

(Translation)

Minutes of the 18th Meeting of the District Facilities Management Committee (4/18-19)

Date: 6 November 2018

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr WONG Wai-kit, MH (Chairman)

Mr CHAN Sung-ip, MH (Vice Chairman)

Mr MAN Yu-ming, MH

The Hon TIEN Puk-sun, Michael, BBS, JP

Mr KOO Yeung-pong, MH

Mr NG Hin-lung, Norris

Mr LI Hung-por

Ms LAM Yuen-pun, Phyllis

Ms LAM, Lam Nixie

Mr CHAN Chun-chung, Jones

Mr CHAN Yuen-sum, Sumly

Mr WONG Ka-wa

Mr KOT Siu-yuen

Mr CHOW Ping-tim

Mr CHENG Chit-pun

Mr CHUNG Wai-ping, SBS, MH

Mr LO Siu-kit, MH

Mr TAM Hoi-pong

In Attendance:

Mr CHOW Chun-hun, Gary Assistant District Officer (Tsuen Wan), Tsuen
Wan District Office

Ms CHOY Po-san, Nancy Senior Executive Officer (District
Management), Tsuen Wan District Office

Miss LAM Siu-yung, Daisy Senior Executive Officer (District Council),
Tsuen Wan District Office

Mr YUNG Chi-wai Senior Inspector of Works (Tsuen Wan), Tsuen
Wan District Office

Mr LAU Shun-tak, Donald (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
Miss TAI Tsz-yan, Angie	Executive Officer (Development), Tsuen Wan District Office
Ms PUN Sze-yan, Mickey	Executive Assistant (District Council) ³ , Tsuen Wan District Office
Mr CHENG Kwok-kuen, Chris	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Ms TSE Ka-yee, Carmen	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
Ms WONG Fan-ni, Jasmine	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
Ms YUEN Chi-ling, Margaret	Manager (New Territories South) Marketing and District Activities, Leisure and Cultural Services Department
Mr YIM Wai-hung, Vincent	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
 <u>For discussion of Item 5</u>	
Ms CHEUNG Yuk-shan, Linda	Chief Executive Officer (Planning) ² , Leisure and Cultural Services Department
Mr CHAN Kam-shing, Eddie	Senior Executive Officer (Planning) ⁷ , Leisure and Cultural Services Department
 <u>For discussion of Item 6</u>	
Mr LOONG Yau-tong, Victor	Senior Engineer/Kowloon & NT South 2, Drainage Services Department
Ms LO Sze-yan	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr NG Chi-kin	Maintenance Engineer/STR(HSRW), Highways Department
Mr CHAN Shun-hung	Maintenance Inspector of Works/STR(HSRW), Highways Department

Absent:

Mr LAM Faat-kang, MH

The Hon CHAN Han-pan, Ben, BBS, JP

I Opening Remarks and Introduction

The Chairman welcomed the Members and representatives from the government departments to the 18th meeting of the District Facilities Management Committee (DFMC).

2. The Chairman informed Members that Mr LAM Faat-kang was absent with apologies.

3. The Chairman reminded Members that according to section 28 of the Tsuen Wan District Council Standing Orders, unless otherwise agreed by the Chairman, Members might speak and make supplementary remarks once for each agenda item at the meeting. Each Member could speak up to three minutes each time. Besides, any Member who wanted to take photos or make video recordings had to apply to the Chairman first and obtain prior approval from the Chairman. Members had to bear in mind that even if approval was obtained, such Member could only take photos or make video recordings of oneself but not of other persons at the scene.

II Item 1: Confirmation of Minutes of the 17th Meeting held on 4.9.2018

4. The Chairman said that the Secretariat did not receive any proposed amendment before the meeting. The minutes of the meeting were confirmed without amendment.

III Item 2: Matters Arising from the Minutes of the Previous Meeting

5. The Chairman said that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Proposed New Items under District Minor Works

(DFMC Paper No. 31/18-19)

6. Senior Inspector of Works (Tsuen Wan) (SIOW(TW)) of the Tsuen Wan District Office (TWDO) and District Leisure Manager (Tsuen Wan) (DLM(TW)) of the Leisure and Cultural Services Department (LCSD) introduced 13 proposed new projects under district minor works (DMW) in Tsuen Wan in 2018-19.

(Note: Mr CHUNG Wai-ping, Mr CHOW Ping-tim, Mr TAM Hoi-pong and Mr LI Hung-por joined the meeting at 2:39 p.m., 2:40 p.m., 2:46 p.m. and 2:47 p.m. respectively.)

7. The views and enquiries of Members were summarised as follows:

(1) they supported the proposed new items (Mr CHOW Ping-tim and Mr LO Siu-kit);

- (2) he enquired why Tsuen Wan Park (TWP) and Tsuen Wan Riviera Park (TWRP) were not included in the Beautification Works in Leisure Venues of Tsuen Wan District (Mr CHOW Ping-tim);
- (3) he pointed out that, as recently reflected by some members of the public, there were many broken branches and collapsed trees left in TWRP. He enquired whether the LCSD would clear them and carry out replanting, and proposed to include such work items in the Beautification works in Leisure Venues in Tsuen Wan District (Mr CHOW Ping-tim);
- (4) he enquired whether the sculpture of roast goose in Sham Tseng was damaged. If yes, he asked whether the TWDO would repair the damaged sculpture together with the Reconstruction of the Welcome Sign at Roundabout near Lamp Post BC1060 and Sham Tsz Street, Sham Tseng, Tsuen Wan (Works of the Welcome Sign in Sham Tsz Street) or remove it once and for all. He opined that removal of the sculpture could avoid disputes that might arise in future (Mr LO Siu-kit);
- (5) any damage caused in a traffic accident should be compensated by the offender of the traffic accident concerned. They thought that the Government could charge the driver involved in the traffic accident so that the insurance company concerned should compensate the cost incurred from the maintenance works of the Works of the Welcome Sign in Sham Tsz Street. They enquired whether the works costs would be paid by the Tsuen Wan District Council (TWDC) in advance and the insurance company would recover the balance from the driver in due course (Mr LO Siu-kit and Ms LAM, Lam Nixie);
- (6) he understood that the water in the artificial lake in Jockey Club Tak Wah Park became dirty easily and that the LCSD had to change the water frequently. He hoped that the water in the artificial lake would always be clear after implementing the Improvement Works for the Filtration System of the Artificial Lake at Jockey Club Tak Wah Park (Improvements of the Artificial Lake at Jockey Club Tak Wah Park) (Mr LO Siu-kit);
- (7) he thought that it was necessary to replace the Public Address system (PA system) of the Wai Tsuen Sports Centre as well as those of some other sports centres. He proposed that the LCSD should properly adjust the position of speakers during replacement of the PA systems in order to avoid producing echoes (Mr LO Siu-kit);
- (8) he suggested that the Works of the Welcome Sign in Sham Tsz Street should be handed over to the Highways Department (HyD) for handling (Mr WONG Ka-wa);
- (9) he pointed out that a closed-circuit television (CCTV) system comprised eight sets of CCTVs in general. However, only 22 sets of CCTVs would be installed in the Tsuen King Circuit Sports Centre, two more sets of CCTVs were required for three CCTV systems (Mr WONG Ka-wa);

