

**Minutes of the 4th Meeting of
the District Facilities Management Committee (2018-2019) of
the Tuen Mun District Council**

Date: 5 June 2018 (Tuesday)

Time: 9:30 a.m.

Venue: Tuen Mun District Council (TMDC) Conference Room

<u>Present</u>		<u>Time of Arrival</u>	<u>Time of Departure</u>
Mr TO Sheck-yuen, MH (Chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr MO Shing-fung (Vice-chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr LEUNG Kin-man, BBS, MH, JP	TMDC Chairman	9:30 a.m.	End of meeting
Mr LEE Hung-sham, Lothar, BBS, MH	TMDC Vice-chairman	9:30 a.m.	End of meeting
Mr SO Shiu-shing	TMDC Member	9:30 a.m.	End of meeting
Mr KWU Hon-keung	TMDC Member	9:36 a.m.	11:59 a.m.
Mr CHU Yiu-wah	TMDC Member	9:30 a.m.	End of meeting
Ms KONG Fung-yi	TMDC Member	9:30 a.m.	End of meeting
Mr NG Koon-hung	TMDC Member	9:30 a.m.	12:06 p.m.
Mr CHAN Yau-hoi, BBS, MH, JP	TMDC Member	9:30 a.m.	11:12 a.m.
Ms WONG Lai-sheung, Catherine	TMDC Member	9:30 a.m.	End of meeting
Mr AU Chi-yuen	TMDC Member	9:30 a.m.	End of meeting
Ms HO Hang-mui	TMDC Member	9:36 a.m.	End of meeting
Mr LAM Chung-hoi	TMDC Member	9:30 a.m.	End of meeting
Mr TSUI Fan, MH	TMDC Member	9:30 a.m.	End of meeting
Ms CHING Chi-hung	TMDC Member	9:30 a.m.	End of meeting
Ms LUNG Shui-hing, MH	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Man-wah, MH	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Manwell, Leo	TMDC Member	9:38 a.m.	End of meeting
Mr CHEUNG Hang-fai	TMDC Member	9:30 a.m.	End of meeting
The Hon HO Kwan-yiu, JP	TMDC Member	9:34 a.m.	11:46 a.m.
Ms CHU Shun-nga, Beatrice	TMDC Member	9:30 a.m.	End of meeting
Mr TSANG Hin-hong	TMDC Member	9:30 a.m.	End of meeting
Ms SO Ka-man	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	9:30 a.m.	End of meeting
Mr YEUNG Chi-hang	TMDC Member	9:30 a.m.	End of meeting
Mr YAN Siu-nam	TMDC Member	9:30 a.m.	End of meeting
Mr TAM Chun-yin	TMDC Member	9:30 a.m.	End of meeting
Ms LEE Yan-chi, Blair (Secretary)	Executive Officer (District Council) ³ , Tuen Mun District Office, Home Affairs Department		

Absent with Apologies

Mr YIP Man-pan TMDC Member

By Invitation

Mr CHUNG Pui-shun, Chris Landscape Architect/4, Architectural Services Department
Ms CHEUNG Yuk-shan, Linda Chief Executive Officer (Planning) 2, Leisure and Cultural Services Department
Ms SHEK Tsz-tung Property Services Manager, Architectural Services Department
Mr Alan TANG Architect, Llewelyn-Davies Hong Kong Ltd
Mr Kendall MA Structural Engineer, AECOM
Mr Silver LAM Project BS Engineer, AECOM
Mr YIU Chiu-chung Senior Engineer 2/Universal Accessibility, Highways Department
Mr Ken TONG Senior Project Manager, Spence Robinson Ltd

In Attendance

Ms FUNG Ngar-wai, Aubrey District Officer (Tuen Mun), Home Affairs Department
Miss TSUI Man-yee, Joanna Assistant District Officer (Tuen Mun)1, Home Affairs Department
Ms YAN Yuet-han, Fion Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Mr CHEUNG Chi-keung, Endy Senior Executive Officer (District Management), Tuen Mun District Office, Home Affairs Department
Ms SIU Wai-mei, Minnie Liaison Officer i/c (District Facilities), Tuen Mun District Office, Home Affairs Department
Mr LEUNG Kam-wai Senior Inspector of Works, Tuen Mun District Office, Home Affairs Department
Mr LEE Wang-yui, Eddie Architect (Works)7, Home Affairs Department
Mr WONG Shu-yan, Francis Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Ms TAM Yin-ting, Pat District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Ms LEE Lai-fan, Jenny Deputy District Leisure Manager (District Support) Tuen Mun, Leisure and Cultural Services Department
Ms WONG Fan-ni, Jasmine Senior Manager (New Territories West) Promotion, Leisure and Cultural Services Department

Mr TONG Tung-kit, Terry	Senior Librarian (Tuen Mun), Leisure and Cultural Services Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning) 2, Leisure and Cultural Services Department
Mr TAM Kwok-leung	Administrative Assistant/Lands (Acting) (District Lands Office, Tuen Mun), Lands Department
Mr YU Yun-sang	Neighbourhood Police Co-ordinator, Police Community Relations Office (Tuen Mun District), Hong Kong Police Force

I. Opening Remarks

The Chairman welcomed Members to the 4th meeting of the District Facilities Management Committee (“DFMC”). He also extended welcome to the government department representatives in attendance at the meeting.

