

(Translation)

Minutes of the 1st Meeting of
District Facilities and Works Committee (1/2024)

Date: 19 February 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr WONG Wai-kit, MH (Chairman)

Mr NG Chun-yu (Vice Chairman)

Mr KOO Yeung-pong, MH

Mr CHU Tak-wing, MH

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Mr LEUNG Cheong-ming, Raymond, MH, JP

Mr CHAN Chun-chung

Ms CHAN Shun-shun

Mr CHAN Sung-ip, BBS, MH

Mr MOK Yuen-kwan

Mr CHAN Hiu-chun, MH

Mr TSANG Tai

Mr FUNG Cheuk-sum

Ms WAH Mei-ling

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr CHENG Chit-pun

In Attendance:

Mr LEE Soeng-him, Sean	Assistant District Officer (Tsuen Wan), Tsuen Wan District Office
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Mr CHOW Ming-fai	Senior Inspector of Works, Tsuen Wan District Office
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Mr LEUNG Siu-ming, David	Architect (Works) 8, Home Affairs Department
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Ms NG Kam-yim	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
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Miss LEUNG Wai-nga, Viola	Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department
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Mr LEE Wai-man	Senior Librarian (Tsuen Wan), Leisure and Cultural Services Department
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Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning) 32, Leisure and Cultural Services Department
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Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development
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	Department
Mr HO Kit-ming	Engineer/Tsuen Kwai 2, Drainage Services Department
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies Department
Mr CHEUNG Kin-kee, Michael	Senior Town Planner/Tsuen Wan, Planning Department
Mr WONG Hei-long, Ken	District Engineer/Tsuen Wan, Highways Department

Tsuen Wan District Council Secretariat Representatives:

Mr LIM Kuen	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple (Secretary)	Executive Officer I (District Council), Tsuen Wan District Office
Miss CHAN Hiu-yuen, Virginia	Executive Assistant (Community Involvement) 4, Tsuen Wan District Office

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from the government departments to the 1st meeting of the District Facilities and Works Committee (DFWC). He introduced the government departments which would be in attendance at meetings of the DFWC, namely, the Home Affairs Department (Division II), the Tsuen Wan District Office (TWDO) (Works Section), the Leisure and Cultural Services Department (LCSD) (Leisure Services Branch, Cultural Services Branch, Libraries and Development Division, and Planning Section), the Drainage Services Department, the Water Supplies Department and the Civil Engineering and Development Department. He also introduced the departments which would attend meetings of the DFWC as the need arose, including the Highways Department (HyD) and the Planning Department, and asked Members to take note of the said matters.

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Councillor found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters related to the Council, the District Councillor should declare the interests. The Secretariat had not received any declaration of interests prior to the meeting. The Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

3. The Chairman asked Members to speak as concisely as possible because there were numerous items on the agenda. At the meeting, Members could speak and make supplementary remarks on each agenda item once respectively. Members could speak up to two minutes in the first round of speech and up to 1 minute in the second round of speech.

II Item 1: Follow-up on Tsuen Wan District's Work Progress on the District Issues Identified by the Steering Committee on District Governance

4. The HyD would brief Members on the progress of its work in Tsuen Wan district. The representative from the department attending the meeting was Mr WONG Hei-long, Ken, District Engineer/Tsuen Wan (DE/TW), HyD. Besides, the information provided by the HyD was tabled at the meeting.