- (10) he noted that the government departments concerned were allocated with additional resources for clean-up efforts after the strike of the typhoon “Mangkhut”. Hence, he enquired about the details of such arrangement (Mr WONG Ka-wa);
- (11) he understood that the Government needed to expeditiously deal with the damages caused by the typhoon “Mangkhut” by means of block allocation (Mr NG Hin-lung, Norris);
- (12) he enquired whether the Improvements to the Artificial Lake at Jockey Club Tak Wah Park and the Improvement Works of the Circulating Pumping System of the Artificial Lake at Sam Tung Uk Garden (Improvements of the Artificial Lake at Sam Tung Uk Garden) were due to damage or expiry of the life-cycle of equipment and whether the LCSD had prepared a schedule setting out the life expectancy of various equipment under its management (Mr NG Hin-lung, Norris);
- (13) he believed that the LCSD could carry out improvements to CCTV and PA systems through other means in addition to funding at district level (Mr NG Hin-lung, Norris);
- (14) he considered it necessary to implement the Improvements Works for the PA System at Wai Tsuen Sports Centre and the Provision of CCTV System at Tsuen King Circuit Sports Centre, and enquired about the details of the projects (Mr NG Hin-lung, Norris);
- (15) it was proper to install CCTV systems in the Tsuen King Circuit Sports Centre for the sake of users’ safety. However, CCTVs should only be installed at key locations to prevent from infringing on personal privacy. He enquired whether the LCSD would put up notices at the locations where CCTVs were installed with a view to reminding users that they were under surveillance at such places (Mr CHAN Yuen-sum, Sumly);
- (16) most of the trees collapsed during the ferocious strike of the typhoon “Mangkhut” were sent to the landfills. He suggested that the LCSD should consider setting up a small garden resource circulation system in a remote park for composting activity with the funding for implementing the Beautification Works in Leisure Venues of Tsuen Wan District (Mr TAM Hoi-pong); and
- (17) he enquired about the appearance of the welcome sign before and after re-provisioning in the Works of the Welcome Sign in Sham Tsz Street (the Chairman).

(Note: Ms LAM Yuen-pun, Phyllis joined the meeting at 2:59 p.m.)

8. SLOW(TW) of the TWDO responded as follows:

- (1) the sculpture of roast goose at Sham Tseng remained intact. Only some signs as well as the welcome sign were damaged;
- (2) the TWDO had learnt from news reports and site inspection that the damage was caused by a traffic accident, but did not receive any formal notification from the Police or the

relevant departments. The TWDO would enquire the departments concerned for information;

- (3) the TWDO would study the Government's procedure for dealing with traffic accidents and learn how to pursue claims in respect of any financial losses incurred by the offending driver; and
- (4) the welcome sign after re-provisioning was a rectangular plate looking like the original one.

9. DLM(TW) of the LCSD responded as follows:

- (1) some of the trees collapsed in TWRP and TWP during the strike of the typhoon "Mangkhut" were pending the removal by outsourced horticulturists engaged by the LCSD while the routine clearance proceeded as usual;
- (2) the LCSD was implementing the improvement works with the District Council funding previously allocated for the works of TWP and TWRP and would make use of its internal resources to carry out the remaining items of the improvements such as construction of a pavilion in Japanese style beneath the flyover in the vicinity;
- (3) the LCSD had previously submitted the funding application for the works regarding filter sand cylinder of the artificial lake in Sam Tung Uk Garden. Owing to technical problem, the LCSD could not order a filter sand cylinder of the original shape and size. Therefore, only replacement of the circulating pump could be carried out at present. The circulating pump could only pump the water in the pool to the plant room, and was therefore less effective than a filter sand cylinder in terms of filtration. Since sand and silt would flow into the pool together with the running water of the artificial lake, the LCSD was studying to conduct a minor works project by piling up the edge of the artificial lake with stone to prevent the sand and silt from being washed into the pool;
- (4) the LCSD would only replace the amplifiers rather than the speakers in the Wai Tsuen Sports Centre, and would ask the Electrical and Mechanical Services Department (EMSD) whether the angle of the speakers could be adjusted to reduce echoes;
- (5) the LCSD would check whether a CCTV system comprised eight sets of CCTVs. Application to the LCSD Headquarters was required for each installation exercise of CCTVs at any venue managed by the LCSD, and approval of installation would only be granted on grounds of the protection of public safety. It was also necessary for the LCSD to put up notifications at the locations of installing CCTVs stating that video footages were being taken by the CCTVs at specific locations. Video recording of any irrelevant images would not be taken by the LCSD lest the provision of the "Personal Data (Privacy) Ordinance" (Cap. 486) and the relevant code of practice should be contravened;

- (6) even if the service life of a machinery had expired, if the EMSD considered that it could be repaired, it would still endeavor to repair it to lengthen its service life. The EMSD would recommend replacement of such item only if it was beyond repair. Therefore, even if the service year were stated for some facilities, the LCSD would put the facilities to full use until they were no longer serviceable; and
- (7) small garden resource circulation system would not be set up in Tsuen Wan district at this stage, but he would relay Members' views to the LCSD Headquarters for consideration and the LCSD would study the way to recycle and reuse such resources.

(Note: The Hon TIEN Puk-sun, Michael joined the meeting at 3:03 p.m.)

10. Assistant District Officer (Tsuen Wan) (ADO(TW)) of the TWDO said that it might take a long time to recover compensation from an insurance company. He proposed to endorse the funding application for Works of the Welcome Sign in Sham Tsz Street first for launching the works and follow up on the procedure of lodging claims for compensation in due course.

11. The views and enquiries of Members were summarised as follows:

- (1) they noted that the LCSD could not procure a filter sand cylinder under Improvements to the Artificial Lake in Sam Tung Uk Garden. They thought that it would be difficult to keep the water in the pool clear for a long of time if the artificial lake was only equipped with filters. To maintain an aesthetic and consistent appearance of the garden, they hoped that the LCSD would study proper ways to replace the filter sand cylinder of the artificial lake in Sam Tung Uk Garden (Mr CHUNG Wai-ping and Mr MAN Yu-ming);
- (2) they supported the proposed new projects (Mr CHUNG Wai-ping and Mr KOO Yeung-pong);
- (3) he requested the LCSD to expeditiously restore the facilities damaged during the strike of the typhoon "Mangkhut" (Mr CHUNG Wai-ping);
- (4) he agreed to the solution proposed by the TWDO regarding the Works of the Welcome Sign in Sham Tsz Street. However, as the compensation recovered from the insurance company would not be paid to the TWDC directly, he proposed to complete the procedure to recover compensation before implementing the works (Mr WONG Ka-wa);
- (5) as damaged floor and water seepage at the ceiling were identified in Wai Tsuen Sports Centre after the strike of the typhoon "Mangkhut", some activities originally scheduled in the sports centre had to be held in Tsuen Wan Sports Centre instead. He asked why the maintenance works of Wai Tsuen Sports Centre had not been included in the proposed new items (Mr KOO Yeung-pong);