2. The Chairman reminded Members that Members who had personal interests in any matters discussed at the meeting should declare the interests before the discussion. The Chairman would, in accordance with Order 39(12) of the Tuen Mun District Council (“TMDC”) Standing Orders, decide whether the Members who had declared interests might speak or vote on the matters, might remain at the meeting as observers, or should withdraw from the meeting. All cases of declaration of interests would be recorded in the minutes of the meeting.

II. Absence from Meeting

3. The Secretariat had received Mr YIP Man-pan’s application for sick leave.

[Post-meeting note: As Mr YIP Man-pan submitted a medical certificate in accordance with Order 42(1) of the TMDC Standing Orders after the meeting, his application for leave of absence was accepted by the DFMC.]

III. Confirmation of Minutes of the 3rd Meeting of DFMC (2018-2019)

4. The above minutes were unanimously confirmed by the DFMC.

IV. Matters Arising

(A) Improvement Works to Lighting Systems at Recreation and Leisure Venues in District

(DFMC Papers No. 20/2018 and 30/2018)

(Paragraphs 18 to 22 of Minutes of the 3rd Meeting of DFMC (2018-2019))

5. The Chairman said that at the DFMC meeting on 10 April, Members had commented on the improvement works to the lighting systems at recreation and leisure venues in the district, and he had asked the Leisure and Cultural Services Department (“LCSD”) to collect data on the cost-effectiveness of and the payback periods for the replacement of the lighting systems. In this connection, he invited the LCSD’s representatives to report to Members on the data concerned.

6. Ms Pat TAM, District Leisure Manager (Tuen Mun) of the LCSD, said that upon the advice of the Electrical and Mechanical Services Department (“EMSD”),

the LCSD had applied for replacing a total of 153 sets of lighting and other related fittings at 11 LCSD recreation and leisure venues with LED lighting systems. Data on the cost-effectiveness of and the payback periods for the improvement works concerned were detailed in Annex 1 of Paper No. 30/2018. She added that expenses amounting to \$176,700 could be saved each year after the completion of the captioned improvement works with a payback period of about 5.5 years.

7. As Members had no objection, the Chairman announced that the works project costing about \$970,000 was endorsed.

(B) Progress of Works Project on “Open Space in Area 27, Tuen Mun”

(DFMC Papers No. 22/2018 and 31/2018)

(Paragraphs 28 to 32 of Minutes of the 3rd Meeting of DFMC (2018-2019))

8. The Chairman said that at the DFMC meeting on 10 April, Members had commented on the latest proposed facilities under the captioned works project, and he had asked the LCSD to study the proposals made by Members. In this connection, he invited the LCSD’s representatives to report to Members on the latest proposal for the works concerned.

9. Ms Gladys LAW, Senior Executive Officer (Planning) 2 of the LCSD, gave Members a brief introduction to paragraphs 4 to 11 of Paper No. 30/2018, which were about the latest alignment of the Tuen Mun section, near Area 27, of the cycling track to be constructed under the project proposed by the Civil Engineering and Development Department (“CEDD”), the implementation schedule of the project, the latest developments of the Castle Peak land reclamation proposal, considerations on the construction of a car park on the captioned site, and the details of the most updated proposed facilities to be provided on the captioned site.

10. Members made comments and enquiries on the captioned project, which are summarised as follows:

- (i) A Member said the construction proposal would exacerbate the shortage of parking spaces in the area and even cause the problem of illegal parking in the area. The Member opined that when drafting the construction proposal, the LCSD had not taken into account the fact that the site was originally a temporary car park. The Member expressed no objection to building a leisure park on the captioned site, but the LCSD should address the demand for both a leisure venue and parking spaces in the area. The Member said that even though a longer duration of works might be required, the

department should accept Members' idea and consider positively including parking spaces in the construction proposal;

- (ii) A Member said the area was notorious for its shortage of parking spaces and traffic congestion. Moreover, the Member felt that the LCSD merely wanted to commence the works project as soon as possible to fulfill the promise made in the 2017 Policy Address, which was to launch 26 projects to develop new or improve existing sports and recreation facilities in the coming five years, but having no intention at all to make an application to the Town Planning Board in respect of the proposal that included a car park and;
- (iii) A Member suggested a roof garden approach (i.e. a leisure venue on the upper level and a car park on the lower level) be adopted to answer the demand for both a leisure venue and parking spaces in the area. Besides, the Member enquired whether the LCSD would include the above approach in the construction proposal;
- (iv) A Member said that with the forthcoming commissioning of Hong Kong-Zhuhai-Macao Bridge, Tuen Mun would become a gateway for access to the Mainland. Moreover, the fish market of Sam Shing Estate would become a tourist hotspot and there would accordingly be a significant growth in the number of visitors to Tuen Mun, so the Member reckoned that the LCSD should consider the proposal to add a car park as well;
- (v) A Member said paragraph 7 of Paper No. 31/2018 stated that with breakwater protection areas within them, Sites B1 and B2 were not suitable for the erection of underground or at-grade structures; however, a building of the Tuen Mun Marine Office could be situated between Sites B1 and B2. The Member therefore questioned the reason why the LCSD claimed that no car park could be built on Sites B1 and B2; and
- (vi) A Member believed that building a leisure park there would only greatly aggravate the problems of traffic congestion and illegal parking in the area. The Member therefore opined that the LCSD should redesign the construction proposal.

11. The Chairman said that after hearing the views of Members, the LCSD should incorporate the views in the design proposal.

