

Minutes of the 6th Meeting of
the District Facilities and Works Committee (2024-2027) of
the Tuen Mun District Council

Date : 19 November 2024 (Tuesday)

Time : 2:30 p.m.

Venue : Tuen Mun District Council (TMDC) Conference Room

Present

Mr CHAN Yau-hoi, BBS, MH, JP (Chairman)	TMDC Member
Mr KAM Man-fung (Vice Chairman)	TMDC Member
Mr TSUI Fan, MH	TMDC Member
Ms CHING Chi-hung, MH, JP	TMDC Member
Mr CHAN Manwell, Leo, MH	TMDC Member
Mr WAN Tin-chong, MH	TMDC Member
Mr TSANG Hin-hong, MH	TMDC Member
Mr MO Shing-fung	TMDC Member
Mr YIP Man-pan, MH	TMDC Member
Ms LAI Ka-man	TMDC Member
Mr LI Chiu-hung	TMDC Member
Mr LAM Tik-fai	TMDC Member
Ms CHAN Mang-yi	TMDC Member
Dr CHAN Kwai-wao	TMDC Member
Mr CHAN Tsim-heng	TMDC Member
Mr CHUI King-hang	TMDC Member
Mr FUNG Pui-yin	TMDC Member
Mr TSANG Hing-chung	TMDC Member
Mr YIP Kat-kong, Kenneth	TMDC Member
Mr IP Chun-yuen	TMDC Member
Mr CHENG Yin-kwan, Andy	TMDC Member
Mr TSOI Shing-hin	TMDC Member
Mr TSE Wing-hang	TMDC Member
Ms TSE Yuk-ling	TMDC Member
Mr KWONG Man-tik	TMDC Member
Mr CHUNG Kin-fung	TMDC Member
Mr NG Sui-lun	Co-opted Member
Mr CHOW Yiu-kei	Co-opted Member
Mr YEUNG Hok-hang	Co-opted Member

Ms HO Lok-man, Phoebe (Secretary)

Executive Officer I (District Council)2,
Tuen Mun District Office, Home Affairs Department

By Invitation

Mr CHO Chun-hung

Senior Project Manager 325,
Architectural Services Department

Miss LAU Wing-shan, Sarah

Project Manager 312,
Architectural Services Department

Mr CHAN Ho-kwan, Eric

Engineer/Project Management 6,
Drainage Services Department

Mr TSANG Chun-wang, Roy

Senior Environmental Protection Officer (Regional
West)1, Environmental Protection Department

Mr LEE Chun-kit

Senior Health Inspector (Cleansing & Pest Control)
Tuen Mun, Food and Environmental Hygiene
Department

Mr TSANG Sze-ming

Senior Estate Surveyor/West (District Lands Office,
Tuen Mun), Lands Department

Mr TSUI Ho-wing, Stan

Senior Transport Officer/Bus/New Territories South
West, Transport Department

Mr WU Chun-fai, Carpe

Transport Officer/Bus/New Territories East 3,
Transport Department

Mr LAU Tsin-hein, Dominic

Project Engineer, AECOM

Mr Derek TAM

Architect, Singular Studio Ltd

Mr Gary CHAN

Design Director, Ho & Partners Architects

Ms Joy TANG

Senior Project Manager, WCWP International Limited

In Attendance

Miss CHEN Wai-tik, Wendy

Assistant District Officer (Tuen Mun)1,
Home Affairs Department

Mr LAM Wai-cheong, Stanley

Senior Executive Officer (District Management),
Tuen Mun District Office, Home Affairs Department

Mr CHAN Shun-king

Senior Inspector of Works,
Tuen Mun District Office, Home Affairs Department

Mr LAM Lok-hang, Kelvin

Liaison Officer i/c (District Facilities),
Tuen Mun District Office, Home Affairs Department

Ms LUI Tung-ni, Toni	Architect (Works)7, Works Section, Headquarters
Mr LO Chun-hang, Henry	Division II, Home Affairs Department
Mr CHAN Pui-shing, Michael	Engineer/4 (West), Civil Engineering and Development Department
Mr LAU Tin-ming	Project Coordinator/Tuen Mun, Drainage Services Department
Mr KAM Hok-chun, Jurgen	Assistant District Engineer/Tuen Mun (East), Highways Department
Ms CHANG Yuet-ming, Charlene	District Operations Officer, District Operations Office (Tuen Mun District), Hong Kong Police Force
Ms TAM On-kei, Susan	Administrative Assistant/Lands (District Lands Office, Tuen Mun), Lands Department
Ms TSENG Chieh, Elsa	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Ms LEUNG Fung-shan, Alice	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Ms LAW Lai-chun, Gladys	Deputy District Leisure Manager (District Support) Tuen Mun, Leisure and Cultural Services Department
Ms CHUNG Kan-hei, Jump	Senior Executive Officer (Planning)32, Leisure and Cultural Services Department
Ms LEE Wing-yee	Senior Manager (New Territories West) Promotion, Leisure and Cultural Services Department
Miss CHEUNG Yuet-ming	Manager (New Territories West) Marketing & District Activities, Leisure and Cultural Services Department
Ms LIU Mei-fong, Kennie	Senior Librarian (Tuen Mun), Leisure and Cultural Services Department
Mr YIU Ka-lap	Senior Town Planner/Tuen Mun 1, Planning Department
	Engineer/New Territories West (Distribution 2), Water Supplies Department

I. Opening Remarks

The Chairman welcomed all present to the 6th meeting of the District Facilities and Works Committee (2024-2027) (DFWC).

II. Absence from Meeting

2. The Secretary reported that no applications for leave of absence from Members were received.

III. Confirmation of Minutes of the Last Meeting

3. The Chairman said that the draft minutes of the 5th DFWC (2024-2027) meeting had been sent to all attendees for perusal earlier, and the Secretariat did not receive any proposed amendments thereafter.