- (6) since it was a technical problem about how to return the compensation regarding the damage caused to Works of the Welcome Sign in Sham Tsz Street to the TWDC, he hoped that the TWDO would seriously consider the matter (Mr MAN Yu-ming);
- (7) insurance claims might involve several technical issues. As such, he did not agree to launch the maintenance works only after obtaining the compensation. In his opinion, the cost of works amounting to \$170,000 was not high. The image of the TWDC might be adversely affected if improvement works were not implemented. He opined that such works should be commenced promptly (Mr CHOW Ping-tim);
- (8) as the existing condition of the welcome sign was undesirable, the works should be carried out promptly rather than after the lengthy procedure of recovering compensation from the insurance company (Ms LAM, Lam Nixie and Mr LO Siu-kit);
- (9) he supported the installation of covered self-service storage cages at Ma Wan Tung Wan Beach, but considered the project cost of \$300,000 was slightly high. He hoped that the LCSD could make use of the funding allocated to carry out other improvements at Ma Wan Tung Wan Beach apart from installing storage cages (Mr TAM Hoi-pong);
- (10) he believed that the insurance company would appoint a loss adjuster to assess the amount to be recovered from the offending driver. If the quotation of the Works of the Welcome Sign in Sham Tsz Street was near the amount of compensation estimated by the insurance company, the DFMC might endorse the funding application (Mr TAM Hoi-pong);
- (11) he suggested that the item should be included in the “Matters Arising from the Minutes of the Previous Meeting” to avoid the TWDO forgot to proceed with the recovery of compensation (Mr TAM Hoi-pong);
- (12) he believed that damages caused by traffic accidents would trigger some specific procedures of the government departments, and that the Police only informed the HyD of the traffic accident concerned because it might not be aware of the TWDC’s welcome sign at the location concerned. He did not think that the Police was unable to locate the offending driver (Mr LO Siu-kit);
- (13) the procedure of recovering compensation from an insurance company might involve the appointment of a loss adjuster which would conduct an investigation and prepare a report to accuse the offending driver for careless driving and lodge compensation claims against the insurance company concerned (Mr LO Siu-kit);
- (14) as he believed that the Works Section of the TWDO might have an established working mechanism and it would take time to recover compensation, he did not agree to include the item in the “Matters Arising from the Minutes of the Previous Meeting” (Mr LO Siu-kit); and
- (15) regarding the Improvements of the Artificial Lake at Jockey Club Tak Wah Park and Improvements of the Artificial Lake at Sam Tung Uk Garden, he enquired about the

extent of improvements of water quality in the artificial lakes and the difference in water quality would be achieved after the completion of the improvement works (the Chairman).

12. DLM(TW) of the LCSD responded as follows:

- (1) as the maintenance cost of the ceiling and floor in Wai Tsuen Sports Centre amounted to a few million dollars, the Architectural Services Department (ArchSD) had submitted funding application to the Government for maintenance. The core venue of Wai Tsuen Sports Centre had been temporarily closed and would be re-open for public use as soon as possible after the completion of the maintenance works;
- (2) the filtration system could keep the water in the pool clear for a longer time while the filter sand cylinder served to trap pollutants and make the water clearer. The function of the backwash system was to clean up the accumulated sand grains. After receiving the sewage through the sewers, the sand grains could continue to adsorb the dirt and therefore replacement was only required after a few years;
- (3) the LCSD would replace the filter sand cylinder in the filtration system of the artificial lake at Jockey Club Tak Wah Park. The system was installed with a pressure indicator which would show the need for backwash. The water in the pool should be clearer than the existing one after the replacement of the filter sand cylinder;
- (4) regarding the artificial lake at Sam Tung Uk Garden, the filter sand cylinder could not be used and only the filtration system was still in operation. The LCSD noted Member' views and would promptly follow up on the replacement of the filter sand cylinder at Sam Tung Uk Garden. The LCSD had urged the EMSD to purchase a new filter sand cylinder for replacement. As the filter sand cylinder was installed at the bottom of the artificial lake, it was necessary to lift the filter sand cylinder up and put it on the ground prior to installation of the new filter sand cylinder through hoisting. The size of filter sand cylinder suitable for use was limited as the water outlet at the bottom of the pool was square in shape. The LCSD and EMSD were jointly exploring the possibility of abandoning the original filter sand cylinder and installing a new one on the ground, but reconnection of all pipes would be required by doing so. While the LCSD was looking for a suitable filter sand cylinder in the market, it would also study the feasibility of raising the filter sand cylinder with a view to solving the problem fundamentally; and
- (5) the LCSD would provide 40 more self-service storage cages on Ma Wan Tung Wan Beach. Apart from the provision of additional storage cages, it was also necessary to carry out platform leveling on the beach and provide cover and lighting system for storage cages. The estimated project cost was \$300,000.

13. SIOW(TW) of the TWDO said that the project cost estimated by the TWDO was about \$170,000 based on the original construction cost of the welcome sign, additional cost of demolition and expenses on special traffic arrangement during construction at the roundabout.

14. The Chairman proposed to expeditiously commence the Works of the Welcome Sign in Sham Tsz Street and requested the TWDO to timely report the progress to the DFMC.

15. Members unanimously endorsed the fund application of \$3,949,200 in total for the thirteen proposed new projects under DMW in Tsuen Wan in 2018-19.

V Item 4: Report on Progress of District Minor Works
(DFMC Paper No. 32/18-19)

16. ADO(TW) of the TWDO reported the relevant information.

17. The views and enquiries of Members were summarised as follows:

- (1) as about half of the works regarding the provision of rain shelter to pedestrian walkway under the improvement works to Sai Lau Kok Garden had been completed, he enquired about the progress of project item 1 - Construction of rain shelter at the elevated pedestrian walkway of Fou Wah Centre in Tsuen Wan. He hoped that the connection of the two rain shelters of the pedestrian walkways could be completed so that the rain shelter system could be further enhanced (Mr LO Siu-kit);
- (2) he noted that the second round of tendering for project item 7 - Construction of footpath from Lei Muk Shuk Estate to Cheung Shan Estate in Tsuen Wan (Construction of footpath at Lei Muk Shuk Estate) had been completed. As the prices of quotations were higher than that in the first round, he believed that it would be difficult to complete the works in 2018 (Mr WONG Ka-wa);
- (3) he pointed out that the Housing Department (HD) was not responsible for the works, and enquired why the TWDO sought assistance from the HD (Mr WONG Ka-wa);
- (4) he believed that the prices of quotations received in the next tendering exercise would be higher than those of the previous tenders. He thought that if the current tendering exercise was conducted according to all the tendering procedures and the project cost was affordable for the TWDO, the TWDO should commence the works as soon as possible instead of conducting the third round of tendering exercise (Mr WONG Ka-wa);
- (5) he requested the TWDO to commence the Construction of footpath at Lei Muk Shuk Estate as soon as possible (Mr CHAN Yuen-sum, Sumly);
- (6) he enquired whether the drinking fountains to be provided in project item 16 - Provision of a Drinking Fountain in Approach Beach would provide both cold and warm water. He also proposed the provision of drinking fountains supplying cold and hot water in

all the sports centres, beaches and libraries managed by the LCSD as soon as possible (Mr CHAN Yuen-sum, Sumly);

- (7) he enquired whether project item 18 – Improvement Works of the electric heating boilers for the indoor main pool at Shing Mun Valley Swimming Pool could be completed before winter so that the residents and elderly could use the heated swimming pool in winter (Mr CHAN Yuen-sum, Sumly);
- (8) he considered it necessary to complete the improvement works to two pavilions under project item 20 - Improvement to two pavilions (near chainage 3950 and 5050) at Shing Mun Catchwater jogging trail, Tsuen Wan during the dry season so that they could shelter the public from the sun and rain in summer and rainy season in the following year (Mr CHAN Yuen-sum, Sumly); and
- (9) she noted that the shelters constructed under project item 13 – Provision of additional shelters at pool deck of Tsuen King Circuit Wu Chung Swimming Pool were damaged during the passage of the typhoon “Mangkhut”. She enquired whether the LCSD had worked out any rehabilitation programme (Ms LAM Yuen-pun, Phyllis).

(Note: Mr CHAN Chun-chung, Jones left the meeting at 3:23 p.m.)