12. Ms Gladys LAW of the LCSD responded that the department noted Members' views about the addition of a car park on the captioned site. She used the map in Annex 1 of Paper No. 31/2018 to illustrate the results of a study conducted by the Architectural Services Department ("ArchSD") on the addition of an underground or at-grade car park on the captioned site. With the area reserved for drainage systems and the breakwater protection areas, which were marked in pink and blue on the map, no multi-storey car park could be built there. Moreover, if an underground or at-grade car park was built in the remaining space, 28 and 30 parking spaces could be provided respectively, but each parking space would cost about at least \$2 million to build, which was too high to be cost-effective. In response to the views of Members, the department would engage in further study with the ArchSD.

13. Members made comments and enquiries on the responses of the LCSD's representative, which are summarised as follows:

- (i) A Member said the DFMC had already proposed in 2009 that a roof garden approach be adopted to build a structure on the captioned site with a leisure park on its upper level and a car park on its lower level, but the departments were inward-looking and failed to communicate adequately with each other, and the LCSD should not focus only on the construction of the leisure park. The Member suggested this matter be passed to the Working Group on Castle Peak Bay or the Working Group on Development and Planning of Tuen Mun District for follow up;
- (ii) A Member said there was ample space on the captioned site for the construction of a car park, but the LCSD considered the design from the viewpoints of costs and techniques only. The Member opined that the department should not only take cost-effectiveness into account;
- (iii) A Member said that while the addition of a car park on the captioned site served to answer the demand of residents in the area, the LCSD only took costs and techniques into account. The Member added that the department should think from the viewpoints of residents and consider the addition of a single-storey car park as long as space on the captioned site permitted, even though no multi-storey car park could be built there due to technical constraints;

- (iv) A Member asked whether the Drainage Services Department required that the area reserved for drainage systems should measure 20 metres;
- (v) A Member believed that the LCSD could fully utilise the areas to provide more than 60 parking spaces simply by improving the design; and
- (vi) A Member said the approach of building a car park on a breakwater in Sai Kung could serve as a reference for Tuen Mun, and hoped the LCSD would revise the design in the captioned project after hearing Members' views.

14. Ms Gladys LAW of the LCSD added that it might not be cost-effective to add an underground car park, as the cost of building each parking space would be about \$2 million to \$4 million on average; however, the department would still relay Members' views to the ArchSD and actively study the feasibility of adding a car park on the captioned site.

15. Noting that an LCSD nursery was currently situated behind Hanford Garden, a Member reckoned that the department might consider building an underground car park there.

16. A Member was dissatisfied as the LCSD only cared about cost-effectiveness. Besides, the Member opined that traffic congestion would occur in the area if only a leisure park was built on the captioned site.

17. The Chairman would like the LCSD to consider Members' suggestions, revise the design in the construction proposal under the captioned project and add car park facilities to it, and then make a report to Members at the next meeting.

LCSD

V. Discussion Items

(A) Provision of Permanent Cover to Tuen Mun Cultural Square

(DFMC Paper No. 32/2018)

18. Ms Pat TAM of the LCSD said that in September 2017, the Minor Building Works Committee ("MBWC") had allocated \$8.3 million to the department for the replacement of slabs, the renovation of waterproof layers and the provision of a permanent cover in Tuen Mun Cultural Square ("Cultural Square"). She invited the consultant to introduce the preliminary design of the permanent cover to Members.

19. Mr Alan Tang of the consultant briefly introduced to Members the options for the cover design, saying that the proposed cover was 16 metres long, 13 metres wide and 5 metres high, covering an area of about 208 square metres. The cover would be built near the dolphin fountain in Cultural Square. In deciding the location of the cover, consideration had been given to the weight and structure of the cover, and its load bearing points had to be matched with those of the bus stop under Cultural Square, so the cover could not be situated at the centre of Cultural Square. He further said that with a life span of 30 years, the fibreglass films used for the cover was a lightweight, light-transmitting material that was not only fire-proof and UV-resistant but also easy to clean. Then, he gave a PowerPoint presentation (Annex 1) to briefly introduce the design concepts of the cover, namely Options 1 and 2, two proposals for structural columns (i.e. I-shaped and V-shaped structural columns), and the schedule for the works concerned.

20. Members made comments and enquiries on the brief introduction by the consultant, which are summarised as follows:

- (i) A Member considered the progress of the captioned works to be low and worried that the final cost of the works would be higher than the amount of the MBWC-approved funding, resulting in the failure to complete the works. Besides, the Member said the consultant had merely given a brief introduction to the designs of the proposed cover but made no mention of its ancillary facilities such as fans, mist sprayers, Wi-Fi equipment and electrical installations;
- (ii) A Member said the cover in Option 1, which resembled the cover outside Sha Tin Town Hall in shape, was more aesthetic, and the design in the I-shaped structural column option could make available more space. For these reasons, the Member expressed support for Option 1 and the I-shaped structural column option;
- (iii) A Member enquired whether slabs would be laid within the area under the proposed cover and what criteria were used for slab selection;
- (iv) A Member expressed support for the provision of the cover, but opining that the size of the proposed cover was not ideal. He also reckoned that the proposed cover was not high enough and its height was lower than an ordinary walkway cover. Besides, he said some space should be reserved in the area under the proposed cover for a stage for activities, and he hoped the

consultant would reconsider the design of the cover;