4. As Members had no other comments, the Chairman announced that the above minutes were confirmed.

IV. Matters Arising

(A) Concerns about the Progress of the Sports Ground, Open Space, and Public Car Park Construction in Area 16, Tuen Mun, and the Demand for Accelerating the Construction Progress (DFWC Paper No. 26/2024)

5. The Chairman welcomed Mr Stan TSUI, Senior Transport Officer/Bus/New Territories South West, and Mr Carpe WU, Transport Officer/Bus/New Territories East 3, of the Transport Department (TD); and Mr TSANG Sze-ming, Senior Estate Surveyor/West (District Lands Office, Tuen Mun (DLO)) of the Lands Department to the meeting. He added that regular representatives of the Leisure and Cultural Services Department (LCSD), the Drainage Services Department (DSD) and the DLO for the DFWC would join the discussion on the subject matter.

6. The Chairman said that at the previous meeting, the DFWC resolved to continue discussion on the subject matter. He hoped that the relevant departments would provide further details of the progress of the works.

7. The Chairman then asked the relevant departments to report on the latest progress of the works.

8. Mr Stan TSUI of the TD said that the two bus companies had submitted short term tenancy applications to the DLO regarding the site on Ho Wo Street. It was understood that Kowloon Motor Bus Company (1933) Limited (KMB) was following up on the application details with the DLO. As the site for Citybus Limited (Citybus) was situated within a drainage reserve area, Citybus had engaged surveyors to evaluate the feasibility of installing refuelling and other bus depot related facilities on the site, before submitting the evaluation report to relevant departments for review. Citybus was conducting studies and following up on the opinions and requests of the departments.

9. The Chairman enquired about the time required for relocating the KMB bus depot and the application progress of the site on Ho Wo Street.

10. Mr Stan TSUI of the TD said that after the DLO approved the application from KMB, the Department would request KMB to expedite the relocation works of the bus depot in order to vacate from Area 16, Tuen Mun as soon as possible.

11. Mr TSANG Sze-ming of the DLO said that the Department was actively following up on the application details with KMB. It was expected that the application would be approved between end-2024 and the first quarter of 2025 at the earliest.

12. Mr Michael CHAN of the DSD said that the Department had examined in depth the technical aspects regarding the evaluation report submitted by Citybus. The technical challenges faced and the supplementary information required from Citybus had been conveyed to the DLO for follow-up. The DSD would cooperate and assist in processing the application as needed.

13. The Chairman asked the LCSD to report on the latest progress of the works and enquired how to handle the trees on the site on Ho Wo Street.

14. Ms Gladys LAW of the LCSD said that after the bus depots were relocated and the site was cleared, the relevant land would be officially allocated for “Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun”. Tender procedures would then commence, and funding application would be submitted to the Legislative Council Finance Committee. Upon funding approval, the proposed

works would begin and the construction time was expected to be approximately four years. Regarding the trees on the site on Ho Wo Street, it was understood that the applications from the two bus companies had avoided the areas with trees, and therefore no problem would arise.

15. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members expressed great concern about the works, which involved a number of departments, and suggested including the progress report of the works as an item for information in future DFWC meetings. They also hoped that the relevant departments would provide updates at each meeting for Members' follow-up;
- (b) Members pointed out that Citybus repeatedly mentioned the difficulties in relocating the bus depot, and enquired Citybus about the expected time for the bus depot to be relocated from Area 16, Tuen Mun; and
- (c) Members enquired whether the TD could prompt KMB to make good use of the granted site next to the Tuen Mun-Chek Lap Kok Tunnel (TM-CLKT) Interchange for earlier relocation of the bus depot from Area 16, Tuen Mun. They also hoped that the Department would enhance supervision on the use of the granted site.

16. Mr Stan TSUI of the TD gave a consolidated response to Members' views as follows:

- (a) The site next to the TM-CLKT Interchange was currently used by buses and the area was insufficient to accommodate the number of buses served by the bus depots at Area 16, Tuen Mun;
- (b) Citybus was studying with relevant departments the feasibility of installing refuelling and other bus depot facilities on the site on Ho Wo Street. The TD would ask Citybus to expedite the matter as much as possible; and
- (c) Once the short term tenancy applications were processed and other technical issues were resolved, the relocation of bus depots would be completed between nine months and two years, subject to the areas and setting of the bus depots. Since the Citybus bus depot required installing facilities such as refuelling

stations and bus washing machines, it would take a longer time, tentatively expected to be two years.

17. The Chairman enquired the LCSD about the time required for completing the works once the two bus depots were relocated from Area 16, Tuen Mun.

18. Ms Gladys LAW of the LCSD said that the works would be completed in about four years upon officially allocating Area 16, Tuen Mun for the works.

19. The Chairman concluded that based on the responses from the TD and the LCSD, the works was expected to be completed in six years at the soonest. He asked the Secretariat to include the progress reports of the works as an item for information in future DFWC meetings, and requested the departments to provide updates at each meeting for Members' follow-up.

V. Discussion Items

(A) Proposal to Revitalise Tuen Mun River (DFWC Paper No. 35/2024)

20. The Chairman welcomed Mr Eric CHAN, Engineer/Project Management 6 of the DSD; Mr Roy TSANG, Senior Environmental Protection Officer (Regional West)1 of the Environmental Protection Department (EPD); Mr LEE Chun-kit, Senior Health Inspector (Cleansing & Pest Control) Tuen Mun of the Food and Environmental Hygiene Department (FEHD); and Mr Dominic LAU, Project Engineer of AECOM to the meeting. He added that regular representatives of the Civil Engineering and Development Department (CEDD) and the DLO for the DFWC would join the discussion on the subject matter.