18. SIOW(TW) of the TWDO responded as follows:

- (1) the TWDO was consulting the departments and units concerned on the formal design plan of project item 1 - Construction of rain shelter at the elevated pedestrian walkway of Fou Wah Centre in Tsuen Wan, and it was anticipated to be completed in November 2018; and
- (2) the damaged parts of the two pavilions under project item 20 - Improvement to two pavilions (near chainage 3950 and 5050) at Shing Mun Catchwater jogging trail, Tsuen Wan had been demolished and was expected to be completed in January 2019.

19. DLM(TW) of the LCSD responded as follows:

- (1) one of the shelters constructed under project item 13 – Provision of additional shelters at pool deck of Tsuen King Circuit Wu Chung Swimming Pool was damaged and would be repaired by the LCSD during the temporary closure for annual maintenance of Tsuen King Circuit Wu Chung Swimming Pool;
- (2) there would be no warm water supply for the drinking fountains to be provided under project item 16 - Provision of a Drinking Fountain at Approach Beach. The LCSD would study the feasibility of providing warm water supply for the drinking fountain concerned and would report to Members the findings; and

- (3) project item 18 - Improvement Works of the electric heating boilers for the indoor main pool at Shing Mun Valley Swimming Pool had been completed on 29 October 2019, and therefore supply of warm water would not be affected.

(Note: The Hon TIEN Puk-sun, Michael left the meeting at 3:30 p.m.)

20. ADO(TW) of the TWDO responded as follows:

- (1) the TWDO would make sure that each tendering exercise would be carried out according to the established procedures;
- (2) the second tendering exercise was conducted because the number of tenders received in the first tendering exercise for Construction of footpath at Lei Muk Shuk Estate was not satisfactory. The second tendering was also conducted according to the established procedures and the number of tenders received had met the requirements, but the prices of tenders far exceeded the budget by 40%. Therefore, the TWDO had to examine the prices quoted to see if implementation of the works at such price level was cost-effective;
- (3) since the projects handled by the Works Section of the TWDO in the past were relatively simple and straightforward, it was not necessary to appoint the general building contractors recommended by the Independent Checking Unit of the HD to carry out the projects in general. The TWDO believed that HD had the expertise in the procedures and requirements of this kind of works, and therefore was in discussion with the HD on the scope of the reasonable project estimates. It was hoped to seek the advice from the HD; and
- (4) the TWDO would actively follow up on the works and would inform Members of the latest development of the works in a timely manner. It was hoped to complete the project as soon as possible.

21. The views and enquiries of Members were summarised as follows:

- (1) in the light of his understanding of the present situation and the trend in the world, the costs of works would be ever-increasing. He believed that the project estimates advised by the HD would be lower than the prices quoted in the tenders, but opined that it was not possible to take the HD's standards for reference (Mr WONG Ka-wa);
- (2) the cost of any works project which engaged tendering would not be too low. Such being the case, the cost to implement a works project by a contractor would generally be higher than that by the Works Section of the TWDO (Mr WONG Ka-wa);
- (3) he believed that the prices of tenders obtained in the third tendering would be further increased. He opined that even the tender price might exceed the budget, the works

could still be implemented if the TWDO could afford it. He also requested the TWDO to provide a schedule of the works project (Mr WONG Ka-wa);

- (4) the project concerned involved the area of the HD and therefore became more complicated than the general ones. He noted that the TWDO had tried its best to solve the problem. However, if the tender price of a project far exceeded the budget, the TWDO had to handle such case in accordance with the established procedures. The DFMC and the TWDO would follow this up. He hoped to promptly solve the problem (the Chairman); and
- (5) perhaps the project was a rather complicated one, a discrepancy existed between the market price and the TWDO's project estimates. He asked whether the TWDO could carry out the works if the HD's estimated cost was higher than the tender prices (Mr LO Siu-kit).

22. ADO(TW) of the TWDO responded as follows:

- (1) the TWDO understood that the works costs would rise alongside the inflation. In this connection, it would take the costs of other projects for reference during tender assessment to see if the tender prices were affected by inflation;
- (2) the TWDO carried out each tendering exercise separately so that the interested contractors could participate in the tendering;
- (3) although a mechanism had been put in place to cope with exceptionally high tender prices, it would still be difficult for the TWDO to provide a reasonable justification during an audit in future if it carried out a very simple project at a very high cost. For this reason, the TWDO would, in addition to the tender price, examine whether the project nature tallied with the value of the price quotation and value-for-money criterion; and
- (4) the TWDO hoped that the HD could provide more information and price indicators to facilitate the TWDO to understand the reasonable range of project cost and to become more confident in tender assessment.

23. Mr WONG Ka-wa was discontented with the reply given by the TWDO. He considered that it was undesirable for the public to use the existing footpath which was about two feet wide only, and the improvement works could not be carried out. He said that he would walk out from the meeting as a protest.

(Note: Mr WONG Ka-wa walked out. Mr WONG Ka-wa left the meeting at 3:42 p.m.)

VI Item 5: Proposed Project Scope for “Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park”

(DFMC Paper No. 33/18-19)

24. The LCSD would consult Members on the proposed project scope for “Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park”. The representatives of the LCSD attending the meeting were:

- (1) Ms CHEUNG Yuk-shan, Linda, Chief Executive Officer (Planning)²;
- (2) Mr CHAN Kam-shing, Eddie, Senior Executive Officer (Planning)⁷ (SEO(P)7); and
- (3) Mr CHENG Kwok-kuen, Chris, DLM(TW).

25. SEO(P)7 and DLM(TW) of the LCSD introduced the paper.

(Note: Mr MAN Yu-ming left the meeting at 4:00 p.m.)

26. The views and enquiries of Members were summarised as follows:

- (1) he enquired about the works schedule of the project whether the project could be completed during the current term of the TWDC (the Chairman);
- (2) he thanked the LCSD for implementing improvements to Yi Pei Square Playground as an introduction. Besides, after he submitted the relevant paper at the TWDC meeting held in September 2019, the improvements were proceeded rapidly. The LCSD had incorporated most of his views in the project (Mr CHOW Ping-tim);
- (3) he pointed out that the LCSD had undertaken to provide an information display panel in the soccer pitch which, however, was not included in the proposed project of improvements. Although the number of seats in the soccer pitch had been increased to 300, an outdated manual scoreboard was still in use therein. As such situation was undesirable, he requested the LCSD to consider replacing the scoreboard in one go (Mr CHOW Ping-tim);
- (4) as the speakers of the existing PA system were facing towards the residential premises, he hoped that the angle of the speakers could be adjusted during the improvements, thereby reducing the noise nuisance caused to the residents (Mr CHOW Ping-tim);
- (5) he agreed to provide a community garden in TWRP and indicated that he could advise on fine-tuning the facilities in the park (Mr CHOW Ping-tim);
- (6) the jogging trail in TWP should be used for other purposes due to its very low utilization rate. They also agreed to use it for the construction of the Cycle Track between Tsuen Wan and Tuen Mun (Mr CHOW Ping-tim and Mr TAM Hoi-pong);
- (7) he hoped that the LCSD could integrate TWP and TWRP to a more desirable manner. He opined that there was a need to provide more diversified fitness facilities in the park, including fitness facilities for the elderly, more challenging facilities for the youth, and some truly challenging facilities for children (Mr CHOW Ping-tim);

