

(Translation)

Minutes of the 6th Meeting of
District Facilities and Works Committee (5/24-25)

Date: 16 December 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

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Dr 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

Mr LI Kin-man

Mr CHUNG Chin-to

Ms SO Ching-yin

Government Representatives

Mr KWAN Chun-kit, Eric

Assistant District Officer (Tsuen Wan), Tsuen Wan District Office

Mr CHOW Ming-fai

Senior Inspector of Works, Tsuen Wan District Office

Mr LEUNG Siu-ming, David

Architect (Works) 8, Home Affairs Department

Ms NG Kam-yim

District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department

Miss LEUNG Wai-nga, Viola

Senior Manager (New Territories South) Promotion, Leisure and Cultural Services Department

Mr LEE Wai-man

Senior Librarian (Tsuen Wan), Leisure and Cultural

Ms LAM Pui-sze, Millicent	Services Department Executive Officer (Planning) 32, Leisure and Cultural Services Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department
Mr WONG Chak-man	Engineer/Tsuen Kwai 1, Drainage Services Department
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies Department

Tsuen Wan District Council Secretariat Representatives

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

In Attendance:

For discussion of Item 2

Ms HO Ying-mei	Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8, Housing Department
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I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 6th meeting of the District Facilities and Works Committee (DFWC). He also introduced Mr WONG Chak-man, Engineer/Tsuen Kwai 1, Drainage Services Department, who attended this meeting on behalf of Mr HO Kit-ming.

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Council (DC) Member 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 DC Member 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 stated that 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 speeches and up to one minute in the second round of speeches.

- II Item 1: Confirmation of Minutes of the 5th Meeting held on 21.10.2024
4. The Chairman stated that the Secretariat had not received any proposed amendment prior to the meeting. The Chairman enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

III Item 2: Matters Arising from the Minutes of the Previous Meetings
Paragraphs 5 to 11 of the Minutes of the Meeting held on 21 October 2024:
Request for Enhancement of the Supporting Facilities off the Pedestrian
Walkway on Texaco Road North (Shek Wai Kok Estate)

5. The Chairman stated that the representatives from the departments responsible for giving responses were:

- (1) Mr KWAN Chun-kit, Eric, Assistant District Officer (Tsuen Wan) (ADO(TW)), Tsuen Wan District Office (TWDO); and
- (2) Ms HO Ying-mei, Housing Manager/Wong Tai Sin, Tsing Yi & Tsuen Wan 8 (HM/WTT8), Housing Department (HD).

6. The Chairman said that the DFWC had followed up on the captioned matter under the Matters Arising from the Minutes of the Previous Meetings at the last meeting, and would revisit it at this meeting. At the last meeting, the DFWC had requested the TWDO to coordinate the exploration of feasible solutions among departments such as the HD, Highways Department (HyD) and Transport Department (TD).

7. ADO(TW) of the TWDO reported as follows:

- (1) the TWDO had carried out coordination work with the HD, TD, HyD and Lands Department (LandsD) after the previous meeting. It had further learnt about the division of labour among the departments and discussed a range of feasible solutions with them;
- (2) according to the information of the LandsD, the slope proposed for the provision of ancillary facilities (i.e. slope no. 7SW-C/F452) was managed by the HD. The TWDO had approached the HD to learn about the viable options for setting up the proposed ancillary facilities. It had also recommended the HD to proactively consider feasible alternatives in order to meet the said request;
- (3) he had conducted an on-site inspection with the TWDO's staff. The existing ramp linking the walkway on Texaco Road North and Shek Ho House was relatively steep and had a rather long history. Wheelchair users might have difficulties travelling to/from Shek Ho House via the ramp on their own; and
- (4) the TWDO had recommended the HD to consider the installation of a stairlift on the existing ramp, facilitating wheelchair users to travel to/from Shek Ho House. The TWDO had noted the HD's view that

this improvement proposal or alternative options would pose technical difficulties.