21. The Chairman said that the TMDC had discussed this subject matter at the 5th meeting on 9 September 2024. Members raised various opinions and enquiries regarding the revitalisation and management of Tuen Mun River. After discussion, the TMDC Chairman suggested referring the matter to the DFWC for detailed follow-up actions; a working group might be established if necessary.

22. The Chairman continued that during the current-term meetings of the TMDC and its committees, Members had time and again expressed opinions about the revitalisation of Tuen Mun River and related vessel berthing issue at Castle Peak Bay Typhoon Shelter. He therefore asked Members to suggest follow-up actions.

23. The Chairman asked various departments to provide supplementary information on matters concerning Tuen Mun River.

24. Mr Michael CHAN of the DSD said that the Department commenced public consultation on revitalising Middle Tuen Mun River Channel in March 2024, during which many citizens expressed hope for the transformation of Tuen Mun River into a landmark with more activities to be held on both sides of the river. The Department would continue to follow up through public consultations, surveys, and engineering studies, incorporating various factors and opinions to develop a balanced solution meeting all requirements. It was also hoped that Members would actively participate in future public consultations and provide further feedback.

25. Mr Roy TSANG of the EPD said that the Department was mainly responsible for tackling illegal discharge of wastewater. While the DSD was conducting surveying work for the revitalisation of Middle Tuen Mun River Channel, the EPD was in close contact with the DSD and its consultant for exchanging relevant information and data, hoping for more effective identification of illegally connected sewers. In view of the current progress, the Department's work in the year ahead would cover most areas from Middle Tuen Mun River to Tuen Mun Park.

26. Mr Henry LO of the CEDD said that the Department would, as always, assist the DSD in carrying out desilting and dredging works at Tuen Mun River (including the section from the south of Tuen Mun Station to the Tuen Mun River estuary) to alleviate flooding risk. Data from the Department's latest bathymetric survey indicated that the riverbed level of Tuen Mun River did not exceed the trigger level set by the DSD. The Department would continue to monitor the riverbed level and carry out maintenance dredging works as needed.

27. Mr LEE Chun-kit of the FEHD said that the Department had been assisting relevant departments in removing floating refuse on Tuen Mun River to maintain environmental hygiene. Cleansing service contractors were arranged to regularly remove floating refuse on the river, with a total of 1 753 kilograms of floating refuse being removed between May and October 2024. The Department would keep monitoring the floating refuse situation and take appropriate actions to maintain environmental hygiene.

28. Ms Charlene CHANG of the DLO said that during the inter-departmental joint action against unauthorised structures on the embankment, the Department was

mainly responsible for affixing notices at the spot to facilitate follow-up clearing work of relevant departments.

29. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members said that successive terms of the TMDC had great concern about matters relating to Tuen Mun River. The overall management of Tuen Mun River was a monumental task, which covered issues such as river quality, odour, revitalisation, greening, and connection with nearby communities, involving a number of departments. Members therefore hoped for the establishment of a working group to communicate with relevant departments and stakeholders, so that the overall situation of Tuen Mun River could be improved and managed in a comprehensive manner;
- (b) Members said that some departments had fulfilled their duties by taking concrete actions, including the DSD's efforts in revitalising Middle Tuen Mun River and tackling sewer misconnection, as well as the FEHD's regular removal of floating refuse on the river. Members suggested considering establishing a working group to follow up, but only after the DSD had formulated the revitalisation proposal, and they pointed out that the CEDD had not properly addressed the nails and other unauthorised structures on the embankment of Tuen Mun River. Members continued that in a recent inspection of Tuen Mun River, many berthed vessels, cradles, jet skis, canoes, and kayaks were found at the river. They opined that the working group would not make a difference unless relevant departments took concrete and effective actions;
- (c) Members said that Tuen Mun River was originally used for flood control. With subsequent riverside development, river management and surrounding environmental hygiene improvement, Tuen Mun River had become an important part of living culture for residents in the three areas of Tuen Mun East, South and North. Members added that the current-term TMDC had discussed various issues including the management of Tuen Mun River, youth development and community building, which were all closely related to Tuen Mun River. Establishing a working group could help consolidate the opinions from all parties and the follow-up items of various departments;
- (d) Members said that there was a consensus among Members on the need to revitalise Tuen Mun River, and suggested departments arrange designated

personnel to monitor and follow up on issues such as discharge of wastewater, sewer misconnection and vessel berthing at Tuen Mun River, in order to revitalise Tuen Mun River and develop a diverse ecosystem of tourism, boosting economy in the Tuen Mun District;

- (e) Members said that in managing Tuen Mun River, the primary challenge was the dispersed functions among numerous departments. Members pointed to two major issues of Tuen Mun River, namely, water quality and revitalisation of Middle Tuen Mun River Channel, and illegal vessel berthing from the south of Tuen Mun Station to the typhoon shelter, which involved different departments. Members opined that should the working group be established, it was crucial to set out the terms of reference and the list of government departments to be invited to the working group meetings. Therefore, unless the departments were willing to send staff to attend such meetings, establishing the working group was not advisable; and
- (f) Members said that as the Government had initiated the revitalisation of Tuen Mun River, the departments could report on their progress regularly at the DFWC meetings. However, on the management of illegal vessel berthing at the downstream section of Tuen Mun River, the work progress of relevant departments was unsatisfactory. Members therefore considered it would be more efficient by establishing the working group to focus on the management issues of Tuen Mun River. They pointed out that the District Council was an important part of the district governance structure, and hoped that relevant departments would send staff to attend the working group meetings, in order to be responsive to the people's needs.

