

Sha Tin District Council
Minutes of the 2nd Meeting of
the District Facilities Management Committee in 2018

Date : 24 April 2018 (Tuesday)
Time : 2:30 pm
Venue : Sha Tin District Council Conference Room
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Ms TUNG Kin-lei (Chairman)	DC Member	2:30 pm	5:00 pm
Mr WONG Ka-wing, MH (Vice-Chairman)	”	2:30 pm	5:00 pm
Mr HO Hau-cheung, SBS, MH	DC Chairman	2:30 pm	5:00 pm
Mr PANG Cheung-wai, Thomas, SBS, JP	DC Vice-Chairman	2:30 pm	4:10 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:30 pm	4:48 pm
Mr CHAN Kwok-keung, James	”	4:30 pm	5:00 pm
Ms CHAN Man-kuen	”	2:30 pm	4:57 pm
Mr CHAN Nok-hang	”	2:30 pm	4:48 pm
Mr CHENG Tsuk-man	”	2:53 pm	5:00 pm
Mr CHING Cheung-ying, MH	”	2:30 pm	5:00 pm
Mr CHIU Chu-pong, Sunny	”	2:30 pm	4:02 pm
Mr CHIU Man-leong	”	2:30 pm	5:00 pm
Mr HUI Yui-yu, Rick	”	2:30 pm	4:35 pm
Mr LAI Tsz-yan	”	2:30 pm	5:00 pm
Ms LAM Chung-yan	”	2:30 pm	5:00 pm
Mr LEUNG Ka-fai, Victor	”	2:30 pm	2:42 pm
Mr LI Sai-hung	”	2:39 pm	5:00 pm
Mr LI Sai-wing	”	2:30 pm	4:10 pm
Mr LI Wing-shing, Wilson	”	2:30 pm	5:00 pm
Mr MAK Yun-pui	”	2:57 pm	4:53 pm
Mr MOK Kam-kwai, BBS	”	2:30 pm	4:05 pm
Mr NG Kam-hung	”	2:30 pm	5:00 pm
Ms PONG Scarlett Oi-lan, BBS, JP	”	2:30 pm	4:12 pm
Mr PUN Kwok-shan, MH	”	2:30 pm	4:36 pm
Mr SIU Hin-hong	”	2:30 pm	5:00 pm
Mr TING Tsz-yuen	”	2:30 pm	4:38 pm
Mr TONG Hok-leung	”	2:30 pm	5:00 pm
Ms TSANG So-lai	”	2:48 pm	5:00 pm
Mr WAI Hing-cheung	”	2:30 pm	5:00 pm
Mr WONG Fu-sang, Tiger	”	2:30 pm	5:00 pm
Mr WONG Hok-lai	”	2:30 pm	5:00 pm
Ms WONG Ping-fan, Iris	”	2:30 pm	5:00 pm
Mr WONG Yue-hon	”	4:07 pm	4:53 pm
Mr YAU Man-chun	”	2:30 pm	4:16 pm
Mr YIP Wing	”	2:30 pm	3:36 pm
Mr YIU Ka-chun	”	2:30 pm	5:00 pm
Ms YUE Shin-man	”	2:30 pm	3:31 pm
Mr YUNG Ming-chau, Michael	”	2:30 pm	5:00 pm
Ms LAM Hang-ching, Dorothy (Secretary)	Executive Officer I (District Council)2 / Sha Tin District Office		

In Attendance

Mr WONG Tin-pui, Simon
 Mr YUEN Chun-kit, Derek
 Ms CHENG Yuen-yi, Janny

Mr HO Sing-yan, Simon
 Mr MOK Man-lok, Mannix
 Mr CHAN Chung-wai, Chris
 Mr HO Kam-wing
 Ms HEUNG Ching-yee, Alice

Ms CHAN Siu-kin, Ester

Ms LEUNG So-ping, Selina

Mr CHEUNG Hang-yiu, Galax

Ms LEE Mei-yee

Title

Assistant District Officer / Sha Tin District Office
 Senior Executive Officer (District Council) / Sha Tin District Office
 Senior Executive Officer (District Management) /
 Sha Tin District Office
 District Secretary / Sha Tin District Office
 Executive Officer (District Council)1 / Sha Tin District Office
 Executive Officer (General) / Sha Tin District Office
 Inspector of Works (Sha Tin) / Sha Tin District Office
 Chief Leisure Manager (New Territories East) /
 Leisure and Cultural Services Department
 Deputy District Leisure Manager (District Support) Sha Tin /
 Leisure and Cultural Services Department
 Senior Executive Officer (Planning)1 /
 Leisure and Cultural Services Department
 Executive Officer (Planning)1/2 /
 Leisure and Cultural Services Department
 Senior Librarian (Sha Tin) /
 Leisure and Cultural Services Department

In Attendance by Invitation

Ms HO Chung-man, Connie

Mr WONG Kok-ming, David
 Mr MOK Wai-kin, Johnny

Mr CHU Po-hei

Title

Property Services Manager / Wong Tai Sin-East & Shatin-East /
 Architectural Services Department
 Architect (Works) 8 / Home Affairs Department
 Director / Ho & Partners Architects, Engineers & Development
 Consultants Limited
 Architect / Ho & Partners Architects, Engineers & Development
 Consultants Limited

Absent

Mr LEE Chi-wing, Alvin

Title

DC Member (Application for leave of absence received)

Action

The Chairman welcomed all members and representatives of the government departments and organisations to the meeting, and informed all attendees that some members of the public, being present as observers, were taking photographs and making video and audio recordings.