- (8) the LCSD's proposal had incorporated most of her views raised. She hoped that the LCSD would expeditiously repair the canopy of the Amphitheatre in TWP and enquired when the design of the canopy would be announced (Ms LAM, Lam Nixie);
- (9) the ground of the pet garden was entirely paved with concrete at present. As Hong Kong had a relatively long summer, the temperature of the heated ground would usually be cooled down between 6:00 p.m. and 7:00 p.m. It would be too hot for dogs to move on the ground before that. She therefore welcomed the proposed expansion of the lawn beside the pet garden very much and hoped that the LCSD could enhance the pet garden in this direction so as to facilitate the pets to use the lawn (Ms LAM, Lam Nixie);
- (10) some joggers would run along the coast, she agreed that the jogging trail was of low utilisation. She hoped that the LCSD could make use of the opportunity to review how to make the optimal use of the available resources (Ms LAM, Lam Nixie);
- (11) it was a current trend to provide fitness facilities for the elderly. Contrarily, Tsuen Wan was a district mainly composed of young families, and the demand for children's facilities was ever-increasing especially after the gradual occupation of the new housing estates. The facilities for children in Tsuen Wan were inadequate at present, and the facilities provided at the Tsuen Wan Sports Centre were always fully utilised. She hoped that when planned for the improvements to TWP, the LCSD could consider from a perspective of how to make Tsuen Wan, being a family-based district, a place good for living (Ms LAM, Lam Nixie);
- (12) she hoped that the LCSD would provide her the powerpoint slides (Ms LAM, Lam Nixie);
- (13) it had been more than 20 years since the completion of TWRP. Both the foundation and drainage system of the soccer pitch were satisfactory. In view of the limited supply of soccer pitches available for formal competition and the accessibility of TWRP which was situated beside the railway, he proposed that the LCSD should redesign the soccer pitch in the park through the improvement programme by providing 2 000 seats for spectators. This helped meet the basic requirement on facilities and conditions for organising formal soccer matches in Hong Kong. As a result, it would stage more soccer matches among Hong Kong soccer teams, attract more visitors to Tsuen Wan and bring economic benefits to the district (Mr CHUNG Wai-ping);
- (14) he proposed to enhance the noise insulation facilities of the soccer pitch lest the residents should be affected by the noise nuisance during events (Mr CHUNG Wai-ping);
- (15) he proposed that the LCSD should consider constructing a canopy with permanent structure for the Amphitheatre in TWP to withstand the strike of typhoons in future (Mr TAM Hoi-pong);

- (16) many people had reflected that the facilities in children's playgrounds managed by the LCSD were not challenging. He proposed the LCSD to set up children focus groups for collection of opinions (Mr TAM Hoi-pong);
- (17) he proposed that the LCSD to study on recycling of garden resources in TWP and TWRP and thought that provision of community garden was conducive to recycling of such resources. He also hoped that the LCSD could purchase the wood grinders (Mr TAM Hoi-pong);
- (18) he supported the "Improvement of Tsuen Wan Riviera Park and Tsuen Wan Park" (Mr CHENG Chit-pun);
- (19) he had previously reflected to the LCSD that the existing facilities in some children's playgrounds were not challenging. He therefore supported the LCSD to provide more challenging facilities. However, he had no idea of the definition of "challenging" to the LCSD. He suggested that the LCSD should take the design of facilities provided in Kwun Tong Promenade and Tuen Mun Park because he considered that they were helpful to the brain development of children (Mr CHENG Chit-pun);
- (20) as he had previously submitted an agenda item to propose the LCSD to construct a community garden in Tsuen Wan, he supported the LCSD to provide a community garden in TWRP. As the gateball court was small and was of low utilisation, he suggested that the LCSD should use up the periphery, where possible, to expand the community garden. He believed that more people would use the venue after its redevelopment to a community garden (Mr CHENG Chit-pun);
- (21) he thought that the pet garden was too small and supported the LCSD's proposed expansion, and believed that it would be more desirable to provide both concrete ground and lawn within the pet garden (Mr LO Siu-kit);
- (22) although pets did not necessarily refer to dogs, many people brought their dogs to the pet garden. He therefore suggested that more play equipment for dogs should be installed in the pet garden by the LCSD (Mr LO Siu-kit);
- (23) the children cycling area in TWP was very dilapidated with undesirable ground condition and some damaged facilities. He proposed that the LCSD should study how to carry out improvements through this improvement project (Mr LO Siu-kit); and
- (24) he suggested that the LCSD should, in response to the changing demand for promotion of environmental protection, install more drinking fountains supplying cold and warm water in the parks (Mr LO Siu-kit).

27. SEO(P)7 of the LCSD responded that the LCSD had taken note of and would follow up on Members' views. If Members supported the LCSD's proposed facilities, the LCSD would incorporate Members' views as far as practicable and prepare project definition statements for the Home Affairs Bureau' approval. The LCSD would also request the ArchSD to conduct a

feasibility study on the proposed works in 2019, and would consult the TWDC upon completion of the study.

28. DLM(TW) of the LCSD said that the area of the gateball court in TWRP was 288 square metres. It was believed that it could be redeveloped to a community garden by slightly widening the area. The area of each planting plot was 2.25 square metres. The LCSD would provide the maximum number of community gardens by making the best use of the space.

29. The views and enquiries of Members were summarised as follows:

- (1) it was very difficult to find a place to construct a turfed soccer pitch in Tsuen Wan. Owing to the accessibility of TWRP, he proposed that the LCSD should carefully study how to convert the soccer pitch into a venue which could accommodate 2 000 spectators so that even the first division soccer teams would hold trainings there. This would enhance the reputation and financial benefits of Tsuen Wan (Mr CHUNG Wai-ping);
- (2) he opined that it was unlikely to expand the venue because the soccer pitch in TWRP was not a big one. Since the increase in the number of seats to 300 was already the ceiling of the seating capacity, it had difficulties to expand it to a soccer pitch suitable for staging first division soccer matches because such venue should be able to accommodate at least 1 000 spectators. Therefore, he had reservations on Members' proposal of upgrading the venue to a soccer pitch for first division soccer matches (Mr CHOW Ping-tim);
- (3) he worried that after the soccer pitch had been upgraded to become suitable for staging first division soccer matches, special arrangements had to be made to accumulate the trainings of first division soccer teams. As a result, the user rights of the soccer pitch would not belong to the district. It would be a setback to district organisations for holding activities in the venue concerned. It would also aggravate the problems of noise nuisance and traffic congestion in the area. He therefore did not recommend development in this direction, but would not oppose the study by the LCSD (Mr CHOW Ping-tim);
- (4) the 11-a-side grass soccer pitch in Shing Mun Valley Park was a soccer pitch in compliance with international standards. He therefore thought that the Legislative Council might not approve the funding application for the costly redevelopment of the soccer pitch in TWRP (Mr CHOW Ping-tim); and
- (5) he pointed out that Members gave comments from different perspectives. He agreed to optimise the soccer pitch to the greatest extent as advised by the District Councillor of the constituency concerned (Mr CHUNG Wai-ping).

30. The Chairman requested the LCSD to take note of Members' views, and where possible, incorporate the relevant elements into the project.

(Note: Mr KOT Siu-yuen and Mr CHOW Ping-tim left the meeting at 4:18 p.m.)

