location, it was worried that solar energy lights might not be able to harvest enough energy.

[Post-meeting note: In respect of the rental of the temporary mobile lavatory at Butterfly Valley Road Pet Garden, LCSD learnt after the close of tendering that the total fees for 12 months charged by the contractor for the above services were \$217,440, which was lower than the estimation of \$225,000. The monthly charge was \$18,120, which was the same as the monthly charge of the previous year.]

43. Mr TAM Kwok-kiu enquired whether the permanent lavatory at Butterfly Valley Road Pet Garden could be completed within a year.

44. Ms Steffi NG responded that it would be an ideal situation if the project was

completed within a year and the Department would step up its supervision of the project's progress.

45. The Chairman proposed that the Department should amend the rental contract of the temporary lavatory, and that a stipulation be included which would allow monthly extension of renting at the current year's monthly charge. That would ensure the proper use of public money.

46. The Committee noted the contents of the paper and approved the funding application of \$1,698,715, and agreed to pay \$1,694,715 in 2016/17 and the remaining \$4,000 in 2017/18.

Agenda Item 3: Any other business

47. Mr YUEN Hoi-man enquired about the meeting dates of the two working groups under the Committee.

48. The Chairman responded that the Secretariat would set the meeting dates of the year and inform Members.

49. The Chairman said that there were many new members in the Committee of the current term and that there were many recreational, sports and cultural facilities in Sham Shui Po. He thus proposed that LCSD should arrange a study and inspection of the Department's major facilities in the District for the Committee.

50. The representatives of LCSD noted and agreed with the Chairman's proposal.

[Post-meeting note: It was scheduled that the Committee would conduct inspection on 19 April 2016 (Tuesday) to six facilities managed by LCSD.]

51. The Chairman continued to say that the Home Affairs Department had formulated "Guidelines for Implementing District Minor Works Projects" ("the Guidelines") for reference of Members. According to the Guidelines, proponents of district minor works should prepare a proposal to briefly introduce the project, a sample of which was attached at Annex 2 of the Guidelines. Members could approach the Secretariat for a copy if necessary.

52. The Committee noted the above proposal.

53. Ms Carman NG requested to be issued in advance with papers about the works

progress to be submitted to the working groups, so that Members could follow up on project items not yet completed in the previous term of DC.

54. The Chairman requested SSPDO, LCSD and the Secretariat to act accordingly.

Agenda Item 4: Date of next meeting

55. The next meeting would be held on 21 April 2016 (Thursday) at 9:30 a.m.

56. There being no other business, the meeting was adjourned at 10:52 a.m.

The Secretariat  
Sham Shui Po District Council  
April 2016