Application for Leave of Absence

2. The Chairman said that the Sha Tin District Council (STDC) Secretariat had received the applications for leave of absence in writing from the following members:

Mr Alvin LEE	Official commitment
Mr WONG Yue-hon	”

3. Members unanimously approved the applications for leave of absence submitted by the above members.

Confirmation of the Minutes of the Meeting Held on 27 February 2018

4. Members unanimously confirmed the above minutes.

Discussion Items

Responses of Government Departments to Matters Arising from the Previous Meeting
(Paper No. DFM 11/2018)

5. Members noted the above paper.

Implementation of Project in the Sha Tin District under Paragraph 171 of the 2018-19 Budget
(Paper No. DFM 20/2018)

6. Mr Simon WONG, Assistant District Officer of the Sha Tin District Office (STDO) gave a brief introduction of the paper. Besides, he added that after the discussion between the STDO and the Social Welfare Department (SWD), in addition to the proposal to provide neighbourhood elderly centre in the Tai Wai Complex, the SWD also wished to include the Shatin (South) Integrated Family Service Centre and the Sha Tin (South) Social Security Field Unit in the Tai Wai Complex.

7. The views of Mr CHING Cheung-ying were summarised below:

- (a) he opined that the location proposed in the paper was the only available space in Tai Wai at the moment. He said the area of the proposed location of the Tai Wai Complex was not big. As roads were narrow and traffic was heavy there, the problem of illegal parking was no less serious than the problem on main streets. As regard the proposal to set up a public car park in the Complex, many people would access and gather in the Complex after it was built. He asked how the Government would ensure smooth traffic flow there;
- (b) he enquired about the height of the Tai Wai Complex and hoped that the Complex could blend in perfectly with the surrounding buildings and would not block the river view; and
- (c) he said residents wanted to know whether the general out-patient clinic next to Man Lai Court would be closed after the general out-patient clinic in the Tai Wai Complex commenced service. Members of the public opined that the general out-patient clinic next to Man Lai Court was more spacious. Besides, members of the public hoped that a market complex similar to the ones in Tai Po and Sheung Shui could be set up.

8. Mr MOK Kam-kwai said that it was very unpleasant for residents to do shopping in Tai Wai Market as there was no air-conditioning when the market was first built. The open space in front of the burial ground was originally planned for Ta Chiu activities, but now it was reserved for a Home Ownership Scheme project. Villagers of Tai Wai had been using the existing site of Tai Wai Playground at Tsuen Nam Road in Tai Wai for Ta Chiu activities and it had been a tradition for many years. He agreed that the construction of the Tai Wai Complex would benefit the public, but he still hoped that a site could be reserved for Ta Chiu activities for Tai Wai Village. He said the new 5-a-side football pitch on Tai Wai Nullah was small and could not even accommodate a matshed theatre.

9. The views of Mr WONG Hok-lai were summarised below:

- (a) he pointed out that there had been no libraries in Tai Wai all along. Provision of library facilities in Tai Wai could address the public demand over the years;
- (b) he asked what arrangement would be made to the existing clinic near Man Lai Court after the clinic in the Tai Wai Complex commenced service;

- (c) he wanted to know when the works would commence and be completed; and
- (d) he asked whether it was the STDC or the STDO that was in charge of co-ordination of the project.

10. The views of Mr WAI Hing-cheung was summarised below:

- (a) he understood that it was impossible to include all facilities that they strived for into the Tai Wai Complex. He opined that a consensus on the priority of different facilities had to be reached for government departments' consideration. He believed that a library and a market were the facilities that the Tai Wai residents longed for;
- (b) as an air-conditioning system would be installed in Tai Wai Market, he asked whether the Government's consideration on the set-up of a market in the Tai Wai Complex would be affected;
- (c) he said the illegal parking problem at Tsuen Nam Road in Tai Wai had always been serious. As there were quite a lot of restaurants there, traffic congestion was serious. Upon completion of the Tai Wai Complex in future, the pedestrian flow would increase, and thus attracting more restaurants to be set up there. This would worsen the existing illegal parking problem; and
- (d) he suggested studying the feasibility to hold Ta Chiu activities in the open area in front of Che Kung Miu.

11. The views of Mr LI Sai-hung were summarised below:

- (a) he said the set-up of a library in Tai Wai District would be welcomed by residents, but the traffic problem of the said location had to be solved;
- (b) since the selected site of the project was a 7-a-side football pitch, he asked whether another football pitch would be built at another location after the site was used for construction of the Tai Wai Complex. There had been disputes over the change of land use of football pitch by the Government in the past and such disputes should be avoided; and
- (c) he wanted to know the plot ratio of the said site, and whether other facilities like market could be included.

12. The views of Mr Billy CHAN were summarised below:

- (a) he enquired how the case would be handled if the construction cost of the Complex exceeded the budget;
- (b) he enquired of the Government whether it had considered providing dental out-patient services in the Tai Wai Complex;
- (c) the Government resumed the lot of the 7-a-side football pitch at Tsuen Nam Road in Tai Wai, and built a 5-a-side football pitch on Shing Mun River instead. He believed that members of the public would complain about such an arrangement. He asked whether other venues could be provided for football pitch users after the said lot was resumed; and

- (d) he asked about the number of storeys of the Tai Wai Complex, and whether a sports centre would be set up inside.

13. The views of Mr Rick HUI were summarised below:

- (a) he considered that the building of the 5-a-side football pitch on Shing Mun River and the Complex at the current location of Tai Wai Playground at Tsuen Nam Road in Tai Wai would seem to be a quid pro quo to the public. He believed that the proposal would not face strong opposition from the community. However, the STDO had never mentioned that Tai Wai Playground at Tsuen Nam Road in Tai Wai would be closed when the construction of the 5-a-side football pitch on Shing Mun River commenced. The paper introducing the building of the Complex at Tsuen Nam Road in Tai Wai was not submitted until the 5-a-side football pitch was close to completion. He considered that the paper was submitted rather late and it did not provide much information. The facilities to be included were quite controversial too. Provision of facilities like a market, gym room, nursery, children's play room, study room and holiday market, etc. were not proposed; and
- (b) he opined that the Government could not ignore residents' opinions when it made a decision on development. It should give an account of the design and space allocation of various facilities in the Complex. He said the Government should consider the priority of various facilities in the building and how to seek consent from the residents. He hoped that the STDO could do better in consultation.