8. HM/WTT8 of the HD reported as follows:

- (1) the HD's staff had jointly conducted an inspection and a study at the location concerned with Members. The aforesaid slope was a piece of unallocated government land which fell beyond the boundary of Shek Wai Kok Estate. Acting as an agent of the Government, the HD currently undertook the routine cleaning and repairs of the slope. The provision of facilities on the slope fell beyond the purview of the HD. Also, the HD had no plan to take over the existing slopes near Shek Wai Kok Estate;
- (2) the Hong Kong Housing Authority (HKHA) had previously divested the shopping mall and car park of Shek Wai Kok Estate to another owner. Both parties had also entered into a Deed of Mutual Covenant (DMC) stipulating the respective shares of ownership of Shek Wai Kok Estate. Hence, if the area of the existing common part of Shek Wai Kok Estate should be changed, the consent of the owner concerned should be obtained and the DMC and related legal documents should be amended. Since a change in the boundary of Shek Wai Kok Estate would incur an additional expense, the owner concerned did not consent to the amendment to the DMC arising from the captioned proposal; and
- (3) the ramp outside Shek Ho House was an outdoor ramp. The installation of a stairlift on that ramp would necessitate the construction of a roof cover. The works would involve the issue of plot ratio, and consent should be obtained from another owner of the lot. Having regard to the current conditions, the HD would not consider implementing the works at the moment.

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

- (1) a Member understood that there were difficulties in improving the ancillary facilities at the location concerned. The Member also advised the departments to continuously pay attention to the usage of the lift and road section concerned. Besides, the Member suggested that the HD should carry out improvement works for existing slopes with a view to facilitating people with impaired mobility to use the slopes; and
- (2) a Member pointed out the dense planting of trees along the road section concerned on Texaco Road North, which resulted in an insufficient level of light. Hence, the Member suggested pruning the trees and installing more lighting facilities there.

10. The Chairman asked the HD to note the views and suggestions of Members given at the three DFWC meetings and during the on-site inspection. He also

requested the HD to proactively review the proposal where practicable in the future. He stated that the captioned matter would no longer be included in the Matters Arising from the Minutes of the Previous Meetings.

IV Item 3: Revitalisation of the Vacant Covered Area opposite Sai Lau Kok Garden Multi-purpose Room, Tsuen Wan
(TWDC DFWC Paper No. 22/24-25)

11. The Chairman stated that Dr LEUNG Cheong-ming, Raymond submitted the paper. The representative from the department responsible for giving responses was Mr KWAN Chun-kit, Eric, ADO(TW), TWDO. Besides, the written reply of the Architectural Services Department (ArchSD) was tabled at the meeting.

12. Dr LEUNG Cheong-ming, Raymond introduced the paper.

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

- (1) a Member said that owing to a lack of funds back then, the vacant covered area opposite Sai Lau Kok Garden Multi-purpose Room had been reserved for conversion in the future. The Member proposed making good use of the area to set up two multi-purpose rooms, thereby providing more venues for holding meetings of owners' corporations or serving as study rooms;
- (2) a Member suggested that the authorities should make good use of the vacant covered area as far as possible without the need to carry out demolition works. It could therefore lower the cost of conversion works and promptly provide facilities for the use of the public;
- (3) a Member understood that the Government was facing a resource constraint. The Member thus suggested that in the long run, other resources (e.g. the Hong Kong Jockey Club Charities Trust, private engagement or donations) should be sought in order to convert the area into an indoor venue;
- (4) a Member proposed making effective use of the semi-open venue concerned, e.g. allowing cultural groups in the district to organise exhibitions and other activities there; and
- (5) a Member recommended giving consideration to the installation of ventilation facilities (e.g. fans or industrial fans) in the vacant covered area, facilitating different groups to organise activities there in the short term.

