

**Minutes of the 8<sup>th</sup> Meeting of  
the District Facilities Management Committee (2018-2019) of  
the Tuen Mun District Council**

Date: 12 February 2019 (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 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 CHU Yiu-wah	TMDC Member	9:33 a.m.	End of meeting
Ms KONG Fung-yi	TMDC Member	9:30 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	9:30 a.m.	10:33 a.m.
Mr AU Chi-yuen	TMDC Member	9:30 a.m.	End of meeting
Ms HO Hang-mui	TMDC Member	9:30 a.m.	End of meeting
Mr LAM Chung-hoi	TMDC Member	10:07 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	9:41 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.	11:32 a.m.
Ms CHU Shun-nga, Beatrice	TMDC Member	9:30 a.m.	End of meeting
Mr TSANG Hin-hong	TMDC Member	9:33 a.m.	End of meeting
Ms SO Ka-man	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	9:35 a.m.	End of meeting
Mr YIP Man-pan	TMDC Member	9:37 a.m.	10:54 a.m.
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) <sup>3</sup> , Tuen Mun District Office, Home Affairs Department		

Absent with Apologies

Mr KWU Hon-keung TMDC Member  
Mr NG Koon-hung TMDC Member

By Invitation

Ms CHEUNG Yuk-shan, Linda Chief Executive Officer (Planning)2,  
Leisure and Cultural Services Department  
Mr MAN Ka-ming, Alex Senior Engineer/Housing & Planning/New Territories West,  
Transport Department  
Miss CHING Hoi-ying, Janet Engineer/Housing & Planning/New Territories West,  
Transport Department  
Miss CHAN Po-lam Wetland & Fauna Conservation Officer (Special Duties 1),  
Agriculture, Fisheries and Conservation Department

In Attendance

Miss TSUI Man-ye, Joanna Assistant District Officer (Tuen Mun)1,  
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  
Ms HUI Ka-wai, Minerva Architect (Works)5, 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 MAN Pui-shan, Erica Deputy District Leisure Manager (District Support) Tuen  
Mun, Leisure and Cultural Services Department  
Ms LAM Pui-yin, Gloria 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

Mr YU Yun-sang

Office, Tuen Mun), Lands Department  
Neighbourhood Police Co-ordinator,  
Police Community Relations Office (Tuen Mun District),  
Hong Kong Police Force

**I. Opening Remarks**

The Chairman welcomed Members to the 8<sup>th</sup> meeting of the District Facilities Management Committee (“DFMC”). He also extended welcome to the government department representatives in attendance at the meeting.

2. On behalf of the DFMC, the Chairman welcomed Ms Erica MAN, Deputy District Leisure Manager (District Support) Tuen Mun of the Leisure and Cultural Services Department (“LCSD”), who attended the DFMC meeting for the first time. He also thanked her predecessor, Ms LEE Lai-fan, Jenny, for her past contributions to the DFMC.

3. The Chairman reminded that Members who were aware of their 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 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**

4. The Secretariat reported that no applications for leave of absence had been received from Members.

**III. Confirmation of Minutes of the 7<sup>th</sup> Meeting (2018-2019)**

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

**IV. Matters Arising**

**(A) Provision of Benches and Rain Shelters Adjacent to the Bus Stops on Ng Lau Road both Bounds (near San Hing Tsuen) and Tsing Lun Road (near Yan Tin Estate)**

(DFMC Paper No. 62/2018)

(Paragraphs 7-14 of the Minutes of the 6<sup>th</sup> DFMC Meeting (2018-2019) and Paragraphs 5-6 of the Minutes of the 7<sup>th</sup> DFMC Meeting (2018-2019))

6. The Chairman said that the DFMC had conducted a site inspection on 22 January 2019 for the captioned works proposal. After the inspection, Members agreed to provide benches and a rain shelter adjacent to the bus stop on Ng Lau Road (Kowloon-bound) and to provide benches adjacent to the bus stop

on Tsing Lun Road (near Yan Tin Estate). However, due to limited space, Members believed that it might not be suitable to provide benches adjacent to the bus stop on Ng Lau Road (Tuen Mun-bound).

7. As Members had no other comments, the Chairman announced that the above works proposal was endorsed and would be included in the waiting list of the District Minor Works (“DMW”) Programme. He asked the Secretariat to follow the matter up in due course.

Secretariat

**(B) Provision of Benches outside Dor Boa Building**

(DFMC Paper No. 77/2018)

(Paragraphs 26-31 of the Minutes of the 7<sup>th</sup> DFMC Meeting (2018-2019))

8. The Chairman said that at the 7<sup>th</sup> DFMC Meeting (2018-2019), Members had commented on the works proposal “Provision of Benches outside Dor Boa Building” and the DFMC had subsequently conducted a site inspection on 22 January 2019. On the inspection day, Members had found it feasible to provide benches under the walkway shelter (Dor Boa Section).

9. As Members had no other comments, the Chairman announced that the proposal would be included in the waiting list of the DMW Programme and he asked the Secretariat to follow the matter up in due course.

Secretariat

**(C) Concern over Hygiene and Water Temperature of Drinking Fountains in Venues Managed by the LCSD**

(DFMC Paper No. 78/2018)

(Paragraphs 32-41 of the Minutes of the 7<sup>th</sup> DFMC Meeting (2018-2019))

10. The Chairman said that at the 7<sup>th</sup> DFMC Meeting (2018-2019), Members had discussed the “Hygiene and Water Temperature of Drinking Fountains in Venues Managed by the LCSD” and the DFMC had subsequently conducted a site inspection on 23 January 2019. On the inspection day, LCSD representatives had reported to Members on the plan to enhance drinking fountains at beaches managed by the department.