- (v) A Member said that as the Government encouraged the use of clean energies in recent years, consideration might be given to the installation of solar panels and the addition of materials with solar films to make the design of the proposed cover more innovative and multifunctional;
- (vi) A Member noted that organisers of large-scale activities held in Cultural Square had to arrange power supply, drainage and so forth themselves. Therefore, the Member asked whether drainage issues concomitant with the rainy season and large-scale activities had been taken into account in the designs of the consultant;
- (vii) A Member opined that the captioned matter could be passed to the Working Group on Facilities and Works for further follow up;
- (viii) A Member said Cultural Square was a hotspot for large-scale activities in the district, and the original purpose of the proposal to build a permanent cover in Cultural Square was to save organisers of large-scale activities held in Cultural Square the trouble of erecting and dismantling temporary stages, so factors such as stage set-up, stage background and lighting should be taken into account and catered for in the design concerned;
- (ix) A Member recalled that during the initial discussion on the captioned proposal, a Member had talked about designing a portable or retractable cover. The Member suggested the consultant revise the design based on this;
- (x) A Member said that if the proposed cover was not high and wide enough, the number of people it could accommodate would be much lower. Thus the Member asked whether it was because of the weight of the cover or the lack of resources that the height of the cover was scaled down;
- (xi) A Member suggested the consultant consider various factors in the design process, such as the original purpose of the provision of the cover, its functions, the opinions of Members and the public, the aesthetic qualities of the proposed cover design, and its compatibility with the surrounding facilities, so as to make the proposed cover popular in the district;

- (xii) A Member said the current location of the proposed cover in Cultural Square was close to the fountain whereas large-scale activities were usually held near Tuen Mun Town Hall. The Member enquired whether such an arrangement was appropriate; and
- (xiii) A Member said after the cover works were complete, the LCSD should pay attention to the management of Cultural Square lest performers in Tuen Mun Park would be attracted to come over and, in turn, bring about noise problems.

21. Mr Francis WONG, Chief Leisure Manager (New Territories North) of the LCSD, said the DFMC had preliminarily discussed the captioned matter in 2013. He recalled that at that time the ArchSD had not recommended building a cover at the open space outside Tuen Mun Town Hall because it was an area for emergency access and its load bearing capacity was inadequate with no structural columns underneath. The DFMC had also discussed matters concerning venue management after the completion of the cover works, and concluded that the cover should be built first while matters concerning venue management could be followed up in the future in the light of actual situations. He added that the original purpose of building the cover was to provide the public with a covered space for leisure activities rather than to provide a cover for large-scale activities to be held under it. This was why the DFMC had agreed with the current location of the proposed cover, i.e. building the cover near the fountain in Cultural Square. Despite the slightly longer waiting time, the DFMC had also agreed that a funding application be made through the ArchSD MBWC in respect of the works.

22. Mr Alan Tang of the consultant responded that the consultant had drafted the preliminary design of the cover based on the requirements and the selected location specified in Annex 3 of DFMC Paper No. 33/2014. He added that the heights of the two inner sides of the proposed cover could be changed to a minimum of 4 metres and a maximum of 6 metres, while the inner central peak could reach 7 metres. Moreover, as the load bearing points of the proposed cover had to be matched with those of the bus stop underneath, so it was not possible to change the current location of the proposed cover. The consultant would revise the design options in response to Members' comments on the proposed cover design, but the duration of the works for the proposed cover would be extended by two months. Besides, slab laying works were already covered by the design options for the cover

proposed above.

23. Members made the second round of comments and enquiries on the responses of the LCSD and the consultant, which are summarised as follows:

- (i) A Member reiterated that the original purpose of building a permanent cover in Cultural Square was to enable activities to be held under the cover. Since Cultural Square was a hotspot for activities in the district, frequent erection and dismantling of stages not only wasted public money and made no environmental sense, but also caused a noise nuisance to the surroundings. Therefore, the Member hoped the LCSD would consider Members' views; and
- (ii) A Member hoped the LCSD could consider and make arrangements for matters concerning the management of Cultural Square after the completion of the cover as early as possible.

24. The Chairman asked the consultant to consider Members' views and report to Members on the new design options for the proposed cover at the next meeting.

LCSD

(B) Provision of Book Sanitisers in All Public Libraries in Tuen Mun District

(DFMC Paper No. 33/2018)

25. Mr Terry TONG, Senior Librarian (Tuen Mun) of the LCSD, said the department proposed providing book sanitisers in three public libraries in Tuen Mun to enhance public hygiene and the public's confidence in using public library services. He hoped Members would support the funding for the captioned matter.

26. A Member welcomed the LCSD's positive response to the proposal to provide book sanitisers, which had been made by Members at the DFMC meeting on 6 February this year. He hoped that after the scheme started, the department would in due course consult with the book sanitiser users and collect their opinions and make a report to the DFMC in due course.

27. A Member expressed support for the scheme and asked the LCSD about the results of the trial scheme to provide book sanitisers carried out earlier.

28. Mr Terry TONG of the LCSD responded that precautions against bacteria spread, including the provision of disinfectant hand soap and regular cleaning of

books, were always in place in libraries, and the provision of book sanitisers could further improve the existing hygiene conditions. He added that the results of the trial scheme carried out earlier to provide book sanitisers in Shek Tong Tsui Public Library were satisfactory. The department would pay close attention to whether the sanitisers would be abused by children.

29. As Members had no objection, the Chairman announced that the works project costing about \$200,000 was endorsed.

(C) **Request for Optimum Use of Provision of \$8 Billion in Budget to Speed Up Construction of Walkway Covers and Installation of Lifts at Footbridges**

(DFMC Paper No. 34/2018)

Speedy Improvement to Pedestrian Amenity Facilities in District

(DFMC Paper No. 37/2018)

30. The Chairman said that as the above two matters were similar in content, he suggested they be discussed together. Members expressed their concurrence.