30. The Chairman asked Miss Wendy CHEN, Assistant District Officer (Tuen Mun)¹, to further elaborate.

31. Miss Wendy CHEN, Assistant District Officer (Tuen Mun)¹, agreed that careful consideration was required for setting the terms of reference of the working group and the list of government departments to be invited to its meetings. She appreciated that Members had various expectations on Tuen Mun River, but as the purpose of the working group was to focus on handling the subject matter, setting the terms of reference too broad might not be very effective. According to the TMDC Standing Orders, the names and terms of reference of working groups should be determined by the TMDC Chairman. In this regard, the Tuen Mun District Office (TMDO) intended to collect Members' opinions, via email after the meeting, on the terms of

reference of the proposed working group and the list of government departments to be invited to its meetings for consideration by the TMDC Chairman. The relevant decision would be announced by way of circulation of papers or at the next DFWC meeting. If the TMDC Chairman determined to establish the working group, the Secretariat would invite Members to join via email, and the chairman of the working group would be appointed by the TMDC Chairman. In addition, she reminded Members that the annual attendance rate of a Member at meetings of the District Council or its committees/working groups shall not be lower than 80%.

32. The Chairman concluded that the DFWC was inclined to establish the working group. He asked Miss Wendy CHEN, Assistant District Officer (Tuen Mun)¹, to report to the TMDC Chairman, and the Secretariat to collect Members' opinions, via email after the meeting, on the terms of reference of the proposed working group and the list of government departments to be invited to its meetings for consideration by the TMDC Chairman. If the TMDC Chairman determined to establish the working group, an announcement would be made later. Secretariat

(B) Suggestion to Standardise the Height of Plantings and Set up a Pedestrian Crossing outside Tuen Mun Siu Lun Government Complex
(DFWC Paper No. 36/2024)
(Written Response from the Building Management Committee of Tuen Mun Siu Lun Government Complex)

33. The Chairman said that the Secretariat had received a written response from the Building Management Committee of Tuen Mun Siu Lun Government Complex on the captioned paper and distributed the relevant documents to Members via email for perusal before the meeting.

34. The first proposer of the paper expressed gratitude to the relevant departments for their prompt and positive responses, believing that the improvement works could reduce pedestrian injury risk. He hoped that the departments, upon the approval of project funding, would provide Members with the works commencement date and the required time for completion.

35. Mr Stanley LAM of the TMDO said that the TMDO, being the current rotating chair of the Building Management Committee of Tuen Mun Siu Lun Government Complex, had consulted its user departments, who maintained an open attitude towards the captioned suggestion. It was understood that the LCSD had followed up on the suggestion with the contractor and works departments.

36. Ms Alice LEUNG of the LCSD said that preliminary studies by the works departments showed that altering the planter to set up a pedestrian crossing would take around four to eight weeks. Given insufficient balance of grant for the current fiscal year, the project funding would be sought in the next fiscal year. Upon the funding approval, the works would be promptly commenced and Members would be informed in due course.

37. The Chairman asked the LCSD to provide timely updates on the progress of the works.

(C) Proposal to Enhance Facilities at the Pet Garden on the East Bank of Tuen Mun River
(DFWC Paper No. 37/2024)
(Written Response from the LCSD)

38. The Chairman said that the Secretariat had received a written response from the LCSD on the captioned paper and distributed the relevant documents to Members via email for perusal before the meeting.

39. The first proposer of the paper expressed great concern about matters relating to pet gardens, including Hoi Wong Road Garden that required reprovisioning to facilitate the construction of Tuen Mun South Extension. He expressed gratitude to the LCSD and MTR Corporation Limited for inviting Members to conduct site inspection of Tuen Mun River (Eastern Bank) Garden, which was newly-opened after reprovisioning. Citing opinions from the public, he said that the former Hoi Wong Road Garden was regarded as the “Disneyland for pets” for its large amenity lawn, attracting residents from even beyond the vicinity of Tuen Mun Swimming Pool to visit with their pets. For pet gardens, the lawn was more important than other facilities, but the lawn area in the reprovisioned pet garden was substantially reduced. He therefore hoped that the Department could increase the lawn area in the second phase of the pet garden. Furthermore, he suggested changing water taps in the venue from spring-loaded type to twisted type or lever type and moving the dog excreta collection bin at the lawn to near the pet garden’s entrance, next to the litter bin, for the convenience of park users. Separately, he hoped that the Department would follow up to clear the miscellaneous articles under the Wong Chu Road flyover beside the pet garden, so as to maintain environmental hygiene.

40. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members suggested beautifying the bridge pier to liven up Tuen Mun River (Eastern Bank) Garden; if not feasible, they hoped that the Department would consider setting up hoardings at the bridge pier for beautification purpose and prevention of graffiti;
- (b) Members noted that the Department had adopted the opinions of citizens and Members by opening Tuen Mun River (Eastern Bank) Garden for 24 hours daily, in line with the operation mode of the former Hoi Wong Road Garden;
- (c) Members said that there was a long interval between the first and second phases of the reprovisioning works of Tuen Mun River (Eastern Bank) Garden. Members hoped that before completing the second phase works, improvements could be made to the first phase of the pet garden, such as adding more facilities, beautifying the environment, removing the miscellaneous articles nearby, handling the matter of dog excreta collection bin more effectively, and expanding the lawn area;
- (d) Members noted that the miscellaneous articles near Tuen Mun River (Eastern Bank) Garden were located outside the garden, in an area still accessible to the public. Members worried that it would become a hygiene blackspot when miscellaneous articles piled up and suggested that the Department consider adding fences with pleasant design to prevent such situation;
- (e) Members suggested identifying suitable locations in the Tuen Mun District for constructing artificial turf, such as utilising the space under the flyover near Lung Yat Estate, to provide more venues for use by pet owners and their pets; and
- (f) Members thanked the LCSD for opening more public facilities of Inclusive Parks for Pets in the district, but said that the Department's publicity work for Kin Fung Circuit Pet Garden was insufficient, thus suggesting the Department enhance promotion at existing pet gardens to provide more relevant information for the public.