14. The views of Mr HO Hau-cheung were summarised below:

- (a) he opined that the construction of Tai Wai Complex could address the long-term demand from the residents of the district and that was the most important. He welcomed and supported that a suitable site was identified in Tai Wai for building the Complex. Although the construction of the Complex might arouse some community issues, like the transportation support for the facilities, the Government did address the demand of the STDC this time. He pointed out that other districts in Hong Kong all fell short of community facilities to keep pace with the growth of population and development, and the problem was particularly serious in Tai Wai. The population in Tai Wai had exceeded 200 000 but the facilities still had not met the requirements of the Hong Kong Planning Standards and Guidelines (Guidelines). Also, the Guidelines did not keep up with the times. He believed that it was due to the Government's underestimation at the early planning stage, and the Guidelines should catch up with the trend as soon as possible;
- (b) he asked how long it would take to construct the Tai Wai Complex and how much the estimated cost was. He opined that members should strive for improving the whole area of Tai Wai, including traffic and road planning in the town centre;
- (c) he believed that the space over the Shing Mun River had development potential. As land was limited and population was dense in Tai Wai, members should strive for creating more space to accommodate future needs; and
- (d) Tai Wai was a small rural town in early years and had now become very prosperous. He criticised that the Government had made mistake at the early stage of planning, and therefore it was necessary to have re-planning for Tai Wai town centre. He hoped that with the building of the Complex, relevant departments, especially planning departments, could engage in studying the re-planning of Tai Wai and improving the existing roads at the same time. He pointed out that a new housing

estate above MTR Tai Wai Station was close to completion, and a 6-storey shopping mall and 7 buildings would be built in future. He opined that as the Complex did not exist on its own, the Government should fully review the facilities to be provided in the coming decade to facilitate co-ordination of various developments.

15. The views of Mr PUN Kwok-shan were summarised below:

- (a) he pointed out that the population of Tai Wai had reached the threshold for setting up a district library. As there was a large population of young people in the Sha Tin District and information technology advanced rapidly, to better meet the community needs, he believed that setting up a special collection library like a youth adult library or an information technology library, etc., would be more desirable;
- (b) he considered that an indoor sports centre was also needed in Tai Wai, especially when the selected site was originally a football pitch. The provision of sports facilities allowed members of the public to do exercises as usual and helped develop a sense of belonging. He also agreed to provide a market in the Complex; and
- (c) he pointed out that the future development above MTR Tai Wai Station would cause traffic problem. He agreed that there was still time in future to conduct a comprehensive planning on the traffic of the Tai Wai District to make the traffic smoother.

16. The views of Mr CHAN Nok-hang were summarised below:

- (a) he asked about the scale of small library stated in the paper. He opined that if the scale was too small, then it might not be able to address public demand for library facilities;
- (b) he enquired why no dental out-patient services would be provided. Elders could only visit private dentists or dental out-patient clinics in Sha Tin, Tai Po, etc. He asked whether the general out-patient clinic could be changed into a dental out-patient clinic;
- (c) he asked whether the public car park could be built underground;
- (d) he asked about the plot ratio of the said site and how many storeys could be built; and
- (e) he asked in case resources allocated to Sha Tin was used up, whether it would be necessary to seek sponsorship from external sources.

17. The views of Mr TONG Hok-leung were summarised below:

- (a) he supported building a Complex in Tai Wai and believed that the facilities stated in the paper were much needed by the community;
- (b) he said that Tai Wai Market was very crowded. Although the installation of air-conditioning system might improve the indoor environment, the public still needed a better market. He suggested that the Government consider providing a market when building the facilities;

- (c) he hoped that the Government would spare more effort in road design or improvement when building the Complex so as to improve the environment in the district; and
- (d) he hoped that the construction of the Complex would be carried out as soon as possible, and stated that he would put forward a provisional motion later.

18. The views of Ms LAM Chung-yan were summarised below:

- (a) she asked apart from consulting the STDC, whether the Government would listen to residents' views on the building of the Tai Wai Complex;
- (b) she was aware that the number of libraries in the Sha Tin District had met the standard of the Guidelines. The Leisure and Cultural Services Department (LCSD) had allocated additional resources to libraries after lobbying by the STDC Members. She pointed out that the population of Tai Wai had exceeded 200 000 and asked whether it was possible to set up a district library or a feature library. During the duty visit to Singapore, she had observed that the libraries in Singapore featured elements of promoting reading and environmental friendliness, and people were keen to go to the libraries. She believed that a small library might not satisfy residents' needs;
- (c) she considered that the childminding service in the Sha Tin District was insufficient. Meanwhile, property development would be carried out above MTR Tai Wai Station in future. As the Tai Wai Complex was located along the MTR lines, she asked whether the Government had considered providing childminding service in the Complex so as to release more labour force. She hoped the SWD would give priority consideration to the provision of a neighbourhood elderly centre or a family service centre. She believed that the community would agree that the need for childminding service was more urgent and hoped to strive for more space for such development;
- (d) she considered it a waste of space if the meeting room and multi-purpose room had a smaller area than a community hall/centre. She said once the space was divided into smaller rooms, it could not be undone, but if a hall was built, a meeting room could be set up by simply using partitions. She hoped that the Government would consider this suggestion; and
- (e) she pointed out that as population would grow rapidly as property development would be carried out above MTR Tai Wai Station in future, the community needs might not be satisfied even if Tai Wai Market was improved. Moreover, as the layout of the market was not desirable, she hoped to fight for the provision of a brand new modernised market.

19. The views of Mr Thomas PANG were summarised below:

- (a) he agreed that the Government should develop according to community needs when there was a surplus budget, but he criticised that the paper lacked local wisdom. The road at the proposed location of the Tai Wai Complex only allowed one-lane-two-way traffic. If a public car park was to be set up there, cars lining up for entrance might block a lane when the car park was full and the traffic congestion problem would worsen. He proposed paving a road above the river to allow vehicles to come in from the industrial area to solve the problem;

- (b) he opined that major problem might be caused if the Complex was built without prior district consultation. He hoped to discuss the matter in the Council to fix the problem before it was too late. He pointed out that Tai Wai was first developed in the Sha Tin District, but the community facilities could not catch up with the population growth. Therefore, he considered that complete planning was needed;
- (c) he believed that the dental out-patient clinic could co-exist with the general out-patient clinic in the Complex;
- (d) he said the rents of shops in Tai Wai were very high and there were fewer and fewer restaurants. Therefore, it was necessary to provide a cooked food centre; and
- (e) he pointed out that the population in Sha Tin was 5 times of that in Wan Chai. He asked whether resources were evenly allocated among 18 districts.