31. The Chairman welcomed Mr YIU Chiu-chung, Senior Engineer 2/Universal Accessibility of the Highways Department (“HyD”), to the meeting.

32. The first proposer of Paper No. 34/2018 said it was mentioned in the 2018-19 Budget that \$8 billion would be earmarked for the 18 districts in Hong Kong to develop new or improve existing district facilities, and the district facility project selected for Tuen Mun was the speeding up of the second phase of the proposed works for the provision of walkway covers in Tuen Mun, which covered three proposed walkway covers (“the second phase of the works for walkway covers”), and the estimated amount of the funding was about \$22 million. In this connection, he had learnt that other district councils (“DCs”) had received hundreds of millions of dollars from the \$8 billion funding (e.g. the several hundreds of millions of dollars received by Sha Tin for the construction of a large community hall). He also pointed out that more than 20 works projects for walkway covers were still waiting to be commenced in Tuen Mun, and there was a strong demand for the provision of footbridge lifts in the district. He said this funding of up to \$8 billion was very hard to come by, and he hoped District Officer (Tuen Mun) (“DO(TM)”) could seize the opportunity to seek more resources for Tuen Mun to speed up all the pending works projects for walkway covers and footbridge lifts in Tuen Mun.

33. The first proposer of Paper No. 37/2018 remarked that even if the area and population proportion of Tuen Mun were not taken into account, it was still not fair that Tuen Mun was allocated only some \$22 million from this \$8 billion funding. He suggested all pending projects for walkway covers and footbridge lifts be combined into a single works project, and hoped DO(TM) would continue to seek more resources.

34. Members made comments and enquiries on the captioned matter, which are summarised as follows:

- (i) A Member supported using the resources allocated to Tuen Mun from the \$8 billion funding to expedite the second phase of the works for walkway covers, and hoped the implementation of the works concerned could be speeded up. The Member also expressed the hope that DO(TM) could seek more resources for Tuen Mun to expedite the construction of other pending walkway covers and commence other long-pending works projects;
- (ii) A Member said Tuen Mun was allocated only some \$22 million, which was too small in amount. She opined that as there were more obnoxious facilities in Tuen Mun, it was not publicly defensible for the authority not to allocate correspondingly more resources to Tuen Mun from the \$8 billion funding. While expressing support for the speeding up of the second phase of the works for walkway covers, she opined that there were still other works projects in Tuen Mun that needed to be implemented (e.g. recreation facilities in Areas 16 and 17);
- (iii) A Member found it unacceptable that Tuen Mun was allocated only some \$22 million from the \$8 billion funding, which was a far cry from the funding to other districts, so he felt the resource allocation mechanism for this funding was opaque. He suggested the Government should first allocate \$440 million to each district based on the principle of equal distribution, and it might provide additional support on top of the \$440 million in case individual districts needed to carry out large-scale works;
- (iv) While agreeing that the second phase of the works for walkway covers should be expedited first, a Member opined that the proportion of resources received by Tuen Mun was too low in this resource allocation. He further noted that the HyD and the MTR Corporation did not recommend the

provision of a lift at the bridge of Pui To Light Rail Stop near the Jockey Club, so this proposal was not on any waiting list of works projects. Yet, the bridge was fitted with no lift and situated at quite a high level, so elderly members of the public would find it inconvenient to rely solely on the staircases for access. Seeing the \$8 billion funding as a rare opportunity, he asked whether the Tuen Mun District Office (“TMDO”) would consider making further applications to commence the above special project;

- (v) A Member said that actually the selected project, namely the second phase of the works for walkway covers, had already been funded and confirmed under the District Minor Works (“DMW”) Programme, and the resources currently allocated from the \$8 billion funding merely served to speed up its progress but involved no additional works projects and added no value at all to Tuen Mun. She hoped DO(TM) could seek more resources for the provision of walkway covers near Yan Tin Estate;
- (vi) A Member reckoned that many works projects for walkway covers and footbridge lifts, such as the project to build footbridge lifts at Kin Sang near Goodrich Garden, were long awaited by residents in the district, so it was certainly reasonable for Tuen Mun to seek resources to expedite the walkway cover works and build footbridge lifts. The Member hoped the works could be speeded up;
- (vii) A Member noted that the resources allocated from the \$8 billion funding could merely speed up the second phase of the works for walkway covers by two years. The Member asked (a) whether only one application for works projects could be made in respect of the \$8 billion funding; (b) whether it was possible to apply for additional resources to carry out other works projects; and (c) whether the project had to be a works project that was mature for implementation. The Member also asked whether, if works projects whose feasibility studies had kicked off could be classified as works projects that were mature for implementation, it was possible to simultaneously kick off the feasibility studies for the third to fifth phases of the works projects to build walkway covers in Tuen Mun in a bid to seek more resources;
- (viii) A Member reckoned that before announcing the Budget, the Government had not consulted the TMDC about such matters as the earmarking of the \$8

billion funding and the redevelopment of Tuen Mun Clinic. The Member suggested the Government consult with DCs before launching new policies;

- (ix) A Member opined that the \$8 billion funding should be equally distributed among the 18 districts in Hong Kong and agreed that the resources allocated to Tuen Mun be used for the above special project, namely the provision of a lift at the bridge of Pui To Light Rail Stop near the Jockey Club;
- (x) A Member agreed with the above suggestion, opining that the \$8 billion funding should be distributed equally and the resources allocated to Tuen Mun be used for the above special project. Besides, she enquired whether it was possible to apply for further resources on top of the resources allocated from the \$8 billion funding, so that other works projects could be carried out;
- (xi) A Member agreed with the suggestion that the \$8 billion funding be distributed equally and shared the view that the second phase of the works for walkway covers be speeded up first. Opining that there was currently a strong demand for district facilities in the district, he hoped departments could provide effective coordination to answer district needs. Besides, he said the two Tuen Mun Members who were also Legislative Council (“LegCo”) members would try their best to seek more resources for Tuen Mun at the LegCo; and
- (xii) A Member said there were a total of 40 footbridge lift retrofitting projects in Tuen Mun, among which only nine had been covered by the Universal Accessibility Programme (“UAP”) for implementation. The Member therefore enquired why the works projects outside the above programme were not covered by the application for the \$8 billion funding. Besides, the Member hoped the Government would undertake to allocate more funding to Tuen Mun.

