

**The First Meeting of District Facilities Management Committee under
Yuen Long District Council in 2021**

Date : 2 February 2021 (Tuesday)
Time : 10:00 a.m. - 1:00 p.m.
Venue : Conference Room, Yuen Long District Council,
13/F., Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
Chairman: Ms NG Yuk-ying	Beginning of the meeting	End of the meeting
Vice Chairman: Mr LI Chung-chi	Beginning of the meeting	End of the meeting
Members: Mr AU Kwok-kuen	11:25 a.m.	End of the meeting
Mr CHAN King-lun, Kisslan	Beginning of the meeting	End of the meeting
Ms CHAN Mei-lin	Beginning of the meeting	End of the meeting
Mr CHAN Shu-fai	10:20 a.m.	End of the meeting
Ms CHAN Sze-nga	Beginning of the meeting	End of the meeting
Mr CHEUNG Chi-yeung, Felix	10:25 a.m.	End of the meeting
Mr CHEUNG Sau-yin	11:45 a.m.	End of the meeting
Mr CHING Chan-ming	Beginning of the meeting	11:30 a.m.
Mr FONG Ho-hin	Beginning of the meeting	End of the meeting
Mr HAU Man-kin	Beginning of the meeting	12:30 p.m.
Mr HONG Chin-wah	Beginning of the meeting	End of the meeting
Mr KWAN Chun-sang	11:10 a.m.	End of the meeting
Mr KWOK Man-ho	10:30 a.m.	End of the meeting
Hon KWONG Chun-yu	Beginning of the meeting	End of the meeting
Mr LAI Kwok-wing, Samuel	Beginning of the meeting	End of the meeting
Ms LAI Po-wa	Beginning of the meeting	End of the meeting
Mr LAI Wing-tim	Beginning of the meeting	12:05 p.m.
Mr LAM Ting-wai	Beginning of the meeting	End of the meeting
Mr LEE Chun-wai	Beginning of the meeting	End of the meeting
Mr LEE Wai-fung, Deco	10:20 a.m.	End of the meeting
Mr LEUNG Tak-ming	10:20 a.m.	End of the meeting
Mr MAK Ip-sing	11:30 a.m.	End of the meeting
Mr MO Kai-hong	10:15 a.m.	End of the meeting
Mr NG Kin-wai	12:20 p.m.	End of the meeting
Mr SHEK King-ching	Beginning of the meeting	End of the meeting
Mr SZETO Pok-man	Beginning of the meeting	End of the meeting
Mr TANG Ka-leung	Beginning of the meeting	11:45 a.m.
Mr TANG Yung-yiu, Ronnie	Beginning of the meeting	11:45 a.m.
Mr TO Ka-lun	10:45 a.m.	End of the meeting
Mr WONG Pak-yu	Beginning of the meeting	End of the meeting
Mr WONG Wai-yin, Zachary	Beginning of the meeting	End of the meeting
Mr YOUNG Ka-on	Beginning of the meeting	11:45 a.m.

Secretary: Miss HO Kit-yi, Sabia Executive Officer (District Council)4,
Yuen Long District Office

In attendance

Mr NG Lak-sun, Nixon	Assistant District Officer (Yuen Long)1
Mr NG Chi-wai	Senior Inspector of Works(1), Yuen Long District Office
Mr YUNG Chi-wai	Senior Inspector of Works(2), Yuen Long District Office
Ms LO Fung-sun, Grace	Liaison Officer-in-charge (Rural 4), Yuen Long District Office
Ms LAM Pui-fun, Maggie	Senior Executive Officer (Planning)33, Leisure and Cultural Services Department
Ms CHAN Pik-hing, Connie	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Ms KWAN Yuen-mei, Rica	Senior Librarian (Yuen Long), Leisure and Cultural Services Department
Ms LAM Pui-yin, Gloria	Senior Manager (New Territories West) Promotion, Leisure and Cultural Services Department
Ms CHENG Wai-ling, Adeline	Manager (New Territories West) Marketing and District Activities, Leisure and Cultural Services Department
Mr LOUEY Wing-hong, Jimmy	Senior Estate Surveyor/West (District Lands Office, Yuen Long)

