

Minutes of the 7th Meeting of
the District Facilities Management Committee (2016-2017) of
the Tuen Mun District Council

Date: 6 December 2016 (Tuesday)

Time: 9:32 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 Shek-yuen, MH (Chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr TSUI Fan, MH (Vice-chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr LEUNG Kin-man, BBS, MH, JP	TMDC Chairman	9:32 a.m.	End of meeting
Mr LEE Hung-sham, Lothar, MH	TMDC Vice-chairman	9:31 a.m.	End of meeting
Mr SO Shiu-shing	TMDC Member	9:36 a.m.	End of meeting
Mr KWU Hon-keung	TMDC Member	9:43 a.m.	End of meeting
Mr CHU Yiu-wah	TMDC Member	9:31 a.m.	11:12 a.m.
Ms KONG Fung-yi	TMDC Member	9:30 a.m.	End of meeting
Mr NG Koon-hung	TMDC Member	9:36 a.m.	End of meeting
Mr CHAN Yau-hoi, BBS, MH, JP	TMDC Member	9:30 a.m.	End of meeting
Ms WONG Lai-sheung, Catherine	TMDC Member	9:34 a.m.	End of meeting
Ms HO Hang-mui	TMDC Member	9:41 a.m.	End of meeting
Ms CHING Chi-hung	TMDC Member	9:31 a.m.	End of meeting
Ms LUNG Shui-hing, MH	TMDC Member	9:30 a.m.	10:16 a.m.
Mr CHAN Man-wah, MH	TMDC Member	9:30 a.m.	End of meeting
The Hon LAU Ip-keung, Kenneth, MH, JP	TMDC Member	9:36 a.m.	11:13 a.m.
Mr CHAN Manwell, Leo	TMDC Member	9:40 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	9:33 a.m.	9:49 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 MO Shing-fung	TMDC Member	10:22 a.m.	End of meeting
Mr YIP Man-pan	TMDC Member	9:33 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 SHU Pui-ki, Becky (Secretary)	Executive Officer (District Council) ³ , Tuen Mun District Office, Home Affairs Department		

Absent with Apologies

Mr LAM Chung-hoi TMDC Member
Mr KAM Man-fung TMDC Member

By Invitation

Ms Gloria SO Architect, Spence Robinson Ltd.

In Attendance

Ms FUNG Ngar-wai, Aubrey District Officer (Tuen Mun), Home Affairs Department
Mr LO Chun-hang, Simpson Assistant District Officer (Tuen Mun)1,
Home Affairs Department
Ms KOO Kit-ye, Angie 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
Mr WONG Ying-ming District Leisure Manager (Tuen Mun), Leisure and Cultural
Services Department
Ms LEE Lai-fan, Jenny Deputy District Leisure Manager (Tuen Mun),
Leisure and Cultural Services Department
Mr MA Kam-wing, Anthony 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 (Panning)2, Leisure and Cultural
Services Department
Mr MOK Hing-cheung Administrative Assistant/Lands (District Lands Office,
Tuen Mun), Lands Department
Mr LI Tak-wan Neighbourhood Police Co-ordinator, Police Community
Relations Office (Tuen Mun District), Hong Kong Police
Force

I. Opening Remarks

The Chairman welcomed Members and representatives of government departments to the 7th meeting of the District Facilities Management Committee (“DFMC”).

2. The Chairman reminded Members that any Member who was aware of a personal interest in a discussion item should declare the interest before the discussion. The Chairman would, in accordance with Order 39(12) of the Tuen Mun District Council (“TMDC”) Standing Orders, decide whether the Member who had declared an interest might speak or vote on the matter, might remain in the meeting as an observer, 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 no applications from Members for leave of absence.

III. Confirmation of Minutes of the 6th Meeting Held on 4 October 2016

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

IV. Discussion Items

(A) Proposal on Leisure and Cultural Services Department’s Free Cultural Programmes in Tuen Mun District (2017/2018)

(DFMC Paper No. 68/2016)

5. Mr Anthony MA of the Leisure and Cultural Services Department (“LCSD”) briefly introduced the above paper, saying that the LCSD would continue to organise free cultural programmes at parks, playgrounds, housing estates and open spaces in the district for participation by members from different sectors and for promoting culture and performing arts to the general public. The department planned to organise 60 programmes from April 2017 to March 2018 with an estimated expenditure of \$1,061,320, which was the same as that in the preceding year. It was suggested that the programmes be promoted with the wording “Organised by the LCSD, Sponsored by the TMDC”. For financial arrangements, two payments in separate amounts would be made to meet related expenditures, as stated in Paragraph 5 of the paper.