20. The views of Mr SIU Hin-hong were summarised below:

- (a) he believed that members of the public would not oppose the building of community facilities. However, he queried whether the facilities must be built in Tai Wai. He pointed out that as there were a private university and government offices above MTR Tai Wai Station, he opined that an overall review should be conducted;
- (b) he said the services to be provided were recreational, social welfare, educational or medical services. He opined that providing such services that had already existed would just be gilding the lily, but providing services that the community truly needed and lacked would mean offering timely help; and
- (c) he said the ageing problem and juvenile problem were severe in the district and had caused further problems like mental health problem or hidden youth problem. He suggested setting up a virtual reality game centre. Besides, he believed that the demand for elderly service and day child care service was also significant, and thus he hoped the Government would have more comprehensive planning.

21. The views of Mr Michael YUNG were summarised below:

- (a) he said that the proposal could bring more recreational facilities to Tai Wai, but members were not consulted beforehand;
- (b) he asked how much of the \$8 billion fund was allocated to the Sha Tin District;
- (c) he pointed out that Tai Wai lacked many facilities. Although the population had grown over the past years, the community facilities could not catch up with the growth. He enquired about the plot ratio and the floor area of the said site. He also suggested that members adopt the reverse thinking approach when considering what facilities should be added;
- (d) he said the total area of the Tai Po Complex was 12 000 square metres, with two storeys of shopping area and a cooked food centre, while the area of the market near Grandeur Shopping Arcade was just 3 800 square metres. Comparatively speaking, the Tai Po Complex was more desirable. He suggested relocating the existing market to the new Complex and setting up a library at the present site of the market. He believed that such an arrangement could help solve the problem of illegal parking caused by members of the public who went to the market near Grandeur Shopping Arcade. Moreover, the design of the market near Grandeur Shopping Arcade could

not keep up with the times. Relocating the existing market to the new Complex could provide more stalls and even a cooked food centre. He hoped that the local problems could be solved by grasping the opportunities in the community to make changes to the existing facilities; and

- (e) he enquired about the timetable and roadmap of the project. He said from now on until the term break of the STDC in September 2019, only 17 months were left to follow up the project. He enquired of the STDO how it would follow up this project, forge consensus, and rationalise different views. Besides, he wanted to know after collecting opinions at this meeting, when the STDO would report again at the District Facilities Management Committee meeting, and whether other relevant departments would be invited to the meeting to give advice.

22. The views of Mr Sunny CHIU were summarised below:

- (a) he asked whether the \$8 billion fund was evenly allocated to 18 districts or by population, and whether more resources could be allocated to the Sha Tin District;
- (b) he said that the transport facilities near the selected site could not support the increased pedestrian flow upon completion of the Complex;
- (c) he enquired whether the area of the proposed small library in the Complex could be expanded. He believed that many public housing estates near Tai Wai were provided with community halls and meeting rooms. However, owing to limited resources, choice had to be made. He enquired about the plot ratio;
- (d) he hoped that the Government would consider setting up a cooked food centre and a dental out-patient clinic in the Complex; and
- (e) he believed that the car park capacity would be limited if the Government set up the public car park on the ground floor only. He asked whether the Government would consider underground development, and hoped that there would be more information or more detailed papers for reference in future.

23. The views of Mr YIU Ka-chun were summarised below:

- (a) he hoped that the Home Affairs Bureau (HAB) would look into the most outstanding problems faced by the whole area of Tai Wai, including traffic problems like traffic congestion and illegal parking. He hoped that the HAB would discuss with the Transport and Housing Bureau to see whether traffic congestion could be further alleviated by road widening or traffic diversion. Then the traffic burden could be relieved or solved while the Government pushed forward the completion of the Complex;
- (b) he asked which department would be responsible for the coordination of the project;
- (c) according to the paper, the scale of the Tai Wai Complex in future would be similar to that of Hin Keng Neighbourhood Community Centre. He suggested merging and relocating the facilities of dental clinic and Tai Wai General Out-patient Clinic to the Complex, so that the original site of Tai Wai General Out-patient Clinic could be released and serve as a car park for large vehicles, vans and private cars. He opined that as the location of the Complex was far from residential buildings, the Complex could better address public's needs if approach roads could be built to link the Complex with the facilities nearby; and

- (d) he pointed out that the population of Tai Wai had reached the threshold for setting up a district library instead of a small library. He also suggested setting up a study room and a cooked food centre, etc., in the Tai Wai Complex. He hoped that the Government would not neglect the surrounding environment and the peripheral facilities could fit in with the facilities in the Tai Wai Complex.

24. The views of Ms Scarlett PONG were summarised below:

- (a) she hoped that the fund allocated to Sha Tin District could be calculated according to the population and hoped the STDO could strive for that, because the facilities to be built in the Sha Tin District were used by more people;
- (b) she supported building a complex in Tai Wai. She pointed out that as the population of Fo Tan industrial area was close to 50 000, another complex was also needed in Fo Tan for use by residents of Fo Tan, Sui Wo Court and Royal Ascot;
- (c) she reminded the Government to pay attention to the traffic problem in the vicinity before building the Complex;
- (d) she asked the Government about the estimated time required to complete the project;
- (e) she supported setting up dental and general out-patient clinics in the Complex. She said the Policy Address had mentioned the expansion of primary health care services, and would set up district health centres in 18 districts in the third and fourth quarter of 2019 by drawing reference from the Kwai Tsing District. The district health centres would study how to receive more severe cases referred by the Hospital Authority and would be responsible for disease prevention work like screening. She said the 2014/2015 report of the Department of Health indicated that nearly half of the population aged from 15 to 84 had high cholesterol level, and 69% of the male and 70% of the female were not aware that their cholesterol level was too high. She believed that the community needed some disease prevention services like screening, and improving public health should be the greatest investment; and
- (f) she believed that it would be desirable if a market and a cooked food centre could be set up in the Tai Wai Complex to meet the overall needs of Tai Wai.