41. Ms Elsa TSENG of the LCSD gave a consolidated response to Members' views as follows:

- (a) After opening Tuen Mun River (Eastern Bank) Garden, the Department received various opinions and made follow-up improvements gradually. The

Department would also continue to monitor the actual usage of the pet garden and examine feasible improvement measures in due course;

- (b) The Department noted the opinions of citizens and Members on the opening hours of Tuen Mun River (Eastern Bank) Garden, and had immediately arranged the pet garden to be open for 24 hours starting from the day after its opening;
- (c) The Department had moved the dog excreta collection bin to near the entrance of Tuen Mun River (Eastern Bank) Garden for the convenience of venue users;
- (d) The Department was examining the feasibility of increasing the height of some fences at Tuen Mun River (Eastern Bank) Garden;
- (e) Since the miscellaneous articles beside Tuen Mun River (Eastern Bank) Garden were outside its perimeter, the Department had referred the case to the Lands Department (LandsD) for follow-up and the articles were removed on 12 November 2024. The Department would continue to monitor and contact relevant departments to follow up if miscellaneous articles were found piling up. The Department would also reflect Members' opinions to the LandsD and the Highways Department (HyD) to explore the feasibility of enclosing the area, solving the problem in the long term;
- (f) Regarding the suggestion to beautify the pet garden, the Department covered the hoardings in the pet garden with colourful drawings on 30 October 2024 to liven up its environment. The Department would also add patterns compatible with the venue design in other appropriate locations;
- (g) Regarding the suggestion to beautify the bridge pier, that location was under the management of the HyD, which had no plan to conduct beautification works for the time being. The LCSD, however, would continue to follow up and consult the HyD, beautifying the bridge pier where feasible and resource permitted;
- (h) The Department noted Members' opinions on the amenity lawn and understood the importance of lawn for pet gardens. Nonetheless, the first phase of Tuen Mun River (Eastern Bank) Garden was far smaller than the former Hoi Wong Road Pet Garden, thus limiting the lawn area. The second phase of the pet garden was relatively larger, where the Department would add more facilities and increase the lawn area, reprovisioning the facilities of the former Hoi Wong Road Pet Garden as much as possible;

- (i) To tie in with environmental policies, spring-loaded water taps were adopted in the venue to prevent waste of water in case users forgot to turn off the tap. Currently the spring-loaded taps would turn off after about ten seconds, and it was hoped to strike a balance between environmental protection and practical usage;
- (j) The Department noted Members' opinions on constructing artificial turf, and would explore the feasibility of constructing artificial turf in appropriate locations to provide more venues for use by pet owners and their pets; and
- (k) Kin Fung Circuit Pet Garden was under construction and was expected to be completed next year. Its location map would be provided to the Members concerned after the meeting. Separately, the LCSD had a dedicated webpage introducing pet gardens and Inclusive Parks for Pets in various districts in Hong Kong.

[Post-meeting note: The LCSD said that it provided the web link and the location map of Kin Fung Circuit Pet Garden respectively on 19 and 20 November 2024 to the Members concerned for their reference.]

42. The Chairman concluded by expressing hope that the LCSD would consider Members' opinions.

(D) Recommendation for Regular Inspection and Maintenance of Facilities and Optimisation of Service Arrangements in Various Community Halls in Tuen Mun District

(DFWC Paper No. 38/2024)

(E) Suggestion for Periodic Review and Replacement of Facilities in Various Community Halls and Community Centres

(DFWC Paper No. 39/2024)

43. The Chairman said that since the contents of discussion items (D) and (E) were related, he would combine the discussion of the two items.

44. The first proposer of DFWC Paper No. 38/2024 enquired about the state of repair of facilities in various community halls and community centres in the district. He recalled that he had once held a seminar in a community hall, where the condition of equipment, such as the projector, computer and microphone, were less than satisfactory, and the hall staff were unfamiliar with their operation. Eventually, the

equipment became unusable. He opined that the TMDO should first inspect and learn about the condition of equipment before organisations used the venue.

45. The first proposer of DFWC Paper No. 39/2024 said that the operation of microphone and projector very much affected the conduct of activities, and the microphone's sound quality was unsatisfactory. He continued that one activity had started 30 minutes late due to equipment problems in the venue, but the activity had to continue without solving the equipment problems. He enquired whether the Department would regularly inspect if the equipment was functioning properly or had become obsolete, and hoped that the Department would provide the latest plan and progress of improvement works following the discussion at the 2nd meeting of the DFWC.

46. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members enquired about the arrangements for repair and improvement works at Wu Shan Road Community Hall and Tseng Choi Street Community Hall, and whether arrangements would be made to replace or upgrade equipment in community halls/centres, in addition to major repairs. Members also enquired about the prioritisation criteria for arranging repair/improvement works, as well as the time required for replacing microphones, audio appliances and other equipment;
- (b) Members reflected that the storage of damaged desks, chairs and equipment had occupied spaces in community halls/centres and affected public perception. Members enquired about the time required for disposal and hoped that the Department could soon make arrangements to address the issue;
- (c) Members opined that staff of community halls/centres should inspect and confirm whether relevant equipment was functioning properly before and after using by hiring organisations. Members enquired the Department about the frequency of full inspection of the equipment, and suggested informing venue users in advance of the equipment's operational condition, so that they could bring their own supplies and equipment if necessary;
- (d) Members pointed out that as many Members were concerned about the subject matter, the TMDO had to address the issues of community halls/centres seriously;