6. As Members raised no objection, the Chairman announced that the DFMC supported an allocation of \$84,100 to the LCSD for organising the cultural programmes concerned in March 2017, and an allocation of \$974,700 to the department for

organising the cultural programmes concerned from April 2017 to February 2018. The above funding allocations had been submitted to the Finance, Administration and Publicity Committee (“FAPC”) for consideration at its meeting on 16 December 2016 and to the TMDC for endorsement at its meeting on 3 January 2017.

(B) Extension Activities Programmes of Public Libraries in Tuen Mun District

(DFMC Paper No. 69/2016)

7. Mr Terry TONG of the LCSD said the department proposed a total of 789 district activities be organised at libraries in Tuen Mun from April 2017 to March 2018 with an estimated expenditure of \$71,520. Besides district activities, the LCSD would also organise territory-wide activities, the cost of which would be borne by the department.

8. A Member enquired about the details of the User Education Session in Annex 2 of the paper.

9. Mr Terry TONG of the LCSD responded that the activity was held in the form of guided tours every Friday. In each session, about five to ten readers assembled at a specified location in a library and were guided through library facilities by the library’s staff, who explained to them how to use the services and various facilities of the library.

10. As Members raised no objection, the Chairman announced that the DFMC supported an allocation of \$71,280 to the LCSD for organising the activities concerned from March 2017 to February 2018. The above funding allocation would be submitted to the FAPC for endorsement at its meeting on 16 December 2016.

(C) Provision of Theme Riverside Open Space in Area 44, Tuen Mun

(DFMC Paper No. 70/2016)

11. Ms Gladys LAW of the LCSD reported to Members on the progress of the “Provision of Theme Riverside Open Space in Area 44, Tuen Mun”. She said the LCSD suggested adhering to the recommendations for the facilities to be built as per the original works plan, taking into account the comments from the Civil Engineering and Development Department and the Drainage Services Department and in view of the additional time and costs required for the construction of an underground car park.

12. Members’ comments and enquiries in the first round of discussion are summarised as follows:

- (i) A Member suggested a multi-storey car park be built on the site as public

car parks were inadequate in Tuen Mun. Yet, another Member was concerned that the construction of a multi-storey car park on the waterfront would not only cause obstruction of view but possibly lead to delays in the whole project;

- (ii) Noting that the two existing sites were currently used as temporary car parks, a Member asked the LCSD what it would do to accommodate the vehicles parked there;
- (iii) A Member said that initially when the proposal for construction of a waterfront promenade was put forward, some residents indicated that many goods vehicles were parked there, and that was why an underground car park was proposed to be built. Subsequently when the residents were consulted, they expressed concern about the impacts of vehicle emissions. Therefore, they tended to support the original plan of the LCSD. He hoped the department could seek funding as soon as possible to build the originally-proposed facilities;
- (iv) A Member held the view that the construction of the multi-storey car park should not be mixed up with the waterfront promenade. The Member also reckoned that the LCSD had already sought advice from various departments over the preceding six years and it should commence the works as soon as possible;
- (v) A Member considered that it was more appropriate to find another site in Tuen Mun for the construction of the multi-storey car park;
- (vi) A Member asked if there were any feasible ways other than percussive piling to build the underground car park and how much the project cost would be; and
- (vii) A Member said that in the LCSD's first consultation in 2009, she had supported the construction of the underground car park, but the department indicated at present that the works were hampered by difficulties, so she believed it would be more appropriate to build a waterfront promenade. Besides, as there was a shortage of car parks in Tuen Mun as a whole, she reckoned that the Government should actively consider building a car park and the view should be relayed to the relevant departments for follow-ups.

13. Ms Gladys LAW of the LCSD responded that after the DFMC had agreed in 2011 that the proposed facilities be built on Site A and Site B, the LCSD had submitted a proposal to the Home Affairs Bureau ("HAB") and obtained its approval for the proposal. If Members proposed building an underground car park at this point of time,

the LCSD would submit a proposal to the HAB again for consideration and approval. It would also invite Architectural Services Department (“ArchSD”) to conduct a feasibility study. If it was technically feasible, the LCSD would consult the DFMC about the design of the works. The Transport Department (“TD”) would make appropriate arrangements for the vehicles currently parked in the temporary car parks.