11. A Member welcomed the plan to enhance drinking fountains at Golden Beach and Cafeteria New Beach. She enquired about the commencement dates and anticipated completion dates of the relevant works. She also asked, apart from those two beaches, whether the department had any plans to move the drinking fountains at other beaches to reduce the impact of sunlight on water

temperature.

12. Ms Pat TAM of the LCSD said that the department planned to enhance the drinking fountains at Golden Beach and Cafeteria New Beach. Drinking fountains with chilling function would be installed. The drinking fountains at Golden Beach would be moved to nearby sheltered areas. Those at Cafeteria New Beach would be moved and a shelter would be provided to block direct sunlight. The works were expected to be completed in 2019.

13. As Members had no other comments, the Chairman asked the LCSD to continue to follow the matter up.

LCSD

## **V. Discussion Items**

### **(A) Urgent and Minor Improvement Works for Recreation and Leisure Grounds Managed by LCSD**

(DFMC Paper No. 1/2019)

14. Ms Pat TAM of the LCSD said that the works funding application was a regular one. The funding would be used for urgent and minor improvement works. She hoped to have Members' support.

15. A Member said that the LCSD made such a funding application to the DFMC every year. He hoped that the department could report to the DFMC on the works items of the previous financial year so that Members could gain an understanding of the actual usage of the funding.

16. Ms Pat TAM of the LCSD said that the department had noted Members' views and would provide information about the works items in a future work report.

17. As Members had no objection, the Chairman announced that the works costing \$1 million was endorsed.

### **(B) LCSD Beautification Works**

(DFMC Paper No. 2/2019)

18. Ms Pat TAM of the LCSD said that the works funding application was a regular one. The funding would be used for beautification works at LCSD venues, Green Belt sites and roadside flowerbeds. She hoped to have Members' support.

19. As Members had no objection, the Chairman announced that the works costing \$2.5 million was endorsed.

(C) **Improvement Works to Beaches in Tuen Mun**

(DFMC Paper No. 3/2019)

20. Ms Pat TAM of the LCSD said that the captioned improvement works comprised the installation of electronic time display panels at Butterfly Beach and Cafeteria Old Beach, provision of additional drinking fountains with chilling function at Golden Beach and Castle Peak Beach, and replacement of public address systems at Cafeteria Old Beach and Cafeteria New Beach. The works would cost \$1.42 million in total.

21. A Member said swimmers at Butterfly Beach had often told him that the existing clock was so small that they could hardly check the time when swimming. Therefore, he welcomed the department's plan to install an electronic time display panel at Butterfly Beach. In addition, he enquired about the commencement date and anticipated completion date of the works. He hoped that the works could be completed before the start of the swimming season in July and August.

22. Ms Pat TAM of the LCSD said that upon the DFMC's endorsement, the department would finalise the works schedule with relevant works departments. Generally speaking, it would take several months to install electronic time display panels at beaches, thus the works might not be completed by the start of the swimming season. However, the department would relay Members' views to the works departments with a view to finalising the works schedule as soon as possible.

23. A Member said some nearby residents had told him that thefts had taken place at Butterfly Beach. He suggested that the department include the installation of a closed-circuit television system at Butterfly Beach in the improvement works.

24. A Member welcomed the proposal to provide additional drinking fountains with chilling function at Golden Beach and Castle Peak Beach. She hoped that the department would adjust the locations of the additional drinking fountains in a bid to increase usage rate. In addition, she pointed out that the

Water Supplies Department's procedures for testing water quality of drinking fountains were complicated. As a result, it took a long time before new drinking fountains could be in use. She hoped that the LCSD could closely follow up on the progress of water quality tests so that the new drinking fountains could be in use as soon as possible.

25. Ms Pat TAM of the LCSD said that the department would study the feasibility of installing a closed-circuit television system at Butterfly Beach. In addition, the LCSD and the works departments had reached a preliminary consensus on the locations of the additional drinking fountains with chilling function at Golden Beach and Castle Peak Beach. The LCSD would work closely with the works departments and the Water Supplies Department so that the drinking fountains could be in use expeditiously upon works completion.

26. As Members had no objection, the Chairman announced that the works costing \$1.42 million was endorsed.

**(D) Replacement of Court Dividing Nets in the Arena of the Jockey Club Tuen Mun Butterfly Beach Sports Centre**

(DFMC Paper No. 4/2019)

27. Ms Pat TAM of the LCSD said that the court dividing nets in the arena of Tuen Mun Butterfly Beach Sports Centre had been in use for over 20 years. The nets were damaged and affected the service of the arena. She hoped that Members would agree to allocate funding to replace the nets.

28. As Members had no objection, the Chairman announced that the works costing \$300,000 was endorsed.

**(E) Progress of the Works Project on "Sports Ground and Open Space in Area 16, Tuen Mun"**

(DFMC Paper No. 5/2019)

29. The Chairman welcomed Ms Linda CHEUNG of the LCSD, and Mr Alex MAN and Miss Janet CHING of the Transport Department ("TD") to the meeting.