- (e) Members said that the works reported by the TMDO did not include the issues raised by Members at the 2nd meeting of the DFWC. They suggested that the Department collect and consolidate Members' opinions on facilities in community halls/centres in the district, arrange the order of priority and time frame for handling, so as to facilitate Members' follow-up. Members enquired whether the next year's resources could be earmarked to follow up on Members' suggestions made at the above meeting for improving equipment in community halls/centres in the district;
- (f) Members opined that junior staff might not know how to operate outdated equipment in community halls/centres;
- (g) Members reflected that schools in the district could hardly apply for hiring Tuen Mun Town Hall, but district community halls/centres failed to provide support because of outdated equipment, making it difficult for schools to find suitable venues in the district to organise activities;
- (h) Members said that at the 2nd meeting of the DFWC, they had reflected the issue concerning changing rooms in Leung King Community Centre and Kin Sang Community Hall, where water pipes, chairs, desks and mirrors required improvement. Members also pointed out that a large steel cabinet was placed at the staircase leading to the basement in Kin Sang Community Hall, which narrowed the passage, and hoped that the Department would follow up. In addition, Members said that the main entrance of Leung King Community Centre had been closed since the pandemic, and hoped that the entrance door could be replaced and re-opened for public access;
- (i) Members suggested adding equipment such as movable projectors and wireless portable amplifiers for backup purpose, minimising the inconvenience to venue users caused by equipment problems;
- (j) Members reflected that a water seepage incident happened earlier in On Ting/Yau Oi Community Centre, resulting in some part of the wooden floor lifting up, which required enclosure. Many rusted desks and chairs were also piled up aside, while air conditioners and fans were covered in rust, posing potential danger to venue users. Members enquired whether such circumstances were within the scope of insurance protection, and hoped that the Department would provide specific follow-up arrangements and explain the difficulties involved;

- (k) Members suggested considering adopting central procurement model to procure necessary equipment for all community halls/centres, reducing procurement cost;
- (l) Members enquired about the statistics of public complaints received by the TMDO regarding community halls/centres in the district for the current year;
- (m) Members said that they were willing to reflect the problems of facilities in community halls/centres in the district to the Department for follow-up;
- (n) Members hoped that the Department would provide updates at each DFWC meeting on the repair/improvement plans and progress of the plans in relation to facilities and equipment in community halls/centres in the district for Members' reference, and suggested that district organisations should also be informed of the updates;
- (o) Members enquired about the progress of handling the ceiling seepage issue at the hall and conference room in Shan King Community Hall;
- (p) Members opined that stepping up internal training was necessary for staff of community halls/centres to ensure quality public service. Members enquired about the method of staff training and whether relevant guidelines or codes were available; and
- (q) Members suggested the Department considering providing online application service for hiring community halls/centres, with ballot results being announced on the Internet, in order to streamline procedures and enhance efficiency.

47. Mr Stanley LAM of the TMDO gave a consolidated response to Members' views as follows:

- (a) Following the 2nd meeting of the DFWC on 19 March 2024, the TMDO had arranged for conducting major repair and improvement works at various community halls/centres, with details as follows: (i) At Tai Hing Community Hall, the replacement of lighting system and air-conditioning pipes as well as the repairs of ceilings for fixing water seepage were completed in end-June 2024, and the hall was re-opened on 1 July 2024; (ii) At Lung Yat Community Hall, the replacement of flooring as well as the refurbishment of walls, ceilings and entrance door of the hall, among others, were completed in September 2024, and

the hall was re-opened; and (iii) At Kin Sang Community Hall, the replacement of floor as well as the refurbishment of walls, ceilings and entrance door of the hall commenced in October 2024 and were expected to be completed in April 2025. Furthermore, the TMDO had provided supplementary information on the plans and progress of improvement works at community halls/centres in the district for Members' information in early July 2024;

- (b) The Tuen Mun District had a total of 11 community halls/centres, of which seven had been completed for over 30 years. The TMDO had been investing considerable amount of resources in the relevant repair and improvement works, but given limited resources, the TMDO would further enhance facilities in district halls/centres in the district subject to availability of resources. To avoid closing a number of community halls/centres at the same period due to works, the TMDO would arrange the repair and improvement works to be conducted in phases, minimising the impact on users;
- (c) The TMDO had been maintaining close communication with the Architectural Services Department (ArchSD) and relevant works departments on the repair and improvement works at various community halls/centres. Initially, the hall and conference room of Butterfly Bay Community Centre would be arranged to undergo major repairs, subject to the ArchSD's schedule for commencement of the works. Separately, the refurbishment of external walls and ceilings of the public place of Tseng Choi Street Community Hall was expected to commence in December 2024, which would not affect the operation of the community hall;
- (d) The TMDO had recruited new staff this year to fill the vacancies at community halls/centres. In this regard, the TMDO would strengthen staff training and arrange experienced staff who were familiar with the operation of equipment to provide guidance for new recruits to acquaint them with equipment operation. Guidance would also be provided to venue users if needed;
- (e) Regarding the quality issue of audio appliances, staff of community halls/centres regularly inspected the operational conditions of relevant equipment, and would contact the Electrical and Mechanical Services Department (EMSD) or relevant departments immediately to follow up on any issues identified. Regarding repairs work that required longer time to complete, such as those involving replacement of parts, staff would timely follow up on the progress with relevant departments. The TMDO would arrange staff to step up inspection to ensure that venue users could use the equipment properly;

- (f) Regarding the disposal of damaged desks and chairs, in accordance with established procedures, the TMDO needed to store those items up to a certain quantity, during which they had to be temporarily placed at venues of community halls/centres. The TMDO would handle as soon as possible and ensure the temporary storage would not affect users of community halls/centres;
- (g) The Housing Department (HD) had earlier carried out temporary waterproof coating works for hall ceilings at On Ting/Yau Oi Community Centre, and would later arrange for replacement of waterproof layers to further improve the situation. Given the relatively large sum of money involved for the works, the HD needed time to seek funding;
- (h) The TMDO had followed up with the HD on the ceiling seepage issue at the hall and conference room in Shan King Community Hall. The EMSD had removed the electrical installations in September 2024. The HD and its contractor were expected to commence the ceiling repair works next month to reduce seepage;
- (i) Regarding the pin connectors on the projectors and audio appliances in community halls/centres, the EMSD had been consulted and indicated that the connectors could not be changed without replacing the entire audio appliance and projector system. The TMDO would therefore add an “analogue to digital converter” for HDMI connection as a short-term improvement measure; and
- (j) The TMDO noted Members’ opinions on the audio appliances and other equipment in community halls/centres, and would deliberate and take follow-up actions subject to availability of resources.