5. DE/TW of the HyD briefed Members on the progress of the HyD's work in Tsuen Wan district.

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

- (1) a Member suggested that the HyD should report on locations which required large-scale relaying of paving blocks to the DFWC in the future. Besides, when carrying out routine work in the district, the Member had often found walkways with damaged paving blocks or uneven surfaces. Yet, it would take a relatively long time to tackle those problems by reporting them to the Government's hotline 1823. The Member thus recommended the HyD to provide a mechanism for more straightforward communication, facilitating Members to more directly and promptly communicate with the department and resolve problems;
- (2) some walkways had a higher pedestrian flow or heavy objects would often run over them. These walkways would suffer damage more frequently than others. A Member enquired whether new technologies were available to enhance the efficiency of the repair and laying of paving blocks;
- (3) currently, damaged walkways in the district were mostly reported by the public upon discovery or only identified after accidents. A Member suggested that the HyD should proactively send staff to inspect the surfaces of walkways in order to minimise accidents;
- (4) a Member supported relaying the paving blocks of walkways in the district. The Member was also concerned about an uneven section of the private road off the main entrance of Serenade Cove. Additionally, the Member commented that the environment of Lo Tak Court became aesthetically pleasing after the relaying of paving blocks. However, Lo Tak Court was home to quite a number of restaurants, and food sauce stains on the paving blocks were difficult to remove. The Member therefore recommended the adoption of dark paving blocks which were easier to cleanse in the future; and
- (5) a Member thanked the HyD for relaying the paving blocks of walkways in the district. However, paving blocks would be easily lifted by tree roots on the roadside. Soil under paving blocks would also be washed

away by rain, which was likely to result in uneven road surfaces. The Member proposed improving the method for laying paving blocks so as to increase the adhesion between paving blocks.

7. DE/TW of the HyD responded as follows:

- (1) the HyD would regularly send staff to inspect different areas in the district. Members were welcome to directly report cases of damaged paving blocks and uneven walkways to the HyD's staff;
- (2) the HyD's staff had previously conducted an on-site inspection with Mr KOT Siu-yuen at the road section concerned at Belvedere Garden. The staff were studying the feasibility of relaying the paving blocks at the location in question. Moreover, the Lands Department was responsible for handling matters related to the private lot off Serenade Cove;
- (3) the HyD noted the Member's proposal for the colour of paving blocks. The HyD would take into consideration the environment and nearby buildings when laying paving blocks at different locations. Hence, it would lay paving blocks in various styles and colours in different districts and road sections;
- (4) the HyD had conducted an on-site inspection with Mr WONG Kai-chun at locations which required large-scale relaying of paving blocks in the district. It would also lay paving blocks at a road section near Rhine Garden in Sham Tseng in phases; and
- (5) the HyD noted the Member's proposal for improving the method for laying paving blocks. It would adopt different methods for laying paving blocks at different places, including the application of adhesive to glue paving blocks together.

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

- (1) a Member enquired about the completion date of the works at Yuen Tun Circuit, and whether the department had taken any measures to ensure that the works would be completed as scheduled. Moreover, the Member was concerned whether works projects would be affected by the fiscal deficit the Government might face. The Member also enquired about the HyD's mechanism for allocating resources;
- (2) in the past, a Member had pointed out the existence of a hidden slope and the ageing of paving blocks at a road section off Phases I and II, Tsuen King Garden. Residents might slip and suffer injuries as the ground would become slippery during the rainy season. Back then, the HyD had indicated that it had conducted an on-site inspection and would test the slip resistance of the said location. In view of the heavy pedestrian flow at the location, the Member proposed promptly conducting another test for slip resistance and replacing the paving blocks before the rainy season in 2024; and

- (3) paving blocks were laid on top of channel covers at some walkways. After the completion of underground works, workers often failed to put such channel covers back to their original positions according to the patterns of respective walkways. As a result, the patterns of the walkways would be interrupted. A Member proposed laying paving blocks in one single colour on channel covers in order to effectively prevent the patterns of walkways from being interrupted.

9. DE/TW of the HyD responded as follows:

- (1) the works at Yuen Tun Circuit were expected to commence in March 2024. The HyD would assign staff to monitor the works progress of the contractor. It anticipated that the works could be completed in the same month;
- (2) the HyD's contractors in various districts would inspect the surfaces of walkways on a regular basis. The Transport Department (TD) would also commission the HyD to carry out certain improvement works. The improvement works would be carried out according to the TD's schedule and in order of priority;
- (3) the HyD would contact the Member concerned after the meeting and follow up on the problem related to the paving blocks of the road section off Phases I and II, Tsuen King Garden; and
- (4) the HyD would provide paving blocks in corresponding colours for organisations responsible for maintaining underground facilities. The organisations would put channel covers back and relay paving blocks on their own after the completion of underground works.