30. Ms Gladys LAW of the LCSD said that the paper aimed to report to the DFMC on the progress of the works project on "Sports Ground and Open Space in Area 16, Tuen Mun" and consult Members on the proposal to build a public



car park. The site location was set out in Appendix 1 of the paper and the details of the proposed facilities in Appendix 2. The proposed facilities included a covered spectator stand with 5 000 seats and the athletics facilities of the sports ground would meet the requirement of the International Association of Athletics Federations for holding large-scale international athletics competitions. There would also be a standard 11-a-side natural turf soccer pitch within the running track. If necessary, the LCSD would utilise facilities at the sports ground flexibly and provide suitable ancillary facilities to fulfil the requirement of the Asian Football Confederation (“AFC”) for holding competitions such as the AFC Champions League and the AFC Cup. The proposed facilities had been endorsed by the DFMC in 2009. In addition, following the principle of “single site, multiple uses”, the TD suggested building a public car park under the works project to meet the parking needs of the community. Information such as the number of parking spaces broken down by types of car was set out in Appendix 3 of the paper. She hoped that Members could give comments and show support.

31. Mr Alex MAN of the TD provided supplementary information about the proposed car park. As suggested in the 2018 Policy Address, the Government would follow the principle of “single site, multiple uses” to provide public car parking spaces in suitable “Government, Institution or Community” facilities and public open space projects. There was currently a short-term tenancy (“STT”) public car park which provided around 500 public parking spaces at the proposed site. Upon works commencement, that STT car park would be resumed. It was estimated that the proposed car park and the proposed sports ground would provide a total of about 400 to 500 parking spaces to meet the parking needs of the community. Since Tuen Mun residents looked forward to an expeditious implementation, the Architectural Services Department, the LCSD and the TD had conducted a study to examine whether including the car park in the works project would affect its implementation timeline. It was estimated that there would not be a significant impact on the timeline, i.e. the works could commence in 2021 or earlier. Taking Members’ views into account, the LCSD and the TD would revise the Project Definition Statement and start design work. They would also consult the DFMC on the project design in due course.

32. A Member said that since the works project was highly anticipated by nearby residents, he hoped that the funding application procedures could be completed expeditiously so that the works could start and end as soon as possible.

He asked the department to provide more details about the proposed facilities, and plans of the facilities layout and the project design to give Members and the public a deeper understanding. Separately, there was currently a bus depot at the proposed site. Since relocation of the bus depot might affect other areas, he hoped that the TD would handle the matter prudently and consult the TMDC and the community when appropriate. In addition, he pointed out that illegal parking was prevalent on the streets near the proposed site. He hoped that the TD could optimise the use of land and provide more public parking spaces to alleviate the problem of illegal parking.

33. A Member welcomed the proposal to build a public car park under the works project. However, she opined that the proposed number of parking spaces for light and heavy goods vehicles was inadequate and hoped that more parking spaces could be provided for those types of cars. Also, the proposed sports ground was intended for holding large-scale sports events. Providing only six coach parking spaces could not meet the demand of the district, where illegal parking of coaches was quite prevalent. She hoped that the TD would adjust the number of coach parking spaces.

34. A Member said that it had been a long time since the works project had been proposed. However, its commencement had not been finalised so far and the department had not submitted a concrete works schedule yet. Therefore, she enquired about the specific works schedule of the project. In addition, she agreed that the proposed number of coach parking spaces was insufficient for large-scale events and she expressed concern about the bus depot relocation plan. She reckoned that the DFMC had raised its concern over the matter many years before but the department had not actively followed it up all along. Therefore, she suggested that the Chairman make the works project a regular reporting item so that Members could follow its progress up.

35. A Member was dissatisfied that the information in the paper was too brief and the department had not provided any design plans for Members' reference.

36. A Member said that there was currently a bus depot at the proposed site. The proposed public car park would provide 400 to 500 public parking spaces and the number was similar to that of the existing STT car park. Nonetheless, he believed that the proposed car park would use Tuen Yee Street as the main exit to Hoi Wong Road and he was worried that it would place a greater burden

on nearby carriageways. Therefore, he hoped that the TD would conduct a detailed assessment on traffic flow. In addition, he asked whether the proposed sports ground and the proposed car parks were two individual projects. If so, he suggested carrying out the works of the sports ground before discussing and implementing the works of the car park to speed up the progress. This was because the sports ground project was highly anticipated by Tuen Mun residents.

37. A Member expressed support for the works project and concern over traffic problems which might arise from the provision of the car park. He hoped that the department could provide a detailed layout plan of the proposed car park, indicating the distribution of parking spaces for different types of cars and the location of the exit. Also, he said that if the exit faced Hoi Wong Road, the traffic flow of that road section would be affected.

38. A Member asked whether the location of the car park exit would affect the vehicular access of the nearby Castle Peak Bay Fire Station and ambulance depot. He was also concerned about the additional traffic flow brought by the proposed car park to the nearby road sections. He hoped that the department could provide more information in this regard.

39. A Member reckoned that the sports ground would be well received by residents from Tuen Mun and neighbouring areas. She reiterated that the Planning Standards and Guidelines were outdated. She pointed out that there was a keen demand for sports facilities in the district but the supply had all along fallen short. She hoped that the department could actively follow the project up and implement it expeditiously. In addition, she opined that the department should provide more information about the works project and give a detailed report on its progress. Therefore, she agreed that the agenda item should be carried over to the next meeting.

40. A Member expressed concern over the number of parking spaces in the proposed car park and the impact on traffic of nearby road sections upon its completion. She opined that the department should provide specific information about the works project, for example, the plans of the sports ground and the car park. The plans should include details such as the layout of the proposed facilities, car park entrance and exit, and distribution of parking spaces for Members' discussion. She agreed that the agenda item should be carried over to the next meeting.

41. The Chairman said the aim of the agenda item was to consult Members on the proposal to include the public car park in the works project. The DFMC had discussed the project several times and conducted a site inspection at Tseung Kwan O Sports Ground. He believed that the LCSD had taken Members' views into consideration.