48. Miss Wendy CHEN, Assistant District Officer (Tuen Mun)¹ expressed that she understood Members’ concerns about the situation of community halls/centres in the Tuen Mun District. She said that community halls/centres in the district had been in service for many years, and the TMDO had been making follow-up arrangements to improve their facilities, which also involved other departments. The TMDO had to balance different aspects such as availability of resources and operation of community halls/centres, while also complying with the Government’s established procurement procedures and relevant guidelines. The TMDO noted Members’ opinions and would review the situation for follow-up as appropriate.

49. The Chairman concluded by asking the Secretariat to collect Members’ opinions on facilities in community halls and community centres in the district, via email after

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the meeting, for relaying to the TMDO for consideration and securing resources to enhance the facilities.

[Post-meeting note: The Secretariat relayed Members' opinions to the TMDO for consideration on 30 December 2024.]

VI. Items for Information

(A) Reports from the LCSD

(i) Report on Utilisation Situation of Tuen Mun Town Hall (DFWC Paper No. 40/2024)

50. Members noted the content of the paper.

(ii) Report on Utilisation Situation of Public Libraries in Tuen Mun District (DFWC Paper No. 41/2024)

51. Members noted the content of the paper.

(iii) Report on Management of Recreation, Sports and Passive Facilities in Tuen Mun District (DFWC Paper No. 42/2024)

52. The Chairman welcomed Mr CHO Chun-hung, Senior Project Manager 325, Miss Sarah LAU, Project Manager 312 of the ArchSD, and Mr Derek TAM, Architect of Singular Studio Ltd to the meeting.

53. Ms Elsa TSENG of the LCSD introduced to Members the “Trial Scheme on Opening up Designated Non-fee Charging Badminton Courts for Pickleball Activities”. She said that the Department took note of the various new sports among the public, of which pickleball had gained increasing popularity. Therefore, the Department planned to open seven outdoor hard-surface badminton courts to the public for pickleball activities, including Tuen Mun Park (Badminton Court No. 1). Citizens could use the venues on a first-come-first-served basis and no prior booking was required. Equipped with sufficient buffer distance, the venues could help minimise impact on other venue users when conducting pickleball activities. After consulting Members' views, the Department expected to implement the scheme in the

first quarter of 2025 and would announce the details through the LCSD website, notices and other means.

54. Mr CHO Chun-hung of the ArchSD introduced to Members the conceptual design and progress of the “Construction of Playground at Open Space in Area 6, Tuen Mun” via PowerPoint slides (see Annex).

55. Members noted the content of the paper and raised various opinions and enquiries, summarised as follows:

- (a) Members enquired about the venue management arrangements for opening the outdoor hard-surface badminton courts for pickleball activities;
- (b) Members expressed support for commencing the first phase of the “Construction of Playground at Open Space in Area 6, Tuen Mun”. Members hoped that the Department would seek funding as soon as possible to commence the second phase, with a view of completing the works early and providing open space for the community;
- (c) Members enquired about the date of completion for the works and the traffic arrangement upon completion of the playground, given that many large vehicles were using Leung Choi Lane;
- (d) Members hoped that the ArchSD would provide the layout plans of the works for Members’ reference after the meeting;
- (e) Members praised the LCSD for its efforts in cordoning off the palm trees at the Tuen Mun Promenade during the typhoon earlier, preventing injuries from falling fruits and leaves. Members said that there were numerous palm trees in the district, which caused public concern about being injured by falling fruits or leaves, and therefore enquired the Department about the routine maintenance work for palm trees and whether similar trees would be further planted in the future; and
- (f) Members commented positively on the provision of baby caring and breastfeeding facilities in Leung Tin Sports Centre, and pointed out that sports and recreation venues with those facilities were not common in the Tuen Mun District, hoping for gradual provision of those facilities in other community halls and sports centres.

56. Ms Elsa TSENG of the LCSD gave a consolidated response to Members' views as follows:

- (a) At present, two badminton courts with line markings and one volleyball court were provided in Tuen Mun Park, of which Badminton Court No. 1 would be used for badminton or pickleball activities on a first-come-first-served basis, while another badminton court would continue to be used for badminton activities;
- (b) The Department would conduct regular inspections at least once every year under established procedures for tree maintenance. Moreover, the Department was concerned about the situation of withered palm leaves falling from trees. Department staff would monitor the state of leaves and fruits during routine inspections and, if necessary, arrange contractors to remove withered leaves or fruits at risk of falling. To prevent citizens from being injured, the areas concerned would be cordoned off until the removal work was completed; and
- (c) The Department noted Members' opinions on baby caring and breastfeeding facilities and would provide those facilities at new venues in accordance with relevant legislations. When current venues underwent major renovation, the Department would also conduct timely reviews and provide those facilities where space permitted.

57. Mr CHO Chun-hung of the ArchSD gave a consolidated response to Members' views as follows:

- (a) The Department noted Members' opinions on the "Construction of Playground at Open Space in Area 6, Tuen Mun" and would follow up on the relevant work;
- (b) The Department needed to discuss the arrangements for carrying out the works with Christian Alliance College and Tsung Tsin College near the construction area. Subject to those schools' agreement to conducting the works during school hours without disrupting school operation, and assuming that the funding for the second phase was approved in time, the works was expected to be preliminarily completed by the second quarter of 2026; and
- (c) Regarding traffic arrangement, the Department would remind the contractor to avoid arranging large construction vehicles to access the construction area during school hours as far as practicable, minimising the impact on students.