25. The views of Mr Wilson LI were summarised below:

- (a) he asked for the information on fund allocation, plot ratio and the number of storeys of the Complex;
- (b) he believed that upward and downward development of the Tai Wai Complex should be taken into consideration. Environment and landscape should be considered if the Complex was to be developed upward. In case of downward development, public car parks could be built and space could be utilised;
- (c) he opined that a small library might not be able to meet the population growth of Tai Wai, and thus suggested setting up a district library. He also mentioned that a study room was necessary for residents of the district;
- (d) he said as the current location of Tai Wai General Out-patient Clinic was inconvenient, he suggested providing general and dental out-patient services in the Complex;

- (e) he pointed out that some supermarket and restaurant chains in Tai Wai had closed down. He said the rents were high and considered that the Government should have better planning for the cooked food centre and the market; and
- (f) he suggested installing environment-friendly equipment like solar panels in the Tai Wai Complex. Restaurants with local characteristics should also be included in the overall planning.

26. Mr Tiger WONG hoped that the Government would properly utilise land resources to plan the facilities in Tai Wai upon collection of views.

27. The views of Mr YAU Man-chun were summarised below:

- (a) he hoped that the car park in the Complex could provide parking spaces for different kinds of vehicles. He also hoped that development could be carried out downwards so that the problem of insufficient parking spaces could be solved; and
- (b) he pointed out that elders in Sha Tin could only be subsidised by the Community Care Fund when they reached the age of 70. He said that since the Government had recorded a surplus, the Fund could apply to the Treasury for more funds so as to improve the facilities in Tai Wai, like the provision of dental out-patient clinics, car parks, full-scale district libraries, markets, government offices, indoor sports grounds and children's playgrounds. He hoped that the STDO would relay his opinions to the relevant departments.

28. The views of Mr LAI Tsz-yan were summarised below:

- (a) he asked how much fund was allocated to 18 districts respectively. He believed that only a few works could be carried out if the funds allocated were not enough. He said as the population in the Sha Tin District was quite large, he wondered whether it should be allocated with more funds; and
- (b) he wanted to know whether it was possible to lodge a funding application with the Government again if the projects experienced cost overruns.

29. Mr NG Kam-hung said there was a primary school next to the selected site of the Tai Wai Complex. He asked whether the construction of the Complex would affect the students there, for example, causing environmental impact or stress. He said development above Shing Mun River could be considered if more funds could be strived for, but the primary school in the vicinity should be consulted beforehand.

30. The views of Ms TUNG Kin-lei were summarised below:

- (a) as she was a District Council Member of this district, she was happy to see in the paper that the demand for construction of the Tai Wai Complex was finally addressed;
- (b) she pointed out that Tai Wai was an old district in Sha Tin. Streets were narrow and the illegal parking problem had brought traffic burden to Chik Fuk Street, Shing Ho Road and Tsuen Nam Road. She pointed out that residents in Tai Wai had longed for a market, an underground car park, a children's playroom, a study room and a district library. Moreover, many small shop tenants in Tai Wai faced difficulties in running business due to high rents. She hoped that a cooked food centre could be set up in the Complex, so that restaurants that served meals at a lower price could be

provided to the residents in Tai Wai; and

- (c) she had made a suggestion to the Planning Department (PlanD) that the petrol filling station at Chik Chuen Street be relocated, so as to release space to set up a public car park there to alleviate the illegal parking problem. This would benefit Tai Wai a lot. She hoped that the STDO would relay such a request to the concerned Bureau. She also suggested that members express their opinions to the Secretary for Home Affairs when he visited Sha Tin in future.

31. Mr Simon WONG gave a consolidated response as follows:

- (a) the objective of this measure was to expedite the implementation and development of a district works project that had long been anticipated in each district. As the situation of each district was different, the works project that was most anticipated by the residents of each district, was definitely different too. To utilise the resources more effectively, the amount of the fund reserved was subject to the budget required by each works project;
- (b) the budget of the works project in each district could not be confirmed until the project entered a more mature stage. As the project was still at the preliminary study and preparation stage for the time being, he did not know the estimated cost of the Tai Wai Complex. For the present stage, \$8 billion was an approximate cost only. The HAB would closely monitor the project progress in each district and conduct review when necessary;
- (c) regarding the questions on plot ratio, building height or usable area, he said that over the past month or so, the STDO had discussed with different departments and wished to get responses on the facilities to be provided in the proposed Complex. The STDO would have further discussion with the PlanD, the Government Property Agency, and the Architectural Services Department on the reference plot ratio and the height of the Complex under the established procedures. All these procedures would be carried out simultaneously. He said the Government had to follow the Guidelines and consult relevant departments when implementing the projects. For the height of the proposed Complex, the Government would consider factors like the heights of the buildings nearby, the skyline, etc., to ensure that the proposed Complex could fit in and integrate with the surrounding environment;
- (d) he said the paper was handed in because he wished to listen to the views of the STDC at an earlier stage. He would truly reflect the views to the bureaux and departments for further consideration and follow-up action. He was aware that many members hoped that a new market could be set up in the Tai Wai Complex, and they wanted to know the future development of the existing Tai Wai Market. He was also aware that the members anticipated the provision of a cooked food centre, a district library, a dental clinic, a day child care centre, child care service, primary healthcare service, a district health centre, a virtual reality game centre, a holiday market, a study room, an information technology library and a children's library, etc., and also the reprovision of the football pitch. The STDO was carrying out initial planning at the moment, while the lead departments and the relevant policy bureaux would have to lead and follow up the public works at a later stage. The STDO would be responsible for the initial planning for the time being;
- (e) he was aware that there was a keen demand for other facilities in the Sha Tin District, for example, the setting up of complexes in other areas. Discussions of District Councils and local views had been considered when the HAB studied the

suggestions of works projects to be carried out in 18 districts. However, for those projects that were not included in the paper, it did not mean that they were not discussed at the district level. Relevant departments would handle other works projects, just like other public works projects, in accordance with the established procedure;