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

- (1) the TWDO had contacted the ArchSD and requested it to conduct a preliminary feasibility study on the proposed works project. The ArchSD had indicated in its written reply that the conversion of the semi-open venue into an indoor venue was technically feasible. Such

conversion works would include the demolition of existing partition walls and fences, removal of existing planters, addition of partition walls and moveable partitions, addition of emergency exits, removal and renovation of existing indoor and outdoor finishes, installation of air-conditioning systems, as well as the alteration to existing lighting and fire-fighting systems. The proposed works project should comply with the regulations stipulated by different government departments. It would therefore require considerable government resources and should be discussed in detail; and

- (2) to make good use of the vacant covered area in the short run, the TWDO would proactively consider the provision of facilities such as desks, chairs and notice boards as well as the enhancement of the lighting system to support different types of activities organised by DC Members, local groups and the Care Teams.

V Item 4: Request for the Provision of Benches beside the Yeung Uk Road Exit of Yeung Uk Road Market

(TWDC DFWC Paper No. 23/24-25)

15. The Chairman stated that Mr WONG Kai-chun and Ms LAM Yuen-pun submitted the paper. The representative from the department responsible for giving responses was Mr KWAN Chun-kit, Eric, ADO(TW), TWDO. Besides, the written replies of the Food and Environmental Hygiene Department (FEHD) and TD were tabled at the meeting.

16. Ms LAM Yuen-pun and Mr WONG Kai-chun introduced the paper.

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

- (1) a Member held that benches should be set up at the location concerned in order to provide residents with space where they could take a rest conveniently;
- (2) a Member agreed on the proposal for providing benches. The Member also recommended the construction of roof covers to offer residents facilities which they could take shelter from the elements;
- (3) Yeung Uk Road Market did not only have a long history, but it was also a well-known market in the territory. Yeung Uk Road Market was located opposite a number of new housing estates and shopping malls (including Citywalk 2 and Plaza 88). The market was also situated in the vicinity of Nina Hotel Tsuen Wan West and many tourists would therefore travel past it. Hence, a Member proposed beautifying the external walls of Yeung Uk Road Market and adorning them with representative motifs so as to develop the market into a new publicity and photo-taking spot in Tsuen Wan district;
- (4) a Member suggested that in order to identify a location suitable for the

provision of benches, an on-site inspection should be jointly conducted with representatives from the TWDO and relevant departments;

- (5) a Member recommended conducting an on-site inspection when the pedestrian flow was relatively heavy; and
- (6) a Member said that some merchants would carry out loading/unloading activities at the location concerned. The Member therefore proposed seeking views of tenants of the market stalls first.

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

- (1) the TWDO had all along been providing facilities (including benches) beneficial to the public at different locations in the district under the District Minor Works Programme (the “DMW Programme”);
- (2) the exit/entrance concerned of Yeung Uk Road Market had a heavy pedestrian flow. Many people would take a short break there. Having conducted a preliminary study, the TWDO held that it might be feasible to install benches under the DMW Programme. The TWDO would proactively study and follow up on the proposal with other stakeholders (including the FEHD and the Members concerned); and
- (3) the captioned paper stated the views of some passengers waiting for buses/minibuses at the location concerned. They saw the necessity to provide benches at the bus and minibus stops there. He was pleased with the TD’s written reply, which indicated that the TD would forward the proposal to the public transport operators concerned for their consideration.

19. The Chairman recommended Members to collect views of tenants of the market stalls. He also suggested that an on-site inspection should be conducted with the TWDO and FEHD to identify a location suitable for providing benches.

VI Item 5: Information Paper

Report on the Management of Recreational and Sports Facilities in Tsuen Wan District by the Leisure and Cultural Services Department
(TWDC DFWC Paper No. 24/24-25)

20. District Leisure Manager (Tsuen Wan) (DLM(TW)) of the Leisure and Cultural Services Department (LCSD) introduced the paper.

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

- (1) a Member enquired whether the squash courts of Yeung Uk Road Sports Centre were undergoing repairs; and
- (2) the captioned paper mentioned the scheme on opening outdoor badminton courts to the public for pickleball activities. A Member requested the LCSD’s representative to introduce the scheme in detail, and suggested designating more pilot locations in Tsuen Wan district.