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

- (1) a Member noted that the HyD would relay the paving blocks of a walkway off Ocean Pointe in the fourth quarter of 2024. The Member hoped that the works would be sped up. In addition, the Member said that students and elders would often use a walkway off Sham Tseng Catholic Primary School. A resident had tripped over uneven paving blocks and suffered injuries at the said location. The Member thus suggested that the department should relay the paving blocks there as soon as possible. Moreover, many residents were used to jogging along a walkway outside Lido Garden. Some paving blocks of this walkway near tree roots and those which residents often walked on had become loose again upon repairs. The Member recommended the relaying of the paving blocks in question;
- (2) a Member suggested that the department should consider adopting more new methods for maintaining paving blocks (e.g. the application of anti-skid dressing) in order to enhance their durability;
- (3) non-slip paving blocks had already been laid at the walkways at Hau Tei

Square. However, the walkways at Heung Wo Street and Sha Tsui Road near Yuen Tun Circuit were still made up of old paving blocks which were not slip-resistant. The Member suggested that when implementing works at the relevant locations in the future, the department should consider relaying the paving blocks there and adopting non-slip paving blocks as far as practicable; and

- (4) a Member enquired whether the resources for relaying paving blocks were limited, and enquired of the department about the factors it would take into account when prioritising the works in different districts. Besides, the Member said that cases of uneven road surfaces in the district had usually been reported to the Government's hotline 1823 upon discovery in the past. The Member enquired about the scenarios under which it would be more appropriate for Members to directly contact the HyD.

11. DE/TW of the HyD responded as follows:

- (1) the resurfacing works at Sham Tseng would be implemented in three phases. The first phase of the works would be completed in the first quarter of 2024, and the second phase would commence immediately after the completion of the first phase;
- (2) the HyD noted the Member's view on relaying the paving blocks of the walkway off Lido Garden, and would review the situation concerned;
- (3) in view of the existence of uneven paving blocks at Hau Tei Square, the HyD had already replaced the paving blocks there. The HyD would consider an array of factors (e.g. the extent of damage of paving blocks and the resources available) to prioritise the projects of replacing paving blocks. The HyD noted and would review the situation related to the paving blocks at Sha Tsui Road mentioned by the Member; and
- (4) Members were welcome to directly report cases of damaged paving blocks to Maintenance Engineers of the HyD. The HyD would follow up on the cases in a timely manner according to their urgency and the actual work status.

12. The Chairman said that Yuen Tun Circuit was currently undergoing the large-scale relaying of paving blocks, and Sham Tseng would be the next. He suggested that Members should directly report to the HyD any cases of damaged paving blocks or locations where safety hazards were posed to pedestrians, facilitating the HyD to draw up a schedule for relaying paving blocks. He also hoped that the HyD would brief the DFWC on the subject matter in a timely manner.

III Item 2: Briefing on Various Minor Works Programmes under the Tsuen Wan District Office

13. The Chairman stated that the TWDO would brief Members on various minor

works programmes under the TWDO. The representative from the department attending the meeting was Mr LEE Soeng-him, Sean, Assistant District Officer (Tsuen Wan) (ADO(TW)), TWDO.

14. ADO(TW) of the TWDO introduced various minor works programmes under the TWDO.

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

- (1) in view of the implementation of several minor works programmes in 2025, a Member enquired how Members could make suggestions on minor works projects in the district;
- (2) according to the established procedures, the DFWC would conduct on-site inspections at proposed works sites and then score all works proposals to determine the order of implementation. A Member enquired whether the DFWC would continue to adopt this mechanism;
- (3) the minor works programmes under the TWDO had all along been effective in benefiting residents of Tsuen Wan district, and there were countless success stories. A Member agreed on the necessity to construct additional pavilions and improve pedestrian ramps. The Member also enquired whether the provision of letterboxes for residents was regarded as a minor works project;
- (4) some residents had pointed out to a Member that the repairs for the channel covers of sewers were currently underway on the ramp outside the main entrance of the Yuen Yuen Institute. Due to the implementation of the works, motorists had to drive their vehicles closer to the walkway when travelling past the said location because the road section was relatively narrow. Also, pedestrians had to walk on the carriageway during their journeys near the works site. The Member recommended the installation of railings there to enhance the safety of residents using the road concerned; and
- (5) if wheelchair users wanted to use the barrier-free access at Tsuen Wan Garden, they would have to make a detour around a semi-circular flower-bed of the LCSD in order to reach the access. A Member proposed that a trail should be set up in the middle of the flower-bed, facilitating the passage of people who needed to travel through it.