42. Ms Gladys LAW of the LCSD said that since the DFMC had endorsed the proposed facilities under the works project in 2009, the department had all along followed the established procedures of public works and actively implemented the project. The project had been endorsed by the Legislative Council's Panel on Home Affairs in 2017 and included in the "Five-Year Plan for Sports and Recreational Facilities" announced in the 2017 Policy Address. If the proposal to build the public car park was endorsed by the DFMC, the department would, following the established procedures, submit a revised Project Definition Statement to the Home Affairs Bureau for approval and ask the Architectural Services Department to update the technical feasibility statement. Only after the DFMC had endorsed the revised list of proposed facilities could the department follow the established procedures and take forward the project progressively, including confirming the technical feasibility of the project and starting the design stage. The department would consult the DFMC on the design when appropriate. Therefore, design plans for the works were not yet available at that stage.

43. Ms Linda CHEUNG of the LCSD expressed understanding towards Members' anticipation and hoped that the project could be completed as soon as possible. In fact, due to the previous lack of resources, the relevant departments had been unable to start the design work. Resources had not been reserved until the project had been included in the "Five-Year Plan for Sports and Recreational Facilities". To expedite the implementation of the project, she hoped that Members would endorse the revised list of proposed facilities. She reiterated that since the public car park was newly added to the list, the department could only take forward the project upon the DFMC's endorsement.

44. A Member was surprised that the project still had not entered the design stage. He expressed support for the proposal to build the public car park but opined that it should not be incorporated into the existing works project. He was worried that the existing project would be delayed and could not be

completed in 2021. He reckoned that the department should commence the sports ground works project as soon as possible.

45. A Member found it unacceptable that the works project had been discussed for over ten years but still had not entered the design stage. He asked the LCSD to submit a specific works schedule and give an account of the works progress.

46. A Member asked whether the proposal to build the car park would affect the progress of the existing project. She requested again that the Chairman make the project a regular reporting item so that the LCSD could regularly report to Members on the works progress.

47. A Member expressed support for the proposal to build the car park. He hoped that the department could provide a specific works schedule and commence the project as soon as possible. He criticised the LCSD for its lack of preparation and opined that even though the works had not entered the design stage yet, the department should have provided a preliminary concept plan or design for Members' reference so that they could have a better understanding of the project.

48. The Chairman said that the works project had been discussed for many years. The LCSD should give a detailed account of the works progress and report it regularly to the DFMC.

49. Mr Alex MAN of the TD said that since the proposed car park and the existing STT car park provided a similar number of parking spaces, it was believed that there would not be a significant impact on the nearby traffic flow. The relevant works departments had preliminarily assessed the impact of the proposed car park on the nearby traffic and the result had been positive. In addition, there would be fewer buses running in that area due to the relocation of the bus depot. Therefore, it was expected that the impact of the new car park on the nearby traffic would not be intolerable. Also, he said that the number and type of parking spaces mentioned in the paper were preliminary. The department would take Members' views into account before making adjustments. Moreover, to fulfil drivers' need to park coaches during large-scale events and provide overnight parking spaces to professional coach drivers, the department suggested providing coach parking spaces. Based on the TD's survey, four

coaches parked overnight at the STT car park. Therefore, it was believed that providing six coach parking spaces would be sufficient. Also, the TD would later provide a detailed design of the proposed car park for Members' discussion. Regarding the works commencement date, if things went smoothly, the department expected to seek funding from the Legislative Council in the legislative session 2020-21 and commence the works in early 2021.

50. Mr Francis WONG said that based on the discussions at the DFMC meetings and Members' views, the department had prepared a list of proposed facilities at the sports ground and it was set out in the paper. He pointed out that same as Tseung Kwan O Sports Ground, the proposed sports ground would also be a standard sports ground. He reiterated that the aim of the discussion was to seek Members' endorsement of the proposal to build the car park, or else the works project would be stuck. He added that since adding a car park with 500 parking spaces to the list of proposed facilities was a major amendment, it was not suitable to provide an old design for Members' reference at that stage. In addition, he emphasised that the department would provide design plans of the works project for the DFMC's consideration in due course and the relevant department would give an account of the details to address Members' concern over the addition of the car park.

51. A Member expressed concern over public transport arrangements near the proposed sports ground after the relocation of the bus depot and hoped that the TD would take the traffic arrangement into consideration during the design stage.

52. After discussion, the DFMC agreed to build the public car park under the works project on "Sports Ground and Open Space in Area 16, Tuen Mun". The Chairman asked the LCSD and the TD to regularly report to the DFMC on the works progress.

LCSD  
TD

**(F) Replacement of Stage Lighting System at Tai Hing Community Hall**  
(DFMC Paper No. 6/2019)

53. Mr Endy CHEUNG of the Tuen Mun District Office ("TMDO") said that the stage lighting system at Tai Hing Community Hall had been in use for over 30 years. Since the system was old and had deteriorated, it could not properly raise/lower the spotlights or adjust brightness. The Electrical and Mechanical Services Department ("EMSD") had confirmed that the system could not be repaired. He hoped that Members would agree to allocate funding to replace the

system.

54. A Member said that there were two works projects related to Tai Hing Community Hall at that meeting and hoped that the TMDO would arrange for the projects to commence simultaneously to reduce the impact on users.

55. Mr Endy CHEUNG of the TMDO said that the department would strive to arrange for the projects to be carried out simultaneously.