35. DO(TM) responded that the TMDO understood Members’ views on the Budget arrangements for district facilities, i.e. the hopes that resources could be sought to expedite the provision of district facilities including all the remaining walkway cover projects and the lift retrofitting projects that could not be implemented under the UAP. She further said the department-led \$8 billion funding was different from DC-led signature projects. The Home Affairs Bureau identified one works project in each district based on previous DC discussions and

the public's desires for district facilities. Generally speaking, given the limited annual funding under the DMW Programme, only one walkway cover-related works project could be launched each year. Currently there were as many as 20 works projects on the waiting list for the provision of walkway covers in Tuen Mun, among which the first phase of the works for walkway covers would take more than 10 years to complete from its confirmation. But after the \$8 billion earmarked funding was received, the second and third phases of the works, which covered three walkway covers, could be commenced simultaneously in 2019 and completed in 2021.

36. She further said the feasibility studies for five walkway cover works in the third phase would be commenced in the third quarter of 2018 and completed in April 2019. If the results of the feasibility reports concerned were positive, the TMDO would actively seek additional resources from the Home Affairs Department ("HAD") to expedite the third phase of the works for walkway covers. Moreover, various large-scale district facilities in Tuen Mun, such as Siu Lun Government Complex in Area 14 (which came with a sports centre and a community hall), would be completed one after another. Furthermore, it was mentioned in the 2017 Policy Address that the LCSD would launch 26 projects in the coming five years to develop new or improve existing sports and recreation facilities, among which four projects were in Tuen Mun covering recreation facilities in Areas 6, 16, 17 and 27. Also, the Government had earmarked land for the construction of an indoor sport centre and a community hall to cater for the housing and population development in Area 54. In addition, the TMDO had been actively exploring with the HyD the feasibility of Members' proposal to build a lift at the bridge of Pui To Light Rail Stop near the Jockey Club, and it would provide supplementary information for Members after the meeting.

37. She added that there were a total 15 UAP projects in Tuen Mun, among which six had been completed and retrofitting works under six projects were still in progress. In May 2017, the Traffic and Transport Committee ("TTC") had selected three projects for implementation and, in September of the previous year, the HyD had engaged consultants and launched the feasibility studies for these projects, and the results of the feasibility study of one of the projects had been reported to TTC members at its meeting held on 18 May this year. She believed that the HyD had noted Members' views and would further carry out the works concerned in accordance with the schedule of the project.

38. Members made the second round of comments and enquiries on the responses of DO(TM), which are summarised as follows:

- (i) A Member noted that the large-scale works projects just mentioned by DO(TM) were planned projects rather than additional projects to be implemented by virtue of the \$8 billion funding. The Member reiterated that Members hoped not only that the secured resources would be used to expedite the second phase of the works for walkway covers, but also that additional resources could be secured for the implementation of other works projects;
- (ii) A Member asked whether or not the feasibility studies for all the 20 or so footbridge lift projects in the application made by the Central and Western District in respect of the \$8 billion funding had been complete. The Member opined that DO(TM) should not merely select works projects with completed feasibility studies for the funding application, and that DO(TM) should actively lobby the HAD for the early commencement of the feasibility studies for the third to fifth phases of the walkway cover project and include the works project concerned in the application for the \$8 billion funding;
- (iii) A Member reckoned that the \$8 billion funding should be used not only to expedite the progress of regular works projects but also to carry out works projects that could not be confirmed for implementation due to some special reasons, such as the proposal mentioned above to build a lift at the bridge of Pui To Light Rail Stop near the Jockey Club;
- (iv) A Member hoped DO(TM) could seek additional resources for the implementation of other projects (e.g. enhancements of community hall facilities); and
- (v) A Member opined that DO(TM) had not yet answered the question of whether each district could make only one application in respect of the \$8 billion funding. Besides, the Member suggested the remaining yet-to-be-implemented works projects under the UAP be included in the application for the \$8 billion funding.

39. DO(TM) thanked Members for their enquiries and comments. She said each district could implement one public works project under the \$8 billion funding. Large-scale works projects in Tuen Mun had already been commenced one after

another, so there were no long-awaited, yet-to-be-implemented large-scale works projects available for this application at the moment. Besides, the first phase of the works for walkway covers would take more than 10 years to complete from its confirmation and, provided that the funding earmarked from the \$8 billion was received, the second phase of the works, which covered three walkway covers, could be commenced simultaneously in 2019, and the progress of the works would be effectively speeded up. After the feasibility study results for the third phase of the works for walkway covers came out, the TMDO would seek additional resources from the HAD so that the funding originally for DMWs could be applied to other works projects in the district.

40. As Members had no further comments, the Chairman asked DO(TM) to consider Members' views.

(D) Request for Provision of Cover to Pedestrian Walkway at Tsun Wen Road

(DFMC Paper No. 35/2018)

41. The Chairman said the Secretariat had sent the written response of the Transport Department ("TD") to Members for perusal on 1 June.