VII Item 6: Request the Leisure and Cultural Services Department to Improve the Surface Drainage System at the Entrance/Exit of Tsuen Wan Park in Wing Shun Street
(DFMC Paper No. 34/18-19)

31. The captioned paper was submitted by the Hon TIEN Puk-sun, Michael and Mr CHENG Chit-pun. The representatives from the government departments responsible for giving response were:

- (1) Mr CHENG Kwok-kuen, Chris, DLM(TW), LCSD;
- (2) Mr LOONG Yau-tong, Victor, Senior Engineer/Kowloon & NT South 2 (SE/K&NTS 2), Drainage Services Department (DSD);
- (3) Ms LO Sze-yen, Engineer/Tsuen Kwai 2 (E/TK2), DSD;
- (4) Mr NG Chi-kin, Maintenance Engineer/STR(HSRW) (ME/STR(HSRW)), HyD; and
- (5) Mr CHAN Shun-hung, Maintenance Inspector of Works/STR(HSRW), HyD.

32. Mr CHENG Chit-pun introduced the paper.

33. DLM(TW) of the LCSD responded as follows:

- (1) as reflected by some Members to the LCSD since September 2018, water flew back from drainage inlets and overflow onto the ground in TWP. The drain inlet was provided for receiving water flowing from TWP and water from the expressway. Therefore, the LCSD made efforts in finding out the cause of the water flow back; and
- (2) the LCSD finally identified that the crux of the problem was the blockage of a drainage manhole which was situated about three metres lower than the ground level in the downstream. The LCSD, together with the DSD and the HyD, was exploring ways to bring the drainage water back to the appropriate drainage channels to prevent recurrence of the incident.

34. E/TK2 of the DSD responded as follows:

- (1) being equipped with a box trunk sewer, the existing drainage system was capable to receive the sewer from the drainage systems of Tsuen Wan Road Flyover and TWP;
- (2) the DSD was actively identifying the source and solution of the problem by conducting survey and excavation of trench pit to see if any other drainage channels or drainage manholes connected to the trunk sewer were blocked or damaged; and
- (3) the DSD would closely collaborate with the HyD and the LCSD to promptly solve the drainage problem during the dry season.

35. ME/STR(HSRW) of the HyD responded as follows:

- (1) the drainage manhole from which water flew back during rainy days was managed by the HyD which had cleared the drainage manhole concerned. He believed that the flowing back of water was caused by the blockage of a drainage manhole under the management of the DSD situating at about three metres lower than the ground in the downstream; and
- (2) the HyD was confirming with the DSD whether the HyD's drainage manhole concerned was connected to blocked drainage manhole of the DSD. If it was confirmed that the drain was connected to the DSD's drainage manhole, the HyD believed that the problem could be solved after the DSD had cleared its blocked drainage manhole.

36. The views and enquiries of Members were summarised as follows:

- (1) the carrying capacity of the drains along the newly constructed pedestrian walkway in TWP was found to be inadequate to meet the need since the occupation of City Point. The drain could not withstand the forceful impact of rainfall during heavy rain and flooding might appear with water reaching the height of a human's lower leg. She also pointed out that digging of a deeper drain had been implemented last year to increase the carrying capacity of the drain (Ms LAM, Lam Nixie);
- (2) the departments concerned had to find out why the water flew back from the inlet of the manhole and understand which location was blocked causing the water to flow back. She proposed the use of devices by the departments concerned to aid detection (Ms LAM, Lam Nixie);
- (3) the departments concerned should discuss on their own to about which department was to be responsible for the problem and propose solutions. It should not waste the time of the DFMC to identify the responsible department or handing over such a simple district problem to the level of Secretaries of Bureau or Chief Secretaries for follow up (Ms LAM, Lam Nixie);
- (4) the local residents, staff of the LCSD and the DSD had conducted site inspections and found out that the problem of water flowing back from manhole did not only occur in TWP but also at City Point during the typhoon. She opined that the departments concerned should investigate whether there was anything wrong at the drainage channels in the downstream instead of shirking the responsibility to each other (Ms LAM, Lam Nixie);
- (5) she hoped that the departments concerned could actively follow up the problem and provide the relevant timetable and information on items of work to be carried out so that Members could note the division of labour among the departments concerned and the completion time of the task (Ms LAM, Lam Nixie);

- (6) he was disappointed by the way of handling this case by these departments. He thought that the departments concerned could review the plan of buried pipelines and find out the responsible department for the blockage of the drainage channel concerned. He also enquired whether these departments would provide them with the relevant plan of buried pipelines (Mr TAM Hoi-pong);
- (7) he enquired whether there was any difficulties for the departments concerned in providing Members with the relevant plan of buried pipelines regarding the case involving facilities below the ground level (Mr TAM Hoi-pong); and
- (8) he was confused by the replies given by the departments concerned. He pointed out that no departments had stated the department responsible to tackle the problem and the difficulties in solving the problem. He also enquired whether the DSD would take the lead and the time required to solve the problem (the Chairman).

37. SE/K&NTS 2 of the DSD responded as follows:

- (1) the problem involved three departments and different drainage systems. The DSD was responsible for the management and maintenance of the trunk drainage system, the LCSD was responsible for the management of the drainage system in TWP, and the HyD was responsible for the management of the trunk drainage channel discharging sewer from Tsuen Wan Road Flyover to TWP along the bridge piers. As the problem was related to the access to/from and operation of the park, the LCSD was all along responsible for the relevant co-ordination;
- (2) regarding the tackling of problems for the various groups of drainage systems concerned, the ArchSD, which was the department responsible for the maintenance of the parks managed by the LCSD, had conducted the excavation of trench pit at the location concerned and had found the buried filter sand cylinder. Simultaneously, the DSD had commenced its work to carry on the excavation and would carry out comparison and survey in the light of the plans currently provided by the departments concerned to arrange for implementing the rehabilitation works at locations in question;
- (3) the site concerned was situated on a reclaimed land. As many people had used or even raised the land over the years, it was a rather complicated task to inspect the buried pipelines; and
- (4) it was anticipated that the work required for rehabilitation could be completed in the dry season. During this period, the DSD would closely monitor the situation and propose to open some of the accesses at the sides of the park to facilitate public use.

38. DLM(TW) of the LCSD hoped that the problem could be solved as soon as possible.

39. The views and enquiries of Members were summarised as follows:
- (1) although TWP was managed by the LCSD, the drainage works thereof were not the LCSD's responsibility. They opined that the DSD should be responsible for coordinating such works (the Vice Chairman and the Chairman);
 - (2) the DSD was responsible for the management of drainage channels below the ground level. In case of blockage of or flowing back of water from these channels, the DSD should coordinate the departments concerned for repair (the Vice Chairman);
 - (3) they enquired the DSD about the time required for the repair works and requested the DSD to provide the works schedule (the Vice Chairman and the Chairman);
 - (4) he pointed out that the drainage manhole was about three metres below the ground level and such depth might be caused by reclamation. He also held that the LCSD should take the lead to coordinate other departments concerned and submitted the works schedule as well as progress report to the DFMC because TWP was managed by the LCSD (Mr CHUNG Wai-ping);
 - (5) she thought that the DSD had made the simple case complicated. As the works were not complicated, it did not need a long time for implementation. If the DSD would not take the lead, she requested the LCSD to do so and requested the DSD to hand over the relevant documents to the LCSD (Ms LAM, Lam Nixie);
 - (6) she had been dealing with various kinds of drainage problems since September 2015. As to this new problem, she had started the discussion with the LCSD on the solutions a few months ago. She also pointed that three systems of drainage channels were involved in the problem. The DSD did not know the situation about the connection of other facilities to the trunk drainage channel. It also had no idea of whether there was blockage at the drainage channel concerned under its management and at the drainage channel of the HyD connecting from the flyover to inlet of the drainage channel (Ms LAM, Lam Nixie);
 - (7) she suggested that the three departments should inspect whether there was blockage at their own drainage channels concerned, identify the cause of the problem and discuss a solution with each other before seeking assistance from the ArchSD. She also enquired the time required by the departments concerned to undergo this process (Ms LAM, Lam Nixie);
 - (8) he enquired the departments concerned whether the relevant plans of buried pipelines concerned could be submitted within three days (Mr TAM Hoi-pong);
 - (9) he pointed out that, as previously indicated by the DSD, the works would be completed in the dry season. He did not know why it had to take such a long time to solve the problem. As such, he enquired whether the period for works implementation could be shortened unless they had difficulties in dealing with the case. Otherwise, it would be difficult for the District Councillor of the constituency concerned to explain to the

public. He hoped the departments concerned to tackle the problem promptly (the Chairman); and

(10) she thought that the DSD had not responded to her enquiry yet (Ms LAM, Lam Nixie).