56. As Members had no objection, the Chairman announced that the works costing \$900,000 was endorsed.

**(G) Replacement of Air-Conditioning System at Tai Hing Community Hall**

(DFMC Paper No. 7/2019)

57. Mr Endy CHEUNG of the TMDO said that the department had received several complaints from the public about the air-conditioning system. At the moment, the lobby and the staff office at Tai Hing Community Hall were equipped with window air-conditioners. Since their heat dissipation outlets faced a walkway, pedestrians were affected by the emission of hot air. Therefore, the department suggested replacing the current air-conditioners with inverter split type ones and adjusting the locations of the heat dissipation outlets to solve the problem. He hoped to have Members' support.

58. As Members had no objection, the Chairman announced that the works costing \$980,000 was endorsed.

**(H) Replacement of Air-Conditioning System at the Hall of Leung King Community Centre**

(DFMC Paper No. 8/2019)

59. Mr Endy CHEUNG of the TMDO said that the air-conditioning system at the hall of Leung King Community Centre had been in use for over 30 years. The system had deteriorated and often broke down. From time to time, the department had received complaints from hiring organisations about the lack of air-conditioning. Therefore, he suggested replacing the air-conditioning system. He added that the department would discuss with the EMSD to progressively replace old air-conditioning systems at community halls in Tuen Mun.

60. A Member expressed support for the captioned proposal and opined that the department had responded to local requests. She said that as it would take half a year to install a new air-conditioning system and the hall had to be closed down during the works, it would have a great impact on users. In addition, since the District Council elections would be held that year and the majority of community halls would be used as polling stations during the election period, there were much fewer time slots available for use this year. She opined that installation works could usually be completed within three months and hoped that the department could discuss with the EMSD the possibility of speeding up the works.

61. A Member asked whether it was possible to outsource the works through a tender exercise in a bid to speed up the progress.

62. Mr Endy CHEUNG of the TMDO said that, taking into consideration the monitoring of the works and maintenance issue, the department suggested following past practice to engage the EMSD to handle the works. Regarding the duration of the works, the department would maintain close communication with the EMSD in a bid to expedite the works and reduce the impact on the users. He expected that the works would be completed in around 2021.

63. As Members had no objection, the Chairman announced that the works costing \$4.95 million was endorsed.

**(I) Provision of Shelter beside the Pool near the Amphitheatre in Tuen Mun Park**

(DFMC Paper No. 9/2019)

64. The Chairman said that on 11 February 2019, the Secretariat had circulated the LCSD's written response for Members' reference.

65. The proposer of the paper said that many model boat fans often held activities in Tuen Mun Park. However, the lack of shelters nearby caused great inconvenience to the fans when it rained. Therefore, she suggested providing a shelter beside the model boat pool in Tuen Mun Park. She also hoped that the LCSD would meet with the fans to learn more about their needs and views.

66. Ms Pat TAM of the LCSD said that the department would, after the meeting, invite the model boat fans to meet and listen to their views before



studying the proposal.

67. A Member opposed to the proposal to provide a shelter in Tuen Mun Park as it would give singers there a better performance venue and they might even occupy the facility for a long period of time. This might in turn exacerbate the noise problem of the park and affect nearby residents. He added that unless the noise problem was solved, no sheltered facilities should be added to the park in case the measure backfired.

68. The proposer of the paper said that she had taken the above Member's concern into consideration. Although she could understand his concern, it would be unfair to deprive other park users of the facilities. Therefore, she suggested that the LCSD discuss with the model boat fans and look into viable alternatives in a bid to respond to the fans' needs.

69. A Member expressed support for the captioned proposal. He reckoned that it was putting the cart before the horse not to provide new facilities in the park because building a shelter might encourage singers' activities. He opined that the noise problem of Tuen Mun Park had always been serious. The only ways to solve the problem were to amend the law and step up law enforcement actions. If new facilities were not provided because of such a concern, it would be unfair to the other park users who were unable to enjoy community facilities.

70. A Member reckoned that since the interests of the nearby residents were involved, the department should consult all the stakeholders.

71. After discussion, the Chairman asked the LCSD and the proposer of the paper to discuss the captioned proposal with the stakeholders. The agenda item would be carried over to the next DFMC meeting.

LCSD

**(J) Request for 24-hour Self-Service Library Stations in Tuen Mun**  
(DFMC Paper No. 10/2019)

72. The Chairman said that on 30 January 2019, the Secretariat had circulated the LCSD's written response for Members' reference.

73. The first proposer of the paper said that at the DFMC meeting held in February 2018, Members had discussed a similar matter and they had hoped that the LCSD could provide self-service library stations in Tuen Mun as soon as

possible. However, there had been no update on the matter so far. She urged the LCSD to provide self-service library stations in the district expeditiously.

74. A Member expressed support for the proposal and pointed out that Tuen Mun was a large district but there were merely three public libraries. Their services were inadequate to meet the needs of the entire region. He hoped that the LCSD could enhance library services based on the characteristics and habits of local readers and set up self-service library stations in busier areas of the district to promote reading culture.

75. A Member expressed support for the proposal. He pointed out that the majority of Tuen Mun residents worked outside of the district and the libraries were often closed when they got off work. As a result, residents working in other districts could not enjoy public library services. He reckoned that setting up self-service library stations could cater to the needs of the working population of the district. He suggested that, when determining the location of the stations, the department should not only consider the convenience of the spot, but also its proximity to the town centre. Separately, regarding the trial scheme on self-service library stations mentioned in the department's written response, he asked when the scheme would end and when an evaluation would be conducted.