Item II

Ms KONG Yuen-fan, Bonnie	Architect (Works)5, Home Affairs Department
Ms CHOW Wai-ling	Liaison Manager, Ho & Partners Architects Engineers & Development Consultants Limited
Mr TSOI Lung-fai	Architectural Assistant, Ho & Partners Architects Engineers & Development Consultants Limited
Ms TANG Suet-fun, Joy	Senior Project Manager, WCWP International Limited

Item III

Ms KONG Yuen-fan, Bonnie	Architect (Works)5, Home Affairs Department
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Item V

Mr HO Kwai-hung, Barry	Senior Executive Officer (District Management), Yuen Long District Office
Mr LAM Man-kin, Andy	Executive Officer (Community Affairs), Yuen Long District Office

Absent

Mr HO Wai-pan	(Absent with apologies)
Mr LAM Chun	(Absent with apologies)
Ms WONG Wing-sze	(Absent with apologies)

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Opening Remarks

The Chairman welcomed Members and government department representatives to the meeting. She also welcomed the Hon KWONG Chun-yu to the District Facilities Management Committee (“DFMC”).

2. Mr HO Wai-pan was absent due to sickness while Ms WONG Wing-sze and Mr LAM Chun were absent due to other commitments.

3. The Chairman said the meeting was not open to the public in order to reduce the risk of virus transmission in the community. Attendees must wear masks when entering or staying at the meeting venue and adhere to the precautionary measures taken by the District Council Secretariat. The meeting was expected to finish in two hours.

4. The Chairman welcomed Ms Bonnie KONG, who succeeded Ms Minerva HUI as Architect (Works)⁵, Home Affairs Department and Mr NG Chi-wai, who succeeded Mr TSANG Tak-chung as Senior Inspector of Works(1), Yuen Long District Office (“YLDO”). On behalf of the DFMC, the Chairman thanked Mr TSANG Tak-chung, the former Senior Inspector of Works(1), YLDO and Ms Grace LO, the outgoing Liaison Officer-in-charge (Rural 4), YLDO for their past assistance to the DFMC.

Item I: Confirmation of the minutes of the fifth meeting in 2020

5. The Chairman concluded that Members unanimously confirmed the above minutes.

Item II: Progress report on District Minor Works (“DMW”) Programme (projects proposed by District Council Members) (DFMC Paper No. 1/2021)

6. In addition to permanent department representatives, the Chairman welcomed the following persons to the meeting:

Home Affairs Department

Architect (Works)⁵

Ms KONG Yuen-fan, Bonnie

Ho & Partners Architects Engineers & Development Consultants Ltd.

Liaison Manager

Ms CHOW Wai-ling

Architectural Assistant

Mr TSOI Lung-fai

WCWP International Limited

Senior Project Manager

Ms TANG Suet-fun, Joy

7. Ms Bonnie KONG of the Home Affairs Department (“HAD”) and representatives of the consultancy firms reported to Members the four walkway cover construction works, including “Construction of covered walkway from Tin Wah Estate to near Shui Sing House at Tin Shui Road, Tin Shui Wai” (YL-DMW212), “Construction of covered walkway from the junction of Tin Kwai Road and Tin Lung Road to Tin Shing Road, Tin Shui Wai” (YL-DMW342), “Construction of covered walkway from Tin Yiu Light Rail Station to near Tin Yiu Plaza, Tin Shui Wai” (YL-

DMW344) and “Construction of covered walkway from Yuen Long South to Yuen Long Town” (YL-DMW348). She asked Members to consider endorsing the revised detailed design and continue the implementation of works project YL-DMW212. Members were also asked to consider endorsing the feasibility reports of works projects YL-DMW342, YL-DMW344 and YL-DMW348 so that their preliminary designs could be carried out.