14. Members’ comments and enquiries in the second round of discussion are summarised as follows:

- (i) While supporting the construction of the waterfront promenade, a Member asked if there were any feasible construction methods other than percussive piling. The Member also enquired about the cost and time required for the project. Another Member asked if there was any legislation statutory requirement that no pile driving was allowed near the seawall;
- (ii) A Member suggested a park and a multi-storey car park be built on Site A and Site B respectively, and the cargo handling area be moved to another suitable place in the longer future;
- (iii) A Member worried that the location of the above park would overlap with the site selected for the West Rail Line (“WRL”) extension;
- (iv) A Member said that when designing a rest garden in Sam Shing years before, he had proposed a car park be built on the lower level, but the LCSD had persuaded him to withdraw the proposal in the end. However, no progress had been made on the works since then;
- (v) A Member supported the LCSD’s proposal to provide terraced seating platforms on Site A for spectators of dragon boat races. The Member reminded the department to provide the design of spectator seats for the DFMC’s examination after it was done;
- (vi) A Member did not worry about the technical difficulties encountered in building a facility with a park on the upper level and a car park on the lower level, opining that it just depended on whether the Government had sufficient resources to build the facility. He agreed that parking spaces for private cars be provided in the above facility while goods vehicles be parked in the multi-storey car park. Besides, he said the Planning Department (“PlanD”) had promised to identify a site for building a car park. Another Member held the view that it would be more appropriate for matters about the construction of the car park to be handled by the TD;
- (vii) A Member believed that Members would probably not oppose building a park. The Member enquired which department would be in charge of

this project;

- (viii) A Member suggested that to make good use of land resources, the design be amended to one with a park on the upper level and other facilities on the lower level. In his view, the LCSD should consider feasible construction methods other than percussive piling, such as carrying out pile driving 15 metres off the seawall, or installing piles at the central reservation of Wu Shan Road, followed by the erection of a building structural platform from a distance of 15 metres. He also opined that the department should attend meetings together with the project consultant;
- (ix) As car parks were not enough in places such as Wu King Estate and Butterfly Estate, residents there had to look for parking spaces somewhere else;
- (x) A Member said he respected Members' suggestions for the car park, but he paid more heed to the opinions of residents who did not want an at-grade multi-storey car park to be built. As this project had been delayed for seven years, he suggested prompt implementation of the department's proposal to build the park;
- (xi) A Member reckoned that more weight should be given to the opinions of residents living in Tuen Mun Area 44, where the works would be carried out;
- (xii) A Member said that on Mid-autumn Festival in 2016, the temporary closure of a car park in Sam Shing Hui caused a great deal of anxiety among the owners of the vehicles parked there. In view of this, the Member reckoned that when closing a temporary car park, consideration should be given to the impacts on the community and the problem of illegal parking it might cause;
- (xiii) A Member suggested this issue be carried over so that the department could explore other feasible construction methods; and
- (xiv) A Member believed that a complex next to Site A was probably constructed by pile driving. He asked why pile driving could not be used in the current project and how long the works would be delayed if the drawing was amended.

15. The Chairman invited the District Lands Office to explain whether the temporary car parks were leased out on short-term tenancies. Besides, he indicated that no representative from the corresponding department sat on the DFMC for discussion on matters concerning public car parks.

16. Mr MOK Hing-cheung of the District Lands Office, Tuen Mun responded that the car parks were leased out on short-term tenancies, adding that if the LCSD needed the sites, the District Lands Office would release them to the LCSD for carrying out the works.

17. A Member agreed that the matter of seeking a site for construction of a car park should be studied by the PlanD. He hoped that in addition to white dolphin, other marine life could also be embraced in the theme of the waterfront promenade, and that the LCSD could attend the next meeting together with an engineer.

18. Ms Gladys LAW of the LCSD responded that the LCSD would be in charge of the works for the provision of theme riverside open space in Area 44. Moreover, she indicated that detailed discussion on the feasibility of building an underground or at-grade car park was subject to the ArchSD's study on technical feasibility, and the LCSD could not attend meetings together with an ArchSD engineer at this stage. Besides, the department had consulted the MTR Corporation and had been informed that the site selected for the WRL extension would be far away from Site A and Site B, so there was no impact on the facilities to be completed in the future. She further said that only simple sitting-out facilities could be built on Site B because an LPG compound was located beside the site, making it not suitable for crowd gathering. As for the progress on Area 27 (Sam Shing), Tuen Mun, she said the works had been classified as a Category B project, and the department would continue to seek resources for prompt commencement of the works.