76. Mr Terry TONG of the LCSD thanked Members for their comments and concern about library services. He said that the department had all along paid attention to readers' needs. Therefore, it provided on a trial basis three self-service library stations, one each on Hong Kong Island, in Kowloon and in the New Territories at convenient locations with heavier pedestrian flow and far from existing libraries. The stations provided round-the-clock services such as borrowing, return, payment and pickup of reserved library materials. The first station had been launched in 2017 in Eastern District and the second one in late 2018 at Hong Kong Cultural Centre in Tsim Sha Tsui. The remaining one was expected to be launched in 2019 near Tai Wai MTR Station in Sha Tin. Since the self-service library stations were provided on a trial basis, the department had to collect enough test data before evaluating the effectiveness of the scheme based on factors such as usage, cost effectiveness, users' feedback, sustainability and whether it complemented other library services. If the result was satisfactory, the department would consider extending the service to other locations. He added that at the moment, the department had no plan to set up self-service library stations in Tuen Mun. However, it noted Members' views

and would take them into consideration during service evaluation.

77. A Member enquired about the timeline for evaluating the effectiveness of the trial scheme on self-service library stations.

78. Mr Terry TONG of the LCSD said that after the launch of the self-service library station near Tai Wai Station, the department would collect test data of the three stations and conduct study and evaluation.

79. A Member believed that the department had already collected some data for reference since the library station in Eastern District had been launched in 2017. Therefore, he found it unnecessary to wait for the launch of all three stations to start evaluation work.

80. Mr Terry TONG of the LCSD said that in the first year of operation, the average daily number of loan/return of books in the library station in Eastern District was around 250. For the library station launched in late 2018 in Tsim Sha Tsui, such data were not available yet. However, the above figure was preliminary. Other factors such as cost effectiveness, users' feedback and sustainability had to be taken into account for evaluation.

81. The Chairman said that at that stage, the LCSD had to wait for the launch of the library station in Tai Wai before collecting data for a comprehensive evaluation. He asked the LCSD to note Members' views.

LCSD

**(K) Request for Disclosure of Conditions of Use of Community Centres and Community Halls**

(DFMC Paper No. 11/2019)

82. The first proposer of the paper reckoned that although the TMDO had displayed the conditions of use of venue in community centres and community halls ("CH") in Tuen Mun District, the content of the conditions of use was not informative enough. In fact, to hire and use CHs, members of the public had to go through complicated procedures and follow a lot of rules. However, those rules were not specified in the conditions of use displayed in CHs and that caused inconvenience to users. Taking for example the application submission date in each month, the announcement of the quarterly ballot results, and the application form for use of facilities, the proposer said that there were inadequacies in the current procedures and arrangements concerning CHs. Since there were many

forms to be filled in, a large amount of paper would be consumed. She opined that the procedures and arrangements for hiring CHs should be streamlined and improved. She hoped that the TMDO would review and enhance the conditions of use and the application procedures. Furthermore, she opined that it was insufficient for the TMDO to reserve one half-day session each month for owners' corporations, owners' committees and mutual aid committees ("owners' groups") to hold meetings. She suggested that more sessions should be reserved. In addition, she pointed out that the Civil Service Bureau would use the CHs as examination venues, often reserving more time slots than necessary. As a result, the CHs were left vacant and other users could not enjoy the facilities. She was dissatisfied with such a situation.

83. A Member agreed that there was room for improvement in the application procedures for hiring CHs in Tuen Mun. Also, he suggested that the TMDO display information about upcoming programmes and activities outside the main gates of the CHs for easier browsing by the public. This might encourage people to join the activities and promote community participation.

84. Mr Endy CHEUNG of the TMDO said that the "Guidelines and Conditions" of the CHs had been affixed to the notice board of each CH and also uploaded to the Home Affairs Department's ("HAD") webpage for reference. Regarding the announcement of the quarterly ballot results, to prevent inappropriate exchange of allocated time slots, only the availability of each time slot would be displayed on the notice board. The name of the hiring organisation and details of the activity would be displayed at the venue entrance on the day of the activity. The TMDO would review where the "Guidelines and Conditions" and the time slot availability were displayed and remind staff to proactively answer enquiries about venue hire. In addition, he pointed out that in general, applications for use of CHs should be submitted within the first six days of each month. Due to the Lunar New Year in early February, the application period of that month had been shorter than usual. The TMDO had arranged for organisations to submit applications on two other working days and affixed notices in advance to inform the organisations about the special arrangement. Also, the responsibility to promote programmes and activities held in CHs generally rested with the organisers. Therefore, it might not be appropriate for the TMDO to display relevant information for the organisers. He added that the arrangement to reserve time slots for owners' groups to hold meetings had been implemented in five CHs upon the DFMC's endorsement

in 2012 and the measure had been extended to all CHs in the district in 2015. The arrangement aimed to make it more convenient for owners' groups to hold meetings. The multi-purpose halls of all CHs (except Tuen Mun Town Centre Community Hall) would be reserved for owners' meetings from 2 p.m. to 7 p.m. on the first Sunday of each month while the multi-purpose hall of Tuen Mun Town Centre Community Hall would be reserved from 6 p.m. to 10 p.m. on the first Friday of each month. The TMDO had reservations about the arrangement to reserve also the morning session of the same days for the same purpose since other hiring organisations might be affected. However, the office was open to the proposal to extend the reserved sessions to 9 p.m. If the DFMC endorsed the extension, the TMDO would contact the TMDC Secretariat about additional funding if necessary.

85. A Member said that he had been the Convenor of the Steering Group on Community Halls and Community Centres in the Tuen Mun District and opined that there was a keen demand for CHs in the district. Also, he said that the rules of CHs in Tuen Mun were relatively loose. However, the "Guidelines and Conditions" for hiring CH facilities varied among the districts and that might lead to confusion and unfairness. He suggested standardising the guidelines.