40. SE/K&NTS 2 of the DSD pointed out that as there was a variety of facilities provided in TWP, it might involve damages of different drainage channels to which maintenance works were required. Moreover, the accesses therein were under the management of the park. He considered it appropriate for the LCSD to assume a coordinating role. The DSD had also distributed the relevant plans of the buried pipelines to the departments concerned.

41. DLM(TW) of the LCSD said that the LCSD had taken up the leading role since September 2018. The LCSD opined that clearance of drainage channel was a simple task and would have further discussion with the DSD, the HyD and the ArchSD and hoped to tackle the problem in an expeditious manner and would report the progress to the DFMC.

42. ME/STR(HSRW) of the HyD said that the HyD could immediately provide Members with relevant site plan of drainage channels and photographs of manholes managed by the HyD.

43. The Chairman hoped that the DSD would collect more information before the next meeting and meet with the District Councillor of the constituency concerned to discuss the solution. Discussion on this item would be continued under “Matters Arising from the Minutes of the Previous Meeting” and hoped that the departments concerned could promptly find out a solution.

(Note: Ms LAM, Lam Nixie left the meeting at 4:52 p.m.)

VIII Item 7: Propose to Revitalise Tsing Yuen Children’s Playground

(DFMC Paper No. 35/18-19)

44. The captioned paper was submitted by Mr NG Hin-lung, Norris. The representative from the government departments responsible for giving response were:

- (1) Mr. CHENG Kwok-kuen, Chris, DLM(TW), LCSD; and
- (2) Mr YIM Wai-hung, Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing)(AA/Lands (DLO)), Lands Department (LandsD).

45. Mr NG Hin-lung, Norris introduced the paper.

46. DLM(TW) of the LCSD responded as follows:

- (1) the Tsing Yuen Children's Playground (TYCP) was completed in 1991. It had an area of 665 square metres only. A village office was constructed in the centre, dividing the playground into two parts;

- (2) the LCSD noted Members' views which had been relayed to the departments concerned for conducting a feasibility study to explore the possibility of further enhancement of the facilities in TYCP;
- (3) given that TYCP was not big, and that the slope was covered with deep-rooted trees which had not collapsed even after the strike of the typhoon "Mangkhut", it was difficult for the LCSD to construct a road there. Further study was therefore required;
- (4) two children's amusement facilities and one elderly facility were currently available in TYCP, and they had to be removed before accommodating the new facilities;
- (5) the LCSD might expand the area of the wooden arbour outside the village office and provide a chessboard beside the seats;
- (6) locating in a relatively quiet environment, TYCP was of low utilisation at present. The LCSD would consider providing facilities to revitalise the playground;
- (7) converting the playground to a pet garden might cause nuisance to the villagers nearby, making them object to the proposal. In addition, even if the cleansing of a pet garden was stepped up repeatedly, there might still be residual odour at the venue. The LCSD would therefore further considered if there was an actual demand for provision of a pet garden or if additional provision of facilities for the elderly would be adopted as an alternative; and
- (8) the land on the right of TYCP was not managed by the LCSD. The LCSD had no idea of the use of the land and did not plan to construct any facilities there.

47. AA/Lands (DLO) said that TYCP was currently allocated to the LCSD for management through a government land allocation. If the LCSD considered Members' proposed revitalisation of playground appropriate and feasible, the LandsD would tie in with the requirement of the project and, when necessary, cooperate in respect of the relevant documents of land allocation and land arrangements as well as provision of assistance.

48. The views and enquiries of Members were summarised as follows:

- (1) he noted the positive replies of the LCSD and hoped that the LCSD would continue to follow up (Mr NG Hin-lung, Norris);
- (2) people accessing to TYCP at Lung Yue Road had to pass through the entrance of the village office which situated at a location above the ground level. He hoped to construct an access at a lower location, and pointed out that no trees on the slope collapsed during the typhoon because the area was a continuous soil belt. He therefore understood that the proposal was subject to certain restrictions (Mr NG Hin-lung, Norris);
- (3) he noted the DSD's plan of demolition of the abandoned facilities on the land adjacent to TYCP in 2018 and return of the land concerned to the LandsD. As such, he proposed to the LCSD to develop the land into an extension of TYCP for construction

of a basketball court there, and enquired whether the TWDO had planned to construct facilities on the land before the LCSD had taken over the land (Mr NG Hin-lung, Norris);

- (4) he thought that after the LCSD had taken over the land concerned, it might construct an access at the location concerned to rationalise the pedestrian routings in the whole area (Mr NG Hin-lung, Norris);
- (5) he hoped that consensus could be reached at the meeting so that the LCSD and the LandsD could follow up smoothly in future (Mr NG Hin-lung, Norris);
- (6) he agreed to the enhancement proposal of TYCP (Mr KOO Yeung-pong);
- (7) he pointed out that TYCP was a narrow venue and many problems might arise from the construction of a pet garden in this site. Besides, many people might walk their dogs in the pet garden upon completion, and the villagers nearby would be adversely affected. He proposed that the LCSD should identify other appropriate locations for the provision of pet garden by the LCSD (Mr KOO Yeung-pong);
- (8) as many mountain hikers would pass through the TYCP, he suggested that the LCSD should provide covered sitting-out facilities there (Mr KOO Yeung-pong); and
- (9) he supported the proposal of assigning priority to handover the land, which was returned by the DSD, to the LCSD for planning (Mr KOO Yeung-pong).

49. DLM(TW) of the LCSD said that the LCSD noted Members' views and would follow them up.

50. AA/Lands (DLO) said that the LandsD had nothing to add.

51. The Chairman requested the departments concerned to take note of and actively consider Members' suggestions.

IX Item 8: Report on Recreational and Sports Activities and Facilities Management in Tsuen Wan by the Leisure and Cultural Services Department
(DFMC Paper No. 36/18-19)

52. DLM(TW) of the LCSD introduced the paper.

53. The Chairman thanked the LCSD for its hard work to carry out the remedial work after the typhoon so that Tsuen Wan district could rapidly restore to its original conditions.

X Item 9: Report on Cultural Activities in Tsuen Wan District by the Leisure and Cultural Services Department

(DFMC Paper No. 37/18-19)

54. Senior Manager (New Territories South) Promotion (SM(NTS)P) of the LCSD introduced the paper, the details of the widening of the covered walkway outside the first floor of the Tsuen Wan Town Hall (TWTH) and the internal improvements programme of TWTH, including:

- (1) widening would be carried out at the narrower section of the covered walkway leading to Tsuen Wan Plaza, and the scope of widening would cover the space beside the staircase. It was anticipated that the walkway would be widened by about one metre upon completion of the works. As it would take time for the ArchSD to appoint consultants by tendering for carrying out a technical study on the project, the construction date was yet to be determined. If all went smoothly, it is expected that the project could be launched in November 2020; and
- (2) to further enhance the facilities and services of the TWTH, various improvements had been planned for implementation between November 2020 and January 2021, including replacement of the air-conditioning system of the town hall, comprehensive renovation of the seats of spectators in the Auditorium and enhancement of facilities in the Exhibition Gallery, etc. Complete or partial closure of the town hall might be required during construction.

