

(Translation)

Minutes of the 6th Meeting of the District Facilities and Works Committee
7th Term Wan Chai District Council
Hong Kong Special Administrative Region

Date: 12 November 2024 (Tuesday)

Time: 3:00 p.m.

Venue: District Council Conference Room, Wan Chai District Office,
21/F Southorn Centre, 130 Hennessy Road, Hong Kong

Present

Arrival

Departure

Chairperson

Ms LAU Pui-shan, MH

3:00 p.m.

3:31 p.m.

Vice-Chairperson

Mr LEE Man-lung, Joey, MH

3:00 p.m.

3:31 p.m.

Members

Mr NG Chak-sum, Sam

3:00 p.m.

3:31 p.m.

Ms LEE Pik-yee, Peggy, MH

3:00 p.m.

3:31 p.m.

Mr CHOW Kam-wai, BBS, MH

3:00 p.m.

3:31 p.m.

Mr LAM Wai-kong, MH

3:00 p.m.

3:31 p.m.

Mr SUN Tao-hung, Stanley, JP

3:00 p.m.

3:31 p.m.

Ms MOK Ruby

3:00 p.m.

3:31 p.m.

Mr MUK Ka-chun

3:00 p.m.

3:31 p.m.

Co-opted Member

Ms SUNG Chih-ling

3:00 p.m.

3:31 p.m.

Representatives of Core Government Departments

Mr CHEUNG Ho-yat, Steven

Assistant District Officer (Wan Chai), Home Affairs
Department

Miss CHAN Sum-yee, Rita	Senior Liaison Officer (Community Affairs)/Wan Chai, Home Affairs Department
Mr LO Chun-man, Jonathan	Executive Officer (District Management)/Wan Chai, Home Affairs Department
Mr WONG Bun	Inspector of Works (Hong Kong)1, Home Affairs Department
Mr LEE Pao-wan, Ken	District Leisure Manager (Wan Chai), Leisure and Cultural Services Department
Mr MA Che-kong, Edwin	Deputy District Leisure Manager (District Support) Wan Chai, Leisure and Cultural Services Department
Ms CHEUNG Pui-yee	Senior Librarian (Wan Chai), Leisure and Cultural Services Department
Mr CHAN Chi-keung, Kaizer	Executive Officer (Planning) 11A, Leisure and Cultural Services Department
Mr LEUNG Ho-san, Tony	Senior Engineer/9 (South), Civil Engineering and Development Department
Ms DENG Shinuo, Snow	District Engineer/Wan Chai, Highways Department
Mr LO Kin-on, Calvin	Engineer/Eastern 1, Drainage Services Department

Representatives of Other Government Departments

Ms HO Wai-yan, Vivian	Senior Project Manager (Technical Section), Leisure and Cultural Services Department
Mr LEE Chi-lung, Joseph	Project Manager 1 (Project Team), Leisure and Cultural Services Department
Mr LAU Chun-yu	Director, Groundwork Architect
Mr Brian LEE	Senior Designer, Groundwork Architect

Secretary

Miss LO Lok-man, Daisy

Executive Officer I (District Council) /Wan Chai,
Home Affairs Department

Opening Remarks

The Chairperson welcomed all Members and representatives of government departments to the 6th meeting of the District Facilities and Works Committee (“DFWC”) of the 7th Wan Chai District Council (“WCDC”), and welcomed Ms DENG Shinuo, Snow, District Engineer/Wan Chai, Highways Department, attending the meeting for the first time.

Item 1: Confirmation of the Minutes of the 5th Meeting of the District Facilities and Works Committee

2. The Chairperson said that the Secretariat had not received Members’ proposed amendments to the minutes of the 5th meeting.
3. With a motion moved by Mr SUN Tao-hung, Stanley and seconded by Mr MUK Ka-chun, the minutes of the 5th meeting were confirmed.

Item 2: Management and Works Progress of Recreation and Sports Facilities in Wan Chai District by the Leisure and Cultural Services Department (DFWC Paper No. 11/2024)

4. The Chairperson welcomed the following persons to the meeting:

Leisure and Cultural Services Department (Technical Section)

Senior Project Manager (Technical Section)	Ms HO Wai-yan, Vivian
Project Manager 1 (Project Team)	Mr LEE Chi-lung, Joseph

Leisure and Cultural Services Department Design Consultancy Firm - Groundwork Architect

Director	Mr Lau Chun-yu
Senior Designer	Mr Brian Lee

5. Mr LEE Pao-wan, Ken, District Leisure Manager (Wan Chai) of the Leisure and Cultural Services Department (“LCSD”), introduced Paper No. 11/2024.