19. Members' comments and enquiries in the third round of discussion are summarised as follows:

- (i) A Member asked whether the related funding application would be submitted to the Public Works Subcommittee of the Legislative Council and the FAPC for consideration if the LCSD's proposal was endorsed at this meeting. The Member also enquired about the completion date of the works;
- (ii) A Member suggested the LPG storage compound be removed from its current location so that a car park could be built on Site B;
- (iii) A Member noted that there was a three-storey complex at that place, and he believed it was feasible to build an underground car park and a park. Besides, he was dissatisfied with the LCSD's reply on its failure to attend meetings together with an ArchSD engineer;
- (iv) A Member asked whether spectator seats would be built on Site A; and

- (v) A Member hoped the LCSD would consolidate Members' views for further in-depth analysis with the related technicians.

20. Ms Gladys LAW of the LCSD responded that spectator seats were among the facilities to be built on Site A. The LCSD would invite the ArchSD to carry out the technical feasibility study on the works plan after Members' acceptance and the HAB's approval of the recommendations for the facilities to be built.

21. Mr Francis WONG of the LCSD indicated that after collecting Members' views, at the meeting, the department would study the feasibility of building an underground or at-grade car park with the related teams and would consult the DFMC again in due course.

22. The Chairman concluded by asking the LCSD to consolidate Members' views and study the feasibility and after that, report back to the DFMC in due course.

(D) Review of Demerit Points System for Community Halls and Community Centres

(DFMC Paper No. 71/2016)

23. Mr Endy CHEUNG of the Tuen Mun District Office ("TMDO") said that some advice and recommendations on the Demerit Points System ("DPS") were offered in the report on the direct investigation into the Home Affairs Department's Management of Booking and Use of Facilities of Community Halls and Community Centres released by the Office of The Ombudsman in March 2016. In this connection, the Home Affairs Department ("HAD") subsequently put forward recommendations for improvement, which were scheduled for implementation at community halls/centres in all the 18 districts in Hong Kong starting April 2017. Details of the recommendations were shown in DFMC Paper No. 71/2016.

24. A Member asked what the department would do under the DPS if, due to the sickness of an instructor, a venue hirer failed to notify the TMDO seven working days in advance about the cancellation of its booking. The Member also enquired about the number of hirers having received penalties in Tuen Mun.

25. Mr Endy CHEUNG of the TMDO responded that among the non-compliance cases with demerit points given in 2012 to 2016, about 72% involved hirers' failure to notify the TMDO seven working days in advance about the cancellation of bookings, 18% involved hirers' no-show during the booked sessions, and 10% involved, for

example, hirers being late for more than 15 minutes, the failure to meet the minimum requirement on the number of participants, or damage to facilities. The TMDO had put in place an appeal mechanism for non-compliance cases with demerit points given. For the case example given by the Member, the TMDO would usually not impose any penalty on the hirer if the instructor concerned could provide medical certification.

26. As Members raised no objection, the Chairman announced that the DFMC noted the review of the DPS for community halls and community centres and the amendments would come into effect starting April 2017.

(E) Enquiries on Progress of Provision of Permanent Cover to Tuen Mun Cultural Square

(DFMC Paper No. 72/2016)

27. A proposer of the paper enquired whether the costs for the repaving of the ground, the provision of the cover and the associated items were covered in the project cost. Besides, she asked whether the department would provide the latest design of the works for the DFMC's reference and why the project funding was not approved in the year 2016-2017.

28. Mr Francis WONG of the LCSD responded that the ArchSD had pointed out that paving slabs in Tuen Mun Cultural Square had been in use for many years and the provision of the cover would have impacts on the waterproof layer of the ground in the square. In view of these, the ArchSD had proposed the paving slabs be replaced and the waterproof layer be renovated as well; therefore, the project cost increased from \$4 million to \$8 million. Moreover, the then committee had held the view that funding for District Minor Works ("DMW") projects should not be applied to the works and the cost concerned should be borne by the LCSD. Therefore, the department had had to lodge, via the ArchSD, a funding application with the Minor Building Works Committee ("MBWC") of the ArchSD, and more time was needed accordingly. The LCSD had lodged the funding application with the MBWC in the previous year but the application had been unsuccessful. This year, the department had lodged a funding application with the MBWC again. According to initial information, the project was already under consideration by the MBWC.

29. A Member reckoned that the LCSD should attend meetings together with an ArchSD officer to explain the reason for the rise in project cost. The Member hoped the Chairman would continue to monitor the works concerned.

30. A Member said cultural and recreational activities were very important in Tuen Mun and hoped the works could be commenced as soon as possible, so that activities would not be affected by rain.