86. The first proposer of the paper asked the TMDO to consider extending the sessions reserved for owners' group meetings. Also, she hoped that the EMSD could send representatives to the next DFMC meeting to brief Members on the works schedule of the endorsed item "Replacement of Air-Conditioning System at the Hall of Leung King Community Centre" and explain why it would take half a year to replace the system.

87. Mr Endy CHEUNG of the TMDO said that the office would review the application procedures and forms for hiring CHs to streamline the relevant procedures and study the possibility of reducing paper consumption. In addition, the HAD was studying the introduction of an electronic venue booking system. It was believed that its launch could greatly reduce paper consumption and improve the relevant procedures.

88. The Chairman asked the TMDO to take Members' views into consideration and continue to follow up on the matters concerning the CHs. TMDO

(L) **Request for Installation of Railings next to Elegance Garden and on King San Path to Stop Wild Pigs**

(DFMC Paper No. 12/2019)

89. The Chairman welcomed Miss CHAN Po-lam of the Agriculture, Fisheries and Conservation Department (“AFCD”) to the meeting. He said that the Secretariat had circulated the Highways Department’s (“HyD”) written response on 4 February 2019 and the TD’s written response on 11 February 2019 for Members’ reference.

90. The proposer of the paper said that wild pigs often appeared on the hillsides behind King Fung Path and King San Path. In the late afternoon, they would even cross the road to forage food on walkways and near residential areas, thus threatening public safety. In this regard, she had previously asked the HyD to install railings/fences near the captioned sites but the HyD had replied that since the purpose of installing such facilities was to prevent occupation of government land by members of the public, the department could not accept her request. Therefore, she hoped that the DFMC could consider installing railings between the walkways and the two hillsides expeditiously to protect public safety. She said that the AFCD had conducted operations in July 2018 and January 2019 to capture and relocate wild pigs, but the problem persisted as they were able to return to their previous dwellings.

91. A Member opined that it was questionable whether installing railings could stop wild pigs effectively and suggested exploring better solutions.

92. Miss CHAN Po-lam of the AFCD said that the department had been dealing with the wild pig problem on King San Path. It was found that feeding of wild pigs was prevalent at that site and as a result, wild pigs often lingered in that area. The department had conducted two operations to capture and relocate wild pigs and nine of them had been relocated to a nearby country park. However, since the feeding problem persisted and the residential area near King Fung was on the fringe of a country park, the situation had not improved. She added that the department was open to the proposal to install railings.

93. The Chairman said that wild pigs not only appeared on King San Path, but also in the vicinity of Tai Lam Chung and So Kwun Wat. He asked whether the AFCD would implement publicity programmes near the locations where wild pigs often appeared and urge the public not to feed wild pigs.

94. Miss CHAN Po-lam of the AFCD said that under the Wild Animals Protection Ordinance (Cap. 170), it was an offence to feed wild animals in feeding ban areas such as Kam Shan Country Park and Shing Mun Country Park. However, feeding of wild animals outside the feeding ban areas was not regulated. If members of the public were found feeding wild animals, the department would give verbal advice and show banners for education purpose. In addition, if the feeding of wild animals caused environmental hygiene problems, the AFCD would refer the case to the Food and Environmental Hygiene Department (“FEHD”), which would conduct prosecution work in accordance with the relevant fixed penalty ordinance.

95. A Member opined that installing railings at the proposed locations was not an effective solution. Rather, to tackle the nuisance at its roots, the problem of feeding wild pigs should be eradicated so that they would not be attracted. He asked if the AFCD had considered conducting joint operations with the FEHD, which would be responsible for prosecuting offenders.

96. The proposer of the paper said that she had contacted the FEHD about the environmental hygiene problems caused by feeding wild pigs. The FEHD had replied that it would deploy staff to clear leftovers but would not take law enforcement actions. She said that the feeding of wild pigs not only attracted wild pigs, but also led to rodent infestation. She added that people who fed wild pigs were not from that area and they usually fed the wild pigs in the late afternoon, while the FEHD generally carried out cleaning work in the morning. As a result, the measure was futile and the problem persisted.

97. A Member reckoned that it was ineffective to only show banners, give advice and refer cases of offence. As pigs were relatively smart, installing railings at locations where wild pigs often appeared might not stop them effectively. In addition, since country parks in Tuen Mun were large, wild pigs might forage food elsewhere and appear in other parts of Tuen Mun. He opined that the AFCD should devise a comprehensive solution to the wild pig problem in Tuen Mun.

98. Miss CHAN Po-lam of the AFCD replied that while the department would conduct joint operations with the FEHD in other districts, such an

arrangement was not applicable to Tuen Mun at the moment. However, the AFCD was open to the proposal to conduct joint operations.

99. A Member opined that the rampant wild pig problem could mainly be attributed to the legislation against killing wild animals as it led to the rapid reproduction of wild pigs. The problem was exacerbated by the feeding of wild animals. He opined that it was futile to install railings to stop wild pigs, rather, the department should educate the public about the impact of feeding wild animals. At the same time, the AFCD should also implement joint operations with the FEHD to step up prosecution against the feeding of wild pigs. He added that wild pigs not only caused nuisance to people in the vicinity of King Fung, but also to hikers near Hin Fat Lane, Tuen Mun Trail and MacLehose Trail.