- (f) regarding the suggestions of including community hall/centre in the Complex, he pointed out that there were total 13 community centres/halls in the Sha Tin District, and 3 of them were in the vicinity of the selected site of the Complex, namely Lung Hang Estate Community Centre, Mei Tin Community Hall and Chun Shek Community Hall. The said community halls/centres were just about 15 minutes' walk from the proposed Complex. The STDO therefore had not suggested providing a full-function community hall/centre in the Complex in the paper based on initial considerations. But the STDO had also noticed that there were views from the community hoping that an indoor space could be provided in Tai Wai for members of the public to organise class activities and have meetings. So the STDO had initially studied the experiences of other districts, for example, in the Central and Western District, a meeting room and a multi-purpose room were set up in a community complex for booking by local organisations;
- (g) he said the STDO was aware of the traffic problem in Tai Wai. It was also concerned about illegal parking and traffic congestion in the vicinity. The STDO had discussed possible solutions with District Council Members concerned. In designing the Complex in future, the STDO would conduct a comprehensive traffic assessment with the Transport Department (TD) and other relevant departments, to assess what possible impacts the proposed and existing facilities might bring to the local traffic, and the measures that could improve the situation. These procedures were also necessary when the Government implemented public works projects. Road improvement works would also be covered when the project was carried out later;
- (h) in response to the proposal to build an underground public car park, he would further study the feasibility with the TD later;
- (i) regarding the views of Mr MOK Kam-kwai, he responded that according to initial understanding, both Chui Tin Street Soccer Pitch and the 5-a-side football pitch on Tai Wai Nullah in the Tai Wai District were managed by the LCSD at the moment. He believed that the feasibility of carrying out Ta Chiu activities in these venues could be studied in future;
- (j) he said during the implementation of projects, the STDO would consult relevant departments, including the PlanD, for their views. The STDO would also maintain close contact with transport authorities to deal with the impact on local traffic when the project was implemented; and
- (k) he said the STDO would convey the views to relevant bureaux or departments for follow-up action. He said although the STDO acted as a coordinator of the project, the decision on whether the said facilities would be included in the Complex would be made by relevant bureaux or departments. The STDO would discuss the plot ratio of the Complex with relevant government departments. He said the STDO and the STDC were partners with close contact, and the STDO would timely inform the STDC of the progress and contents.

32. The Chairman asked members whether they agreed to address the provisional motion proposed by Mr TONG Hok-leung.

33. Members agreed to discuss the provisional motion proposed by Mr TONG Hok-leung.

34. Mr TONG Hok-leung proposed the following provisional motion:

“In view of the continuous population growth in Tai Wai, the long-standing shortage of a number of ancillary facilities and their deterioration, the District Facilities Management Committee of the Sha Tin District Council welcomes and supports the construction of the Tai Wai Complex. However, as land resources are scarce, we consider that the Government should optimise land use when planning the complex by providing more facilities that can address the community needs.”

Ms TUNG Kin-lei seconded the motion.

35. The Chairman asked if members agreed to endorse the provisional motion in paragraph 34.

36. Members unanimously endorsed the provisional motion in paragraph 34.

2018-2019 District Facilities and Improvement Works Proposals
(Paper No. DFM 12/2018)

37. Members unanimously endorsed the funding arrangements for the 4 newly proposed projects and the related district minor works.

Funding Applications

2018-2019 Work Plans and Funding Applications Submitted by Working Group under the Committee
(Paper No. DFM 13/2018)

38. Mr WONG Yue-hon, Mr YIU Ka-chun, Mr HO Hau cheung, Mr PUN Kwok-shan and Mr WONG Ka-wing declared their interest as members of the Shatin Inhabitants Association.

39. The Chairman said that the above members were allowed to attend the meeting, but had no voting rights in respect of the funding application.

40. Members unanimously endorsed the above paper.

Information Items

Reports of Working Groups
(Paper No. DFM 14/2018)

41. Members noted the above reports.

Report on the Management of Recreation and Sports Facilities in Sha Tin
(Paper No. DFM 15/2018)

42. Members noted the above report.

Report on the Services and Promotional Activities of Public Libraries in Sha Tin
(Paper No. DFM 16/2018)

43. The views of Mr Rick HUI were summarised below:

- (a) he said he had received opinions from the staff of the Island School, saying that as school resources were insufficient, the school had to reuse its original resources for its library. He asked whether the LCSD could cooperate with the Island School and procure new bookshelves so as to expand the library collection of the school; and
- (b) regarding the operation of the school library, he said the Island School had to procure all equipment at its own expenses and the resources were insufficient. He asked whether the LCSD could provide other subsidies to the Island School for procurement of new bookshelves apart from books.

44. The views of Mr Michael YUNG were summarised below:

- (a) he asked what role the LCSD played in respect of Community Libraries and what responsibilities it held;
- (b) he said funds were provided by the Working Group on the Management of Community Halls and Libraries and were open for application by Community Libraries for the procurement of equipment like computers. He pointed out that the Island School was under a large organisation and should have had no difficulty in procuring bookshelves. He asked the LCSD whether there was a cap on the collection of Community Libraries. If yes, then the library collection could not be expanded even if additional bookshelves were procured; and
- (c) he asked how the case would be handled if the books of Community Libraries were lost or damaged. He enquired whether the Community Libraries would be charged according to the fee scale adopted by the LCSD public libraries when books lent to the public were lost.

45. Ms CHAN Man-kuen pointed out that the Island School was under a large organisation and should have no difficulty in procuring bookshelves. She said when the Island School stated that it needed to borrow the two vacant school premises in the Sha Tin District for temporary use at the meeting of the Education and Welfare Committee, the school gave the impression that it would provide an aesthetic library of a certain scale. She had never visited the library herself, but according to members who had paid a site visit there, the actual situation was worse than the design first proposed by the Island School. She said that although the Working Group on the Management of Community Halls and Libraries provided funds that were open for application by Community Libraries, she held the view that the Island School should procure bookshelves itself for public use.