55. The views and enquiries of Members were summarised as follows:

- (1) they proposed that the LCSD should replace posters with more environmentally friendly and advanced electronic display panels as promotional tools outside the glass of the walkways of the footbridge or in the main foyer of TWTH (Mr LO Siu-kit and Mr CHUNG Wai-ping);
- (2) he agreed to the proposed widening of the walkway by the LCSD. He suggested that the LCSD should discuss with the management companies of the shopping centres nearby on ways to tackle the problem of unlicensed hawkers who frequently appeared at the above location (Mr LO Siu-kit);
- (3) they hoped that the LCSD could make all-out efforts to cooperate with the ArchSD to shorten the works period for implementing the improvements to the TWTH and operate in coordination for carrying out the widening of pedestrian walkway at the same time with a view to reducing the impact on the public (Mr CHAN Yuen-sum, Sumly and Mr KOO Yeung-pong);
- (4) he supported the enhancement and adjustment proposed for the TWTH by the LCSD (Mr CHUNG Wai-ping);
- (5) posters promoting cultural and recreational programmes were posted at the box office of the TWTH in the past. At present, they were replaced with the electronic display

panel. However, it was difficult for the public to search for information on programmes through the electronic display panel. Simultaneously, the LCSD continued to publish promotional leaflets on programmes and this was not environmental-friendly. He hoped the LCSD to review these matters (Mr TAM Hoi-pong);

- (6) he proposed that the LCSD should arrange for publicity works on the covered walkways (Mr TAM Hoi-pong);
- (7) TWTH had a history of almost 40 years. The backstage was the smallest among those of the town halls of various districts in the New Territories. He therefore proposed that during the improvement works, the LCSD could provide new equipment such as light emitting diode (i.e. LED) backdrop and computerised stage lighting system to facilitate the backstage crew to exert their talents (Mr KOO Yeung-pong);
- (8) owing to the heavy pedestrian patronage on the walkway concerned at present, he agreed to the widening works of the LCSD. He also pointed out that staircase and lifts for persons with disabilities were provided near the site of the former Tsuen Wan Magistrates' Courts. Hence, they need not worry about any negative impact on the public caused by the demolition of the staircase beside the walkway (Mr KOO Yeung-pong);
- (9) the promenade surrounding the TWTH was an important architectural feature of the town hall in former days. Although the promenade was currently used as a walkway, he still hoped that the LCSD would keep the structure intact during the improvement works. If there were practical needs, he would not oppose any addition to the promenade (Mr NG Hin-lung, Norris); and
- (10) he suggested that the LCSD should introduce the reason of constructing and the history of the promenade through text and display of old photographs of the promenade (Mr NG Hin-lung, Norris).

56. SM(NTS)P of the LCSD responded as follows:

- (1) the LCSD had taken note of and would consider Members' views; and
- (2) she reiterated that the scope of widening of the covered walkway would cover the space beside the staircase, and that the staircase would not be demolished. The scope of works had been determined in the funding application submitted by the ArchSD. Since the staircase was part of the building of the TWTH, keeping the staircase was consistent with Members' views on maintaining the building intact.

57. The Chairman requested the LCSD to attend the relevant TWDC meetings for briefing on the further details of the improvement works when available.

XI Item 10: Report on Promotional Activities and the Enrolment Rate in Tsuen Wan District Public Libraries by the Leisure and Cultural Services Department

(DFMC Paper No. 38/18-19)

58. Senior Librarian (Tsuen Wan) of the LCSD introduced the paper.

59. Mr TAM Hoi-pong requested the LCSD to consider how to make optimal use of the old books and indicated that the offices of Members welcomed the donation of these books to them.

60. The Chairman requested the LCSD to take note of Members' views.

XII Item 11: Progress Report on the Working Groups under the Committee

(A) Working Group on Management of Community Halls

61. Mr LO Siu-kit said that the TWDO had arranged some cleaning services companies for demonstrating the cleaning and removal of stains and smell of some chairs in community halls/centres. However, as the effectiveness was not satisfactory after observation, the TWDO would continue to find alternative solutions to solve the problem.

(B) Working Group on Development and Management of Recreation and Sports Facilities

62. Mr KOO Yeung-pong said that the LCSD had completed the installation of self-service storage cages at Ting Kau Beach and Hoi Mei Wan Beach in October 2018. It would commence the installation works of self-service storage cages at Lido Beach by the end of 2018 while funds had also been obtained for the installation of self-service storage cages at Ma Wan Tung Wan Beach. Moreover, the LCSD planned to incorporate the provision of additional self-service storage cages at the newly constructed beach building on Anglers' Beach into the second phase of the improvement works. Upon completion of the above works, the facilities on the beaches in Tsuen Wan district would be further enhanced. Furthermore, the LCSD had planned to gradually improve the filtration systems of water in the pools of the parks under its management to maintain the normal operation of the systems and make the water in the pools clearer. Funding for the improvements to the filtration systems at TWP, Jockey Club Tak Wah Park and Sam Tung Uk Garden had been obtained, and the above works were expected to commence in early 2019. The public could enjoy a better recreational environment in the parks upon completion.

XIII Item 12: Any Other Business

63. Mr CHAN Yuen-sum, Sumly said that, as reflected by many elderly, the seats in Lei Muk Shue Community Hall (LMSCH) were heavy and had strange smell. The projector in the community hall was also out of order. He hoped the TWDO to promptly follow these up. Besides, the community hall would be closed for three months for replacement of air-conditioners.

He requested the TWDO to shorten the period for the replacement works with a view to reducing the impact to the public.

64. Senior Executive Officer (District Management) of the TWDO responded as follows:

- (1) regarding the strange smell of the seats in community halls/centres, the TWDO had arranged some cleaning services companies for demonstrating the cleaning and removal of stains and smell of some chairs. However, as the effectiveness was not very satisfactory after observation, the TWDO would find alternative solutions such as replacement of seats;
- (2) the TWDO would follow up on the condition of the projector in LMSCH and report the situation to Members; and
- (3) the EMSD had just awarded an engineering contract for the replacement of air conditioners in LMSCH. After the strike of the typhoon “Mangkhut”, some parts of the floor in LMSCH arched due to flooding. The TWDO was consulting the ArchSD on the possibility of replacing the arched floor during the replacement of air conditioners. Besides, the TWDO was about to conduct a joint inspection with the contract administration companies of the EMSD, the ArchSD and the HD to explore the feasibility of carrying out the respective projects at the same time. The TWDO would further report to Members when further information was available.

65. The Chairman requested the TWDO to take note of Members’ views and handover the item to the Working Group on Management of Community Halls for follow-up.

(A) Information Paper

66. Members noted the following information paper:

- (1) Financial Statement of District Facilities Management Committee as at 22.10.2018 (DFMC Paper No. 39/18-19).

(B) Date of Next Meeting

67. The Chairman reminded Members that the next meeting was scheduled on 8 January 2019 and the deadline for submission of paper was 19 December 2018.

XIV Adjournment of Meeting

68. There being no other business, the meeting was adjourned at 5:32 p.m.

Tsuen Wan District Council Secretariat
20 November 2018