42. The first proposer of the paper suggested pedestrian walkway covers be built on the captioned road section, which was the main access between Tai Hing and Shan King, to shelter the public from the elements. He hoped the relevant department could provide data on pedestrian flow on that road section for Members' reference.

43. As Members had no objection, the Chairman invited the first proposer of the paper to use the template for DMW proposals, which had been distributed earlier, to submit a proposal to the Secretariat for its follow up in due course. The Chairman further said that after the TD's investigation was complete and if the results showed that data on pedestrian flow on the Tsun Wen Road walkway met the standards for the TD's provision of walkway covers, then consideration might be given to having the walkway covers provided by the TD.

Secretariat

(E) Provision of Pet Garden Next to Kin Fung Circuit Public Toilet Near Tsun Wen Road

(DFMC Paper No. 36/2018)

44. The first proposer of the paper said that in recent days complaints had been

received from the public about dog walkers bringing their dogs to LCSD-managed parks for fouling, and the problem was particularly serious at Tsing Yin Garden and near the Choi Yee Bridge cycling track, affecting the environmental hygiene of the community. The proposal to build a pet garden at the captioned location could not only put idle land to good use but also provide a suitable venue for use by pet lovers in the district. Also, the location was far away from residential areas and the impact on nearby residents could be mitigated. He hoped Members could support the above proposal.

45. As Members had no objection, the Chairman invited the first proposer of the paper to use the template for DMW proposals, which had been distributed earlier, to submit a proposal to the Secretariat for its follow up in due course.

Secretariat

VI. Reporting Items

(A) Report of Working Group on Community Involvement

(DFMC Paper No. 38/2018)

46. The DFMC endorsed the captioned working group report.

(B) Report of Working Group on Facilities and Works

(DFMC Paper No. 39/2018)

47. Members made comments and enquiries on the captioned report, which are summarised as follows:

- (i) As regards the works project “Provision of Rain Shelter beside Kei Lun Light Rail Stop”, a Member said she generally supported the confirmation of the works project, but she and the village representative had other views on the details of the works project. In this regard, she suggested that if a works project proposed by a works proponent under the DMW Programme was not within the works proponent’s DC constituency, the lead department for the works should consult with the DC member of the constituency concerned, and if the works involved a village area, the village representative should also be consulted. The lead department for the works should harmonise all the views before carrying out the works;
- (ii) A Member enquired about the number and the contents of submissions that the TMDO had received in respect of the work project “Provision of Rain Shelter beside Kei Lun Light Rail Stop”;
- (iii) A Member said an air-conditioner in the main hall of Leung King

Community Hall had broken down, and oscillating fans in the hall had also been out of order for two months. Members of the public had contacted department staff about this, but the staff had merely replied that electric fans had already been installed in the community hall. In view of this, the Member reckoned that facilities in the community hall should be properly managed and the department staff should provide more suitable services for the public; and

- (iv) A Member enquired about the progress of the works projects “Provision of Hot Shower Facilities at Golden Beach, Tuen Mun”, “Conversion of Roadside of Lok Yi Street on Castle Peak Road - Siu Lam into Green Zone” and “Improvement Works to Castle Peak Bay Waterfront Promenade”.

48. Mr LEUNG Kam-wai, Senior Inspector of Works of the TMDO, responded that generally speaking, after the confirmation of works, the TMDO would request the Lands Administration Office to put up a works notice, and if Members considered it necessary to provide the layout plans of the works for and consult with the TMDO Member of the constituency concerned, the TMDO would be glad to provide cooperation. The TMDO was currently consulting the HyD and the TD about the work project “Provision of Rain Shelter beside Kei Lun Light Rail Stop”. As for the hope expressed earlier by the public that the proposed rain shelter could be situated as close as possible to the green minibus stand, the TMDO had to take into account the nearby underground public facilities, pedestrian flow and the location of the green minibus stand when deciding the final location of the proposed rain shelter, yet the TMDO would examine the public’s proposal mentioned above as far as possible.

49. Ms Pat TAM of the LCSD responded that the department was already arranging the funding application in respect of the works project “Provision of Hot Shower Facilities at Golden Beach, Tuen Mun” to be commenced in November this year. The department was also arranging the funding application in respect of the works project “Conversion of Roadside of Lok Yi Street on Castle Peak Road - Siu Lam into Green Zone”, and the works would be commenced as soon as possible after the funding was secured.

50. Miss Joanna TSUI, Assistant District Officer (Tuen Mun)¹, responded that departments were already engaging in the preliminary planning and design of the work project “Improvement Works to Castle Peak Bay Waterfront Promenade”, and

the details concerned would be explained to the works proponent after the meeting.

51. Mr Endy CHEUNG of the TMDO responded that currently there were four air-conditioners in Leung King Community Hall and, after learning that one of them had broken down, the TMDO had contacted the EMSD to discuss the relevant maintenance matters.

52. Members made the second round of comments and enquiries on the responses of the above department representatives, which are summarised as follows:

- (i) A Member said Members had told the department about the breakdown of the air-conditioner in Leung King Community Hall at the previous meeting of the Working Group on Facilities and Works, but the department had failed to handle the matter in a timely manner. The Member hoped the department could keep in close contact with staff at the community hall for better management;
- (ii) A Member said air-conditioners in community halls in Tuen Mun broke down frequently, and asked why the department was unable to have them repaired as quickly as possible. Besides, the Member hoped the department would pay closer attention to the management of community halls; and
- (iii) A Member had learnt that a staff member responsible for Leung King Community Hall had left office some time before, and the duties concerned were currently performed by staff members of other community halls by doubling arrangements and the heavy workload had caused the quality of the services of the community hall's staff to decline. Therefore, the Member suggested the TMDO fill the vacancy as soon as possible through staff deployment, so as to reduce the staff's workload and improve the quality of their services.