46. Ms LAM Chung-yan said the Working Group on the Management of Community Halls and Libraries had been assisting in the development of Community Libraries over the past years. The enhancement of Community Library services and facilities, as well as the reading promotion project, were also included in the Working Group work plans that had just been endorsed at this meeting. Community Libraries might lodge their applications with the Working Group before 31 July and the upper limit applied for by each Community Library was \$2,000. This was the assistance that could be provided at the District Council level. She pointed out that under the Community Libraries Partnership Scheme, the LCSD was mainly responsible for arranging meetings and sharing sessions with Community Libraries, and providing block loan of books for Community Libraries to provide lending service to the public. She opined that such an arrangement made by the LCSD was inadequate. She hoped that the LCSD would review

whether it could put in extra efforts on Community Libraries.

47. The views of Mr SIU Hin-hong were summarised below:

- (a) he asked whether the LCSD had kept record and reviewed the effect and efficiency of Community Libraries, and how many members of the public had borrowed books from each Community Library every year; and
- (b) he said if the library of the Island School was open for community use, it should be treated equally even if the community resources were used for handling community affairs.

48. The Chairman said that as Mr WONG Yue-hon had arrived at the meeting room to attend the meeting earlier, his application for leave was therefore cancelled. She asked members to note this arrangement.

49. The views of Mr HO Hau-cheung were summarised below:

- (a) he had visited the Community Library in the Island School earlier, and opined that it was very different from the design originally proposed by the Island School during the discussion led by the Education Bureau on whether the two vacant school premises in the Sha Tin District should be lent to the Island School; and
- (b) he agreed that providing library services to the public was not the prime objective of the Community Library in the Island School. However, during the discussion on whether the two vacant school premises in the Sha Tin District should be lent to the Island School for temporary use, the school had set up the Community Library to serve the community in return. As the Island School had just borrowed the school premises for three years, he believed that it would not be too difficult to maintain service for three years, and the service could also be further enhanced. Although a library might be set up in the Tai Wai Complex, the Island School would move out three years later. There would be a vacuum period of no less than 4 to 5 years before the Tai Wai Complex was completed. The LCSD must take up the responsibility to simultaneously prepare for the provision of library service in Tai Wai after the Island School moved out three years later. He enquired about the progress of the provision of a self-service library station at MTR Tai Wai Station.

50. Ms LEE Mei-yee, Senior Librarian (Sha Tin) of the LCSD gave a consolidated response as follows:

- (a) she said the library of the Island School was one of the Community Libraries that collaborated with the LCSD. The LCSD would provide Community Libraries with block loan of books so that book lending service could be provided to the public or members. As the Community Library in the Island School had just officially opened in late March for use by the public, the LCSD would closely monitor its usage and provide additional books when appropriate;
- (b) she said that the LCSD mainly provided Community Libraries with block loan of books and professional advice on their operation or facilities and services. Community Libraries might lodge an application with the Working Group on the Management of Community Halls and Libraries if extra resources for procurement of facilities were required;

- (c) as the books lent to Community Libraries were government stock, the LCSD would dispose those books that were found damaged in accordance with the established procedures. If books were lost, the LCSD would impose charges accordingly;
- (d) she said there were 26 Community Libraries in the Sha Tin District at present and more than 10 000 books were now on loan to the public through Community Libraries. The LCSD closely collaborated with Community Libraries that assisted in the promotion of reading in the community at the same time; and
- (e) the LCSD would continue to actively liaise with schools, groups and organisations in the district to promote library facilities and services so as to reinforce the culture of reading in the district.

5 1. Members noted the above report.

Report on the Management of Community Halls in Sha Tin
(Paper No. DFM 17/2018)

5 2. The views of Mr CHAN Nok-hang were summarised below:

- (a) he pointed out that Chun Shek Community Hall was temporarily closed on Monday due to maintenance. He asked what maintenance works were carried out and asked about the progress. He also enquired when the Community Hall would re-open; and
- (b) he said quite a lot of elders gathered in the Community Hall, but users could not adjust the air conditioning there. He asked the STDO whether the device for adjusting the air-conditioning temperature could be installed in the Community Hall.

5 3. The views of Mr CHENG Tsuk-man were summarised below:

- (a) he said the STDO published the timeslots available for organisation application for third round booking online, but the online information was not updated in time. The users could only be notified by community hall staff, but in many occasions the applicants for community halls were not the users. The applicants might not be aware of the unallocated timeslots available for booking through the information published at the community hall venues, and the timeslots were therefore wasted. He asked whether it was because the new staff of the STDO was not familiar with the operation of community halls, and because of shortage of manpower. He also wanted to know how much time would be left for organisations to get hold of and apply for the timeslots after the information was updated online; and
- (b) he asked the STDO whether it would notify the persons-in-charge of the organisations that were frequent users of community halls when unallocated timeslots were available, so that the organisations could be notified in time and the waste of timeslots could be avoided.

5 4. Mr Tiger WONG said when organisations held classes or group activities on Sundays, posters publicising the activities were not allowed to be posted up in many places of the community halls on that day. He asked what improvement measures could be adopted to allow organisations to publicise the activities on that day.

55. The views of Mr MAK Yun-pui were summarised below:

- (a) he said an organisation had recently complained to him that the lighting of the community hall caused nuisance. For example, the lights on the rooftop of Lee On Community Hall were dazzling at night and caused disturbance to residents who were living on lower floors. He said he had written to the STDO earlier and the problem still had not improved. He enquired of the STDO about the follow-up action;
- (b) he asked whether the air-conditioning in community halls could be adjusted. He also pointed out that as ventilation system was not installed in community halls, he asked whether ventilation system was installed in Lee On Community Hall. If not, he hoped that the STDO would study whether improvement could be made. Besides, he enquired whether independent air-conditioning systems were installed in community halls. He believed that the problem Mr CHAN Nok-hang and he had mentioned could be alleviated if ventilation system and fans were installed; and
- (c) when the STDO allocated venues to organisations for organising activities, if the activities did not violate relevant principles or were non-profit making, he opined that the STDO should not make any interventions. He said he was once invited by an organisation to hold a talk in his capacity as a social worker in the form of an interest class. The organisation was later informed that as the name of the organiser was omitted in the materials publicising the speaker, the marks of the organisation had to be deducted and the organisation was required to give an explanation. He opined that organisations promoting activities outdoor and inside community halls were two different matters. If no individual publicity material was shown inside the community hall, he did not think that would prove that the said activity was not held by the said organisation. Besides, different staff members of the STDO had contacted him because of the incident. He opined that the organisation was disturbed by the incident and hoped that the STDO would make improvement.