31. The Chairman would like the LCSD to seek funding and follow up on the matter promptly.

V. Reporting Items

(A) Report of Working Group on Community Involvement

(DFMC Paper No. 73/2016)

32. As Members raised no objection, the Chairman announced that the DFMC supported an allocation of \$403,880 to the TMDO for further implementation of the pilot scheme on extension of the opening hours of community halls/centres from April 2017 to March 2018. The above funding application would be submitted to the FAPC for consideration at its meeting on 16 December 2016 and to the TMDC for endorsement at its meeting on 3 January 2017.

33. The DFMC endorsed the report of the working group.

(B) Report of Working Group on Facilities and Works

(DFMC Paper No. 74/2016)

34. Members noted the contents of the paper and discussed the progress of each DMW project as follows:

(i) Installation of LED Television Systems in Five Community Halls/Centres in Tuen Mun (DMW204)

- A Member said the project had been approved in June 2016. She would like to know the latest progress of the works and hoped the works could be completed as soon as possible.
- Mr Endy CHEUNG of the TMDO responded that the tender invitation exercise had been completed, the systems were scheduled for installation in January 2017, and the project would be completed by the end of the current financial year.

(ii) Maintenance and Improvement Works to Solar Lighting Facilities at Section between Entrance of Por Lo Shan and Rain Shelter (DMW058A)

- A Member enquired about the latest progress of the works and the removal of eight solar panels. Moreover, she said residents and hikers might not know there was a military site behind the gate,

because the texts on a transparent sign put up at the gate were illegible.

- Ms Minnie SIU of the TMDO said that while the commencement date of the works had been postponed slightly because it took time for the Electrical and Mechanical Services Department to source suitable batteries, the works had been completed in late November. A total of 12 solar lighting posts were put up at that place, four of which were each installed with a standalone solar panel to receive solar energy and supply power to the solar lighting post concerned. A large solar panel was also put up there to transmit power to the remaining eight solar lighting posts. The current situation was no different from the as-built one, and therefore, solar panels were found having been removed.
- Mr Simpson LO, Assistant District Officer (Tuen Mun)¹, indicated that two signs marked “Military Closed Area, No Trespassing” were put up respectively by the TMDC and the People’s Liberation Army near the gate on Por Lo Shan Path. The transparent sign of the TMDC were put up when the solar lighting posts were installed. The Works Section of the TMDO would produce a more visible sign in accordance with its design drawing. He further reminded residents that it was risky for them to enter the military closed area behind the gate.

(iii) Tuen Fu Road Community Garden (DMW030)

- A Member noted that the above works were originally due for completion in September this year, but were still not ready for handover in December. She would like to know the latest progress of the works. Ms Gloria SO of the consultancy company gave a PowerPoint presentation (Annex 1) showing the latest pictures of the works, saying that the hardware-related works including small gardens, interior decoration and tile laying had been completed substantially in September 2016. Yet, connection to mains water supply had yet to be arranged by the WSD. As Ms Gloria SO knew, a contractor of the Water Supplies Department (“WSD”) would break open Tuen Fu Road to carry out the works for connection to mains water supply in mid-December 2016. Mr Eddie LEE of the HAD indicated that the department would keep in close contact with the WSD, striving for the early completion of the

works for connection to mains water supply.

(iv) Improvement and Beautification Works to Walking Trail in Shan King (DMW102)

- A Member asked about the latest progress of the works and opined there was room for improvement in communication with the TMDO. Ms Gloria SO of the consultancy company gave a brief PowerPoint presentation (Annex 2), saying that the hardware of the above works (including tile laying in the sitting-out area at the entrance and lighting installation works on the walking trail) had been completed, following which the power company would install wires from the transformer room on Yeung King Road to the switch room on the morning trail for power supply. This would involve road opening works and thus take one month or so to complete. Mr Eddie LEE of the HAD said the department would keep in close contact with the power company, striving for the early completion of the works for power supply.

35. The DFMC endorsed the report of the working group.

(C) **Report of Working Group on Tuen Mun District Organising Committee for the Sixth Hong Kong Games**

(DFMC Paper No. 75/2016)

36. The DFMC endorsed the report of the working group.

(D) **Report on LCSD's Cultural Activities Plan for Tuen Mun District for 2017-2018, Cultural Activities in Tuen Mun District and Usage of Tuen Mun Town Hall**

(DFMC Paper No. 76/2016)

37. Members noted the above paper.

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

(DFMC Paper No. 77/2016)

38. Members noted the above paper.

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

(DFMC Paper No. 78/2016)

Action

39. Members noted the above paper.

40. There being no further business, the Chairman closed the meeting at 11:16 a.m. The next meeting would be held at 9:30 a.m. on 7 February 2017 (Tuesday).

Tuen Mun District Council Secretariat

Date: 30 December 2016

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