100. The proposer of the paper pointed out that when the relocation operation had been conducted in January 2019, some people who had fed wild pigs had kept chastising the AFCD staff. Therefore, she found the proposal to educate people feeding wild pigs not feasible. While she agreed that conducting joint operations by the AFCD and the FEHD was a long-term effective solution, she opined that installing railings could immediately mitigate the wild pig nuisance faced by residents near King Fung. She hoped to have Members' support.

101. Taking the proposed locations into consideration, the Chairman believed that installing railings at two sites was inadequate to stop wild pigs. He suggested conducting a site inspection to explore whether it was necessary and feasible to install railings. In addition, since wild pigs appeared near country parks and hillsides in Tuen Mun, he asked the AFCD to report to Members on a comprehensive strategy to solve the wild pig problem in the district at the next meeting. The agenda item would be carried over to the next DFMC meeting.

AFCD

[Post-meeting note: On 20 March 2019, the DFMC Members conducted a site inspection.]

## **VI. Reporting Items**

### **(A) Report of the Working Group on Community Involvement**

(DFMC Paper No. 13/2019)

102. The Chairman asked whether Members endorsed a total of 13 funding applications submitted by the Working Group on Community Involvement.



103. As Members had no objection, the Chairman announced that the DFMC endorsed the 13 funding applications submitted by the Working Group on Community Involvement. The funding applications would be submitted for endorsement at the Finance, Administration and Publicity Committee meeting on 22 February 2019 and those involving funding of \$100,000 or more would be submitted for endorsement at the TMDC meeting on 5 March 2019.

104. The DFMC endorsed the captioned working group report.

**(B) Report of the Working Group on Facilities and Works**

(DFMC Paper No. 14/2019)

105. A Member enquired about the following works projects set out in the captioned report:

- (i) The commencement date of the works project “Conversion of Roadside of Lok Yi Street on Castle Peak Road - Siu Lam into Green Zone”;
- (ii) Regarding “Provision of Rain Shelter at Open Area next to Fish Pond at Pai-fong of So Kwun Wat Tsuen”, since the ground of the proposed location was uneven and it might cause danger to pedestrians, he asked whether site formation works would be carried out and whether benches would be provided for use by elderly people; and
- (iii) Whether water dispensers and passive recreational facilities suitable for elderly people would be provided under “Improvement Works to Castle Peak Bay Waterfront Promenade”.

106. The Chairman said that in general, the department responsible for the works would report on the progress of the works projects in details at working group meetings. Members who wished to learn more about the progress and details of individual works projects might join the working group and attend the meetings.

107. Ms Gladys LAW of the LCSD said the funding application for “Conversion of Roadside of Lok Yi Street on Castle Peak Road - Siu Lam into Green Zone” had been completed. The HAD had already started on topographical survey. In addition, Ms Minerva HUI of the HAD said that the department had submitted the preliminary design to the LCSD for approval and

would later work on the detailed design.

108. The Chairman said that the working group had discussed the item “Provision of Rain Shelter at Open Area next to Fish Pond at Pai-fong of So Kwun Wat Tsuen” and its tender work had been completed. About the Member’s concern, it was believed that the department responsible for the works had fully taken safety issues into consideration to ensure that members of the public could enjoy the facilities safely.

109. The DFMC endorsed the captioned working group report.

**(C) Report of the Working Group on Tuen Mun Greening**

(DFMC Paper No. 15/2019)

110. A Member said that at the Environment, Hygiene and District Development Committee meeting held on 25 January 2019, he had enquired about the follow-up actions of the “Request for Replanting of Trees near Tuen Hing Road Interchange”. He asked whether the matter would be followed up by the captioned working group.

111. The Chairman announced that the “Request for Replanting of Trees near Tuen Hing Road Interchange” would be followed up by the working group.

Working Group  
on Tuen Mun  
Greening

112. The DFMC endorsed the captioned working group report.

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

(DFMC Paper No. 16/2019)

113. The Convenor of the working group said that the seventh Hong Kong Games would be held between 28 April and 2 June 2019. The flag presentation ceremony cum photo taking session of the Tuen Mun District delegation would be held on 3 March 2019 at Tai Hing Sports Centre. He looked forward to Members’ participation.

114. The DFMC endorsed the captioned working group report.

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

(DFMC Paper No. 17/2019)

115. Members noted the captioned paper.

(F) **Work Report on Management of Recreation, Sports and Passive Facilities in Tuen Mun District by Leisure and Cultural Services Department**

(DFMC Paper No. 18/2019)

116. Members noted the captioned paper.

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

(DFMC Paper No. 19/2019)

117. Members noted the captioned paper.

**VII. Any Other Business**

(A) **Adjudication Panel of "Green Promotional Game Stalls" Awards of Hong Kong Flower Show 2019**

118. The Chairman said that on 14 January 2019, the LCSD had written to the TMDC Chairman and asked the TMDC to nominate a Member to serve on the adjudication panel of "Green Promotional Game Stalls" awards of Hong Kong Flower Show 2019. Tentatively, the adjudication would take place at 10:30 a.m. on 17 March 2019 in Victoria Park. The TMDC Chairman had agreed to pass the matter to the DFMC for follow-up actions. In this regard, the Chairman asked Members to nominate candidates and decide on a TMDC Member to serve on the panel.

119. After discussion, the DFMC had decided that Mr Lothar LEE would serve on the adjudication panel of "Green Promotional Game Stalls" awards of Hong Kong Flower Show 2019 on behalf of the TMDC.

120. There being no other business, the Chairman announced the meeting closed at 12:02 p.m. The next meeting would be held at 9:30 a.m. on 2 April 2019 (Tuesday).

Tuen Mun District Council Secretariat

Date: 12 March 2019

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