6. Mr Brian Lee, Senior Designer from the LCSD's Design Consultancy Firm, Groundwork Architect, presented the proposed redevelopment plan for the public recreational space at

Morrison Hill Road Playground, as detailed in Annexes 2 and 3 of Paper No. 11/2024.

7. Members had the following comments and questions:

- (i) The initiative of the Transformation of Public Play Space in Morrison Hill Road Playground is not the same as the conventional LCSD playground design paradigm, and incorporates stakeholders' feedback in its redevelopment approach, which is anticipated to generate significant public engagement upon completion.
- (ii) Regarding facility enhancement considerations, inquiries have been raised about the potential integration of amenities such as sandboxes to accommodate children's developmental needs, along with the proposed installation of solar-powered wireless charging stations and drinking fountains for public utilization.
- (iii) Concerns have been expressed regarding the specification of materials utilized in this transformation project, particularly whether they differ from standard LCSD facility specifications, and require custom-made components that could extend maintenance timeframes in future.
- (iv) It is recommended that the design of sliding tower shall incorporate sectional maintenance accessibility, to enable partial area closure during repairs rather than necessitating complete facility shutdown.
- (v) Further clarification is sought regarding the scope of stakeholder consultation, site selection criteria, and the implementation timeline for additional facility transformations within the district.

8. Mr Brian Lee, Senior Designer from LCSD's Design Consultancy Firm, Groundwork Architect, responded as follows:

- (i) The consultation conducted in 2022 focused on the Wan Chai district, with 134 residents completing the online questionnaire, comprising 64 parents and 80 children. Survey respondents and workshop participants were primarily from primary schools and kindergartens in the Wan Chai district, ensuring feedback collection from primary facility users and their caregivers.
- (ii) The sliding tower will be segmented into multiple zones with independent access

points to prevent full facility closure in case of maintenance works. The design also incorporates maintenance insights from Tuen Mun Park and Sham Shui Po Park aiming to optimize future maintenance efficiency.

- (iii) During the playground design phase, the inclusion of a sandbox was considered. However, due to hygiene considerations, additional cleaning facility requirements, and the constrained safety zones required for various play equipment, the sandbox was eventually excluded from the final design configuration.
- (iv) Morrison Hill Road Playground currently provides public drinking fountains. Given the significant tree coverage in the playground, further feasibility studies would be required regarding the installation of solar-powered wireless charging benches in non-shaded areas.

9. Mr LEE Chi Lung, Project Manager 1 (Project Team) of LCSD, responded as follows:

- (i) To ensure the safe utilization of facilities under the LCSD's management, we conduct regular facility condition assessments and promptly initiate maintenance procedures upon identifying any defects. The duration of maintenance operations is contingent upon the severity and scope of facility damage, as well as lead time for component procurement. To optimize maintenance efficiency, we implement strategic measures including the selection of durable materials, proactive deterioration forecasting, and maintenance of critical spare parts inventory.
- (ii) In launching the transformation of public play spaces programme, LCSD prioritizes based on multiple factors, including facility utilization rates, community requirements, transportation infrastructure accessibility, and current asset depreciation levels.

10. Mr LEE Pao-wan, Ken, District Leisure Manager (Wan Chai) of LCSD supplemented that LCSD has a designated team responsible for the maintenance and upkeep of playground facilities under its management. Regarding the implementation of the transformation plan in Wan Chai District, the department had previously presented to the committee about the transformation plan for Causeway Bay Garden's public play space. As the construction work is about to commence, LCSD will provide timely updates to the committee regarding the transformation of other public play spaces in the district.

11. There being no questions from Members, the Chairperson invited Members to note the above paper.

Item 3: Any Other Business

12. The Members enquired LCSD about the progress of construction works at the Tai Hang Road Children's Playground.

13. Mr LEE Pao-wan, Ken, District Leisure Manager (Wan Chai) of LCSD, stated that the Department is currently conducting a tendering exercise for the project. The construction works are expected to commence within this fiscal year, and the exact implementation schedule will be provided to committee members at a later date.

[Post-meeting note: the LCSD has replied the concerned committee member that the construction of children's playground facilities was scheduled to commence and was expected to complete in March 2025. Regarding supplementary amenities including seating installations, perimeter fencing, and floor tiling improvements, the implementation timeline is subject to the finalized construction plan, with preliminary projections of execution in fiscal year 2025-26.]

Item 4: Date of Next Meeting

14. The Chairperson announced that the next meeting would be held on 14 January 2025 (Tuesday) at 3:00 p.m.

15. There being no other business, the meeting was adjourned at 3:31 p.m.

Wan Chai District Council Secretariat
March 2025