56. Mr Mannix MOK, Executive Officer (District Council)¹ of the STDO gave a consolidated response as follows:

- (a) he said the booking status of community halls/centres varied from day to day, so the booking status shown on the website was not updated real-time. The STDO wished to update the booking status online once every two weeks as far as possible;
- (b) under the Guidelines on the Use of Facilities in Sha Tin Community Centres/Community Halls, applications for the third round booking were processed on a first come first served basis. Organisations were required to submit applications not less than 5 working days before use. If organisations were to cancel the allotted timeslot, they were required to notify the STDO at least 14 days in advance, so that the STDO could make the timeslot available for application for the third round booking. The STDO would timely update the booking status online and display booking status notice in the relevant community halls to keep the public informed. As the applications were processed on a first come first served basis, based on the principle of fairness, under normal circumstances, the STDO would not particularly notify the persons-in-charge of any individual organisations; and

- (c) he said a staff member of the STDO was assigned to contact organisations on matters related to the “Demerit Point System”. Since the said staff member was on leave on that day, and the STDO did not want to delay the handling of the case mentioned by Mr MAK Yun-pui, therefore, another staff member had contacted Mr MAK. He undertook to approach Mr MAK to learn more about the case after the meeting.

57. Mr Chris CHAN, Executive Officer (General) of the STDO responded that the fluorescent tube replacement works commenced on 23 April in Chun Shek Community Hall, and were expected to be complete on 28 April this year. Besides, if venue users had any enquiries on the use of air-conditioning facilities, such as temperature adjustment, they could contact the assistant community organiser of the community hall for assistance.

58. Ms Janny CHENG, Senior Executive Officer (District Management) of the STDO gave a consolidated response as follows:

- (a) she said she could contact relevant members after the meeting to learn more about their concerns about the operation of air-conditioning and ventilation systems in individual community halls/centres. Generally speaking, the air-conditioning system in every community hall/centre was equipped with a temperature adjustment device. On-site assistant community organiser would adjust the air-conditioning temperature of the community hall through a central control panel in an environment-friendly manner as recommended by the Government. If venue users had any enquiries on the use of air-conditioning facilities, they could contact the assistant community organiser of the community hall for assistance; and
- (b) she said the STDO had received an enquiry about the lighting of the rooftop of Lee On Community Hall. She could follow up the case with individual members after the meeting.

(Post-meeting note: the STDO had called Mr CHAN Nok-hang and Mr MAK Yun-pui on 26 April this year to explain the operation of air-conditioning system in community halls. Regarding the lighting of the rooftop of Lee On Community Hall at night, according to the record, the STDO had followed up the matter on 13 September 2017 and completed the improvement work. Direct reply had also been made to the enquirer on the same day.)

59. The Chairman asked the STDO to, after the meeting, follow up with Mr MAK Yun-pui the matter of holding activities in community halls that he had mentioned.

60. Members noted the above report.

Information Papers

Progress Report on 2018-2019 District Facilities and Improvement Works
(Paper No. DFM 18/2018)

61. Ms Ester CHAN, Deputy District Leisure Manager (District Support) Sha Tin of the LCSD gave a brief introduction of the paper.

62. Mr Michael YUNG said he was aware that the insulation layer of the rooftop had not been repaved under the project “ST-DMW396-Improvement for the existing waterproof layer of Hang On Sports Centre”. He asked whether any cracks were found on the insulation layer of the rooftop. He was aware that nano-coating could be sprayed on the rooftop to prevent water seepage. He enquired about the life span of the material. He also asked if there were any problems after the expiry of the maintenance period, whether they could be solved by spraying the

nano-coating again or repaying the layer, and whether they would be followed up by the Housing Department (HD).

63. The views of Mr James CHAN were summarised below:

- (a) he appreciated the good quality of the LCSD's minor works, but pointed out that the mosquito problem was serious. He said rodents were rarely spotted in sports centres and parks managed by the LCSD, but they were common in public housing estates under HD's management. He asked whether the LCSD had kept any rodent prevention technique from the HD and hoped the LCSD would share anti-rodent measures with the HD; and
- (b) he hoped the Chairman of the STDC could ask various public housing estates in Sha Tin to tackle the rodent problem.

64. Ms Ester CHAN gave a consolidated response as follows:

- (a) in response to the views of Mr Michael YUNG, the waterproof layer had a 5-year maintenance period. The insulation tiles on the rooftop required no replacement under this water seepage prevention works. However, cracks on tiles were mended and waterproof coating was sprayed on the tiles. She would enquire of the HD about the life span of the relevant material after the meeting and provide supplementary information afterwards; and

(Post-meeting note: the HD responded that the supplier of the waterproof material did not provide any relevant information. As stipulated in the HD contract, the service provider of the waterproof works was required to provide a five-year maintenance period. After the period expired, the HD would carry out partial repair or arrange replacement according to different circumstances.)

- (b) in response to Mr James CHAN's views, she said as more food remains could be found in restaurants in public housing estates, more rodents tended to look for food in the vicinity of public housing estates.

65. The Chairman said in addition to the Chairman of the Committee, she was also the Convenor of Working Group on Mosquito Prevention. She undertook to convey the views of Mr James CHAN to the Working Group.

66. Members noted the above report.

2018-2019 Financial Year Approved Estimates of Expenditure Heads under the Committee
(Paper No. DFM 19/2018)

67. Members noted the above report.

Date of Next Meeting

68. The next meeting was scheduled to be held at 10:00 am on 28 June 2018 (Thursday).

69. The meeting was adjourned at 5:00 pm.

Sha Tin District Council Secretariat
STDC 13/15/50

June 2018