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

- (1) the concepts of the minor works projects were mainly developed upon discussions with the residents' representatives, villagers' representatives and representatives from the Rural Committees. Members could convey their views on various minor works projects to Liaison Officers and the Works Section of the TWDO, or they could give views at meetings of the DFWC. Besides, the staff of the Works Section under

the TWDO would also regularly conduct patrols to review locations which warranted improvement in the district;

- (2) the facilities set out in the PowerPoint presentation were general facilities (e.g. rain shelters and pavilions) covered under the minor works programmes. The repair and maintenance of these facilities were undertaken by the staff of the Works Section of the TWDO. If there was a need for the addition of special facilities, the Works Section of the TWDO would evaluate whether the future repair and maintenance work would pose difficulties. Members could submit works proposals to the Works Section, and the TWDO would study the feasibility of the proposals accordingly; and
- (3) about eight to ten minor works projects would be implemented under the TWDO's minor works programmes every year. The TWDO would discuss the works projects which should be implemented with the residents' representatives and representatives from the Rural Committees. It would also accord priority to urgent works projects (e.g. the construction of barrier-free facilities).

17. The Chairman said that in order to facilitate the implementation of works projects which were beneficial to local residents, he recommended Members to either give views on the minor works projects in the district at meetings of the DFWC or directly contact the TWDO or LCSD.

IV Item 3: Information Paper

Paper on Recreation and Sports Facilities Management in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 1/2024)

18. District Leisure Manager (Tsuen Wan) (DLM(TW)) of the LCSD introduced the paper.

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

- (1) the turf pitch at Shing Mun Valley Sports Ground would become uneven after hammer throw practice. Other members of the public using the venue would be adversely affected. A Member enquired how the LCSD would address this situation;
- (2) as the winter in Hong Kong was mild for the time being, a Member hoped that the LCSD would open outdoor swimming pools for another couple of months;
- (3) in winter, the LCSD would only open indoor swimming pools and close the outdoor ones. Some residents had pointed out to a Member that they were recently unable to use any swimming pool facilities due to the organisation of winter swimming galas at indoor swimming pools in the district. The Member suggested that the LCSD should request venue

- hirers to organise swimming galas in summer;
- (4) old-style metal gates were still in use at most of the venues and sports centres under the LCSD. As there had been accidents involving the collapse of old-style metal gates in the past, a Member enquired whether the LCSD would send staff to inspect these gates on a regular basis;
 - (5) in order to achieve the goals of the Waste Reduction Framework Plan and put the concept of green city into practice, a Member enquired of the LCSD about the horticultural service standards which contractors should meet during the implementation of greening works. The Member also enquired about the measures the LCSD would take if the contractors only attained an average service level;
 - (6) some residents had conveyed to a Member their earlier discovery of the mass accumulation of dry leaves in the area between Rivera Gardens and Yeung Uk Road. The Member enquired about the horticultural service level attained by the LCSD's contractors;
 - (7) a Member enquired on the number of the LCSD's venues which were currently in use for non-sports purposes. The Member also enquired whether the LCSD could provide support for flag-raising ceremonies held at Sha Tsui Road Playground; and
 - (8) fluorescent lamps were installed at an access connecting Tsuen Wan Park and Yeung Uk Road. Some elders had pointed out to a Member that they felt dizzy when walking along this access. The Member hoped that the LCSD would reserve a number of accesses without fluorescent lamps for pedestrians.