53. Mr Endy CHEUNG of the TMDO responded that facilities in the district's community halls were gradually aged. The TMDO would take follow-up action immediately if it was informed by the public or Members that facilities in community halls had broken down. The installation of electric fans in Leung King Community Hall was just a temporary measure and the TMDO had actively communicated with the EMSD in the hope that the air-conditioner concerned could be repaired as soon as possible. Moreover, the TMDO was exploring whether it

Action

was possible to use funding under the DMW Programme to replace air-conditioners that were beyond repair in community halls. He further said the TMDO knew that the post of Assistant Clerical Officer responsible for Leung King Community Hall had been vacant for a long period of time, and it had requested the HAD to provide replacement staff as soon as possible. After the meeting, the TMDO would communicate with the staff member who acted in that post to improve the quality of services.

54. In view of the TMDO's response on the work project "Provision of Rain Shelter beside Kei Lun Light Rail Stop", a Member hoped revisions be made to the report's contents about the progress of works. Besides, she suggested that the TMDC Member of the constituency concerned and the village representative should be consulted first if there were any revision of the design of the above works project in the future.

55. The Chairman said Members were welcome to make comments on the contents of the report at the meeting of the Working Group on Facilities and Works. Besides, he asked the Secretariat to revise the contents of the report. Secretariat

[Post-meeting note: The Secretariat sent the revised report by the Working Group on Facilities and Works to Members via email on 20 June 2018.]

56. The DFMC endorsed the captioned working group report.

(C) **Report of Working Group on 2018-2019 Tuen Mun Large Scale Festive Displays and Lighting Decorations**

(DFMC Paper No. 40/2018)

57. The DFMC endorsed the captioned working group report.

(D) **Report on LCSD's Cultural Activities in Tuen Mun District and Usage of Tuen Mun Town Hall**

(DFMC Paper No. 41/2018)

58. Members noted the captioned paper.

(E) **Work Report on Management of Recreation, Sports and Passive Facilities in Tuen Mun District by LCSD**

(DFMC Paper No. 42/2018)

59. The Chairman welcomed Mr Chris CHUNG, Landscape Architect/4, and Mr

CHAN Chun-ho, Landscape Architect/2, of the ArchSD to the meeting.

60. Mr Chris CHUNG of the ArchSD gave a PowerPoint presentation (Annex 2) to report to Members on the progress of the Pilot Project on Inclusive Playground at Tuen Mun Park. The works concerned could be commenced in phases in mid and late 2016. On 10 October 2017, the ArchSD had reported to the DFMC that the completion of the whole works were expected to be deferred to the second quarter of 2018 due to rainy weather, tropical cyclones, and also the discovery of unknown underground pipelines in the northern portion of the children's playground, which entailed revision of the original design. The works concerned were nearing an end and the fittings of the children's playground had been delivered to the site for installation. Also, the safety inspection procedures for the relevant facilities in the children's playground had been initiated. Besides, works vehicles still had to take the Tuen Mun River cycling track and Oi Ming Lane and pass the access road in the park for entry to the site during and after the works. The department would continue to assign traffic wardens to control works vehicles' entry to and exit from the site. As this project was on a trial basis and in order to gather opinions, the department was actively discussing with the LCSD the idea of arranging with the partner organisation (i.e. Playright Children's Play Association) a series of trial play activities for students in the district who participated in the Junior Playground Commissioner Incubation Programme and children with special needs after the safety inspection procedures for facilities in the children's playground were complete. The department expected that the facilities concerned could be open to the public in the third quarter of 2018. After the completion of the works, the department would invite DFMC Members for a site visit.

61. A Member commended the department for its measure under which traffic wardens were assigned to control works vehicles' entry to and exit from the site. Moreover, he suggested the department invite the DFMC for site visits during the above trial play activities. Besides, he asked whether the department would conduct people flow stress tests. In addition, he hoped the department could ensure the safety of the facilities and handle post-works cleaning matters properly.

62. A Member asked whether there was any plan to carry out an overall renovation of Tuen Mun Park in addition to facilities in the children's playground at the above location.

63. Mr Chris CHUNG of the ArchSD responded that the department would

conduct the above trial play activities and the stress tests simultaneously. Moreover, the department promised that only after the safety inspection procedures would the trial play activities be held and the playground be open to the public. Besides, the department would keep in close touch with the LCSD about the contents of the signs in the children's playground with a view to catering for the needs of different people and serving the purpose of inclusive recreation. The department would also request the contractor to step up site cleaning efforts. He added that the department had no plan to carry out an overall renovation of Tuen Mun Park at the moment.

64. Members noted the captioned paper. The Chairman would like the ArchSD and the LCSD to further follow up on the work concerned.

(F) **Report on Usage and Extension Activities of LCSD's Public Libraries in Tuen Mun District**

(DFMC Paper No. 43/2018)

65. Members noted the captioned paper.

VII. Any Other Business

66. There being no other business, the Chairman closed the meeting at 12:49 p.m. The next meeting would be held at 9:30 a.m. on 21 August 2018 (Tuesday).

Tuen Mun District Council Secretariat

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