22. DLM(TW) of the LCSD responded as follows:
- (1) the squash courts of Yeung Uk Road Sports Centre had been in use for years. The LCSD had also received reports from the public on ceiling spalling and damaged floor of the squash courts. Therefore, the LCSD closed the squash courts for repairs, replacing the old suspended ceilings and tackling the water seepage problem;
(Post-meeting note: The squash courts of Yeung Uk Road Sports Centre were reopened to the public on 1 January 2025.)
 - (2) the LCSD had been devoted to promoting a variety of new sports including pickleball. Currently, if the public wished to hire the LCSD's venues for other community purposes, they should make applications for non-designated uses. Hence, the LCSD planned to open a number of venues as pilot locations in order to promote new sports. The public or groups could therefore carry out new sports activities at those venues without the need to make applications; and
 - (3) Pak Lam Road Garden and other venues would be designated as pilot locations under the scheme. After ensuring the smooth implementation of the scheme, the LCSD would consider extending it to more locations.

VII Item 6: Information Paper

Report on the Usage of Performance Venues in Tsuen Wan District by the Leisure and Cultural Services Department

(TWDC DFWC Paper No. 25/24-25)

23. Senior Manager (New Territories South) Promotion of the LCSD introduced the paper.

24. Members noted the captioned paper from the LCSD.

VIII Item 7: Information Paper

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

(TWDC DFWC Paper No. 26/24-25)

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

26. Members noted the captioned paper from the LCSD.

IX Item 8: Any Other Business

27. DLM(TW) of the LCSD said the LCSD had been notified by the ArchSD that the improvement works for the facilities of Ting Kau Beach under the LCSD in Tsuen Wan district had been approved. The beach office of Ting Kau Beach was converted from shipping containers. Having been in use for long, the beach office became

dilapidated and suffered from water seepage. It was in an unsatisfactory condition for the time being. Also, it was even impossible to carry out effective repairs for certain facilities. Besides, Ting Kau Beach currently lacked an accessible toilet. Hence, the LCSD and ArchSD had put forth a preliminary proposal for improvement works. Such works included the reprovisioning of two lifeguard towers, redevelopment of facilities (including a pump room, first aid room, office and storeroom), expansion of the platform outside the first aid room and retrofitting the platform with a ramp, provision of an accessible toilet, and renovation of accesses of the beach. The LCSD had briefed the village representative of Ting Kau Village on the details of the works in mid-2024 with a view to gaining support from members of the community. The works were planned to commence in 2026. As it required some time to complete the works, the project might span the entire swimming season. The LCSD would discuss with the ArchSD in order to shorten the works period as far as possible. The LCSD wished to gain support from the Tsuen Wan District Council (TWDC) so that the project of improving the facilities of Ting Kau Beach could promptly commence. The LCSD had submitted a funding application for the improvement works to the Minor Building Works Committee under the ArchSD. Upon receiving updates from the ArchSD, the LCSD would give the TWDC a timely report on the latest progress of the improvement works.

28. The Chairman recommended the LCSD to seek views from Members on the aforesaid works project by circulation of papers. The DFWC would state its preliminary stance on the project in due course.

(Post-meeting note: The DFWC endorsed TWDC DFWC Paper No. 27/24-25 “Improvement Works for Facilities of Ting Kau Beach under the LCSD in Tsuen Wan District” by circulation of papers on 10 January 2025. The works project also gained unanimous support from Members. A number of Members looked forward to the prompt implementation of the works so as to make early improvements to the facilities of Ting Kau Beach.)

X Adjournment of Meeting

29. The Chairman reminded Members that the next meeting was scheduled for 17 February 2025 (Monday) and the deadline for submission of papers was 28 January 2025 (Tuesday).

Tsuen Wan District Council Secretariat
28 January 2025