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

- (1) the LCSD had launched a pilot scheme in partnership with the Hong Kong, China Association of Athletics Affiliates (HKAAA) since mid-October 2023. The HKAAA could carry out sports training (including two training sessions of hammer throw per week) at Shing Mun Valley Sports Ground throughout the pilot scheme. The LCSD had already adopted measures to improve the turf condition. For example, in order to minimise the impact on other users, it would relay sand and turf mats as well as level out uneven spots of the turf pitch after each training session of hammer throw of the HKAAA. The LCSD would continue to maintain liaison with other venue users and review the usage of the venue in a timely manner;
- (2) the LCSD would open all swimming pools from April to October in summer and close outdoor swimming pool facilities from November to May in winter. The LCSD noted the Member's view on extending the opening of outdoor swimming pool facilities. To decide whether swimming pool facilities should be opened, the LCSD should take into account an array of factors, including whether sufficient lifeguards were

present and whether certain facilities should be temporarily closed to tie in with the annual repairs;

- (3) the LCSD was aware that primary and secondary schools in the district seldom organised swimming galas in winter. Swimming galas would usually be held during non-peak hours, i.e. from 9:00 a.m. to 5:30 p.m. Residents who wanted to use swimming pool facilities could still visit swimming pools from 6:30 a.m.;
- (4) the Architectural Services Department (ArchSD) would regularly carry out maintenance and repair work for metal gates at the LCSD's venues. If the venue management staff of the LCSD found that a metal gate did not open or close smoothly during a routine inspection, they would promptly report the situation to the ArchSD. The LCSD would also remind the venue management staff to keep an eye on the usage of metal gates, especially those in older venues, with a view to ensuring safety;
- (5) the contractors providing horticultural services in 2024 had delivered just average performance. The LCSD would continue to monitor the performance of the contractors and request them to make improvements. For example, the LCSD would request the contractors to plant perennial plants in vibrant colours which were relatively easy to maintain. It would also urge the contractors to improve their plant care work. Besides, the LCSD would require the contractors to carry out tree care work to minimise the fall of large dry leaves and request them to clear large dry leaves during the tree care work;
- (6) organisers holding flag-raising ceremonies at the LCSD's venues should comply with the requirements laid down by the department; and
- (7) the LCSD noted the Member's view on reducing the number of fluorescent lamps along accesses at Tsuen Wan Park. The LCSD would convey the Member's view to the Lighting Committee for its follow-up.

V Item 4: Information Paper

Paper on Usage Rate for Tsuen Wan District's Performance Venue of Leisure and Cultural Services Department
(TWDC DFWC Paper No. 2/2024)

21. Senior Manager (New Territories South) Promotion of the LCSD introduced the paper. She added that Tsuen Wan Town Hall had been temporarily closed for the implementation of enhancement works for facilities from 8 November 2023 to 6 February 2024. The works items included replacing the acoustic doors and backstage floor of the Auditorium, replacing the roof cover materials of the smoke extraction and ventilation system, replacing the floor of the Exhibition Gallery, enhancing the dressing rooms of the Cultural Activities Hall, beautifying the lobby, as well as replacing the pipes and facilities of toilets.

VI Item 5: Information Paper

Paper on Usage of the Public Libraries in Tsuen Wan District by Leisure and Cultural Services Department

(TWDC DFWC Paper No. 3/2024)

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

VII Item 6: Any Other Business

23. The Chairman stated that according to sections 5(3A) and 11(4A) of the Buildings Ordinance (Cap. 123), the Buildings Department (BD) would invite bodies as it might think fit to nominate persons for the Secretary for Development to consider for appointment to (1) the Authorized Persons', Registered Structural Engineers' and Registered Geotechnical Engineers' Disciplinary Board Panel; (2) the Registered Contractors' Disciplinary Board Panel; and (3) the Registered Inspectors' Disciplinary Board Panel. The Tsuen Wan District Council (TWDC) had previously received an invitation from the BD to nominate one Member for the Secretary for Development to consider for appointment to these panels. The Chairman announced that the DFWC would recommend the nomination of Mr NG Chun-yu to the Chairman of the TWDC, and asked Members to take note of this.

24. The Chairman stated that the LCSD had invited the TWDC to nominate at least two Members to serve as Green Ambassadors for a term of two years with the aim of deepening the public's understanding of the greening work and further encouraging the community to take part in the tree care work. Green Ambassadors would assist in promoting the work on community greening and tree care. Members interested in serving as Green Ambassadors could inform the Chairman of their intention after the meeting.

(Post-meeting note: The DFWC recommended the nominations of Ms CHAN Shun-shun, Ms WAH Mei-ling and Mr LAU Chung-kong for Green Ambassadors to the Chairman of the TWDC.)

Tsuen Wan District Council Secretariat

11 April 2024