Once the playground was completed, citizens could use the nearby car park or travel on Light Rail to the nearby Light Rail station and walk to the playground.

58. The Chairman concluded by expressing hope that the ArchSD would consider Members' opinions and make the best efforts to optimise the "Construction of Playground at Open Space in Area 6, Tuen Mun". He asked the ArchSD to provide the layout plans of the works for Members' reference after the meeting.

[Post-meeting note: Supplementary information provided by the ArchSD was distributed to Members for information on 22 November 2024 and 14 January 2025.]

**(B) Progress Report on Other Government Departments' Works Projects
(DFWC Paper No. 43/2024)**

(i) Progress Report by the DSD

59. Members noted the content of Annex 1 to the paper.

60. Members raised various opinions and enquiries regarding the captioned paper, summarised as follows:

- (a) Members enquired about the frequency of desilting works at Tuen Mun River and whether there was an indicator for regular desilting. Members said that the odour was particularly strong during summer, which was probably related to sludge on the riverbed, and therefore enquired about the possibility of early commencement of the desilting works to improve the situation; and
- (b) Members enquired about the sequence and timetable of providing public sewage system for Siu Hang Tsuen, Po Tong Ha, Tsz Tin Tsuen and Fuk Hang Tsuen (Lower). Members said that such works had been completed for some of the villages in Tuen Mun, and enquired about the number of private housing estates that participated in connecting pipes to the public sewage system.

61. Mr Michael CHAN of the DSD said that around four desilting works were conducted every year at Tuen Mun River. The Department would send personnel to carry out the works under safe conditions, depending on tidal level. Regarding the enquiry about the rural sewerage works in Tuen Mun, he would ask the personnel in charge to provide supplementary information to the Members concerned after the meeting.

62. The Chairman said that the DSD could provide details of the rural sewerage works in Tuen Mun for Members' reference via the Secretariat.

[Post-meeting note: The DSD provided supplementary information after the meeting, indicating that the rural sewerage works in Tuen Mun North commenced in January 2021, with the majority of the works completed by the fourth quarter of 2024. Housing estates that were able to connect to the rural sewerage system included Po Wah Garden Phase 2, Po Wah Garden Phase 3, Ming Wong Garden, Ming Wong Garden (Phase 2), Nice Year Garden, Silcon Garden, Grand Villa, Cheung Shing Garden, Tak Po Garden, Po Shing Garden, Jade Villa, Po Tong Garden (Phase 1), Po Tong Garden (Phase 2), Po Lun Garden, Po Wah Garden and Nice Year Villa. The DSD provided the above supplementary information for Members' reference on 6 January 2025.]

(ii) Progress Report of Water Main Rehabilitation and Laying Works in the Tuen Mun District

63. Members noted the content of Annex 2 to the paper.

64. Members raised various opinions and enquiries regarding the captioned paper, summarised as follows:

- (a) Members reflected the uneven road surface near the area of water main works on Wah Fat Street, and enquired about the progress of works on Tuen Mun Heung Sze Wui Road near Tuen Hing Road; and
- (b) Members enquired about the latest expected commencement date and completion date for the water main works on Shek Pai Tau Road near Kin Fat Street.

65. Mr YIU Ka-lap of the WSD gave a consolidated response to Members' views as follows:

- (a) The Department would arrange relevant personnel to follow up on the uneven road surface on Wah Fat Street;
- (b) The water main works on Tuen Hing Road, which was close to Light Rail tracks and subject to various constraints, would adopt the traditional method of main

laying by open cut. He would provide details of the works progress to the Members concerned after the meeting; and

- (c) The Department had been preparing the water main works on Shek Pai Tau Road near Kin Fat Street. However, given the congested underground utilities, the Department was adjusting the temporary traffic arrangement and would change the works arrangement and overall planning. The Department would provide updates on the expected commencement and completion dates of the works in the paper for the next meeting.

(C) Overview of the “District Minor Works Programme” of the Tuen Mun District Office
(DFWC Paper No. 44/2024)

66. Mr Kelvin LAM of the TMDO briefly introduced the paper.

67. A Member enquired about the works progress of installing rain shelters at the bus stop outside Wo Tin Estate.

68. A Member enquired about the installation location of smart outdoor fitness equipment in Hoi Chu Road Playground.

69. Mr Kelvin LAM of the TMDO said that he would confirm with the Member concerned on the location of the subject of enquiry and provide supplementary information after the meeting.

70. Ms Elsa TSENG of the LCSD said that the smart outdoor fitness equipment would be installed at the covered Tai Chi area in Hoi Chu Road Playground.

VII. Any Other Business and Date of Next Meeting

71. The Chairman said that the Secretariat had received an enquiry from Members about the progress update following the 4th meeting of the DFWC on 23 July 2024, where Members resolved to send letters to the Transport and Logistics Bureau (TLB) and the Development Bureau (DEVB) to forward Members’ suggestions on the “Proposal to Re-plan the Land Use in Tuen Mun for Relocation of Public Cargo Working Area in Area 16 to a More Suitable Location”. The Secretary said that those letters to the TLB and the DEVB were sent on 22 August 2024, and no replies

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had been received from the bureaux so far. The Secretariat would distribute the letters to Members for information via email after the meeting.

[Post-meeting note: The Secretariat distributed the letters to Members for information on 21 November 2024.]

72. There being no other business, the Chairman announced that the meeting closed at 5:07 p.m. The next meeting would be held on 21 January 2025 (Tuesday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: December 2024

File Ref.: HAD TMDC/13/25/DFWC/24

屯門區議會
地區設施及工程委員會
「屯門第6區休憩用地公園建造工程」
概念設計



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House

TAI HING STREET

TMTL
(Tai Hing
Market