8. Members’ views on the construction works of the walkway covers were summarised as follows:

- (1) An enquiry was made as to whether solar panels would be stolen, repairs and maintenance costs, and whether there would be any automatic irrigation arrangements in the Green Belt (“GB”) area or the Leisure and Cultural Services Department (“LCSD”) would arrange manual irrigation;
- (2) It was pointed out that the works cost estimate reported was different from that listed in the paper. An enquiry was made as to whether the works cost estimate had been revised, and as to whether electricity generated by solar panels would be only supplied to the walkway cover;
- (3) A Member said that he supported the walkway cover project because of the misdeeds of throwing objects from height in the housing estate. He enquired whether any measure was in place to address mosquito breeding caused by poor GB maintenance, whether the entire walkway cover would be covered by solar panels, whether solar panels would be tested to ensure no glaring problem for surrounding buildings, and whether solar panels could generate all the electricity needed by the walkway cover;
- (4) A Member suggested installing solar-powered mosquito traps, increasing the density of the GB area to cope with intense post-noon sunlight, and observing the sufficiency of solar power supplied to the mosquito traps throughout the one-year warranty period;
- (5) A Member said that installing a walkway cover instead of vertical greening designs could help lower temperature on the walkway. He also enquired about the feasibility and maintenance of a covered walkway with roof greening. Another Member said that there should be no GB areas unless maintenance service had been properly arranged;
- (6) A Member enquired about the anticipated completion date and general timeline for the walkway cover project, and expected the cost of works to be exorbitant;
- (7) An enquiry was made as to how vertical greening features would be managed to prevent such problems as mosquito breeding, waste accumulation and dryness of plants;
- (8) An enquiry was made as to whether the works project could not proceed if the works cost estimate exceeded the maximum funding amount under the DMW programme due to ever-rising costs; and
- (9) A Member said that the GB areas in works projects YL-DMW342, YL-DMW344 and YL-DMW348 were more densely distributed than the GB area in YL-DMW212,

and queried which vertical greening design was more feasible and easier for maintenance. He pointed out that solar panels in YL-DMW348 would not be installed at a road junction and might thus reflect sun rays onto some units in a housing estate nearby. He enquired whether their positions could be adjusted after completion of the works for the housing units affected;

- (10) A Member said that GB and planters might give rise to environmental hygiene problems and opposed green walkway rooftop installation. He said that it was unnecessary to illuminate a covered roof with electricity generated by solar panels. He did not support the installation of a walkway cover, and suggested the works project be discussed at the next meeting where District Councillors concerned were present; and
- (11) A Member enquired whether the installation of solar panels would be funded through the DMW programme of the DFMC or with the \$1 billion funding set aside by the Environment Bureau (“ENB”) for installation of renewable energy facilities. He also enquired whether there had been any works of installing solar panels and walkway covers with vertical greening in Yuen Long District that could be for Members’ reference, while suggesting that an application should first be made to the ENB for funding to install solar panels. The Member also said that he had proposed installation of solar panels in a park in the Ping Shan South Constituency, but the proposal did not materialise after the LCSD cited reflective lighting concerns. The Member enquired whether the LCSD would take the initiative to install solar panels in all facilities under its purview, such as parks and pavilions, instead of installing solar panels for individual new projects.

9. The replies of Ms Joy TANG of the consultancy firm in respect of YL-DMW212 were consolidated as follows:

- (1) Stealing solar panels fixed with screws was not easy. The Electrical and Mechanical Services Department (“EMSD”) was responsible for solar panel maintenance. Supplementary information about solar panel replacement and maintenance costs would be provided after the meeting. The LCSD was responsible for plant maintenance;
- (2) While the valuation of \$4.55 million for the project YL-DMW212 as set out in the paper was proposed in 2015, the works cost estimate proposed this time was about \$6.35 million, the latest estimate made based on recent market prices;
- (3) Solar panels installed on a walkway at an angle of 20 degrees to the west could achieve the highest efficiency. As solar panels did not reflect sunlight, just a few of them would not cause annoyance to nearby residents. The consultancy firm would study further whether the location of solar panels installed could cause problems of reflection to neighbouring buildings;
- (4) Mosquito breeding should be tackled through routine maintenance. Soil inside planters could help absorb water, thus preventing water accumulation. Mosquito repellent could be used to address the problem;
- (5) Four solar panels were needed for the works project to produce electricity for

illuminating the entire walkway cover;

- (6) The perforated shading design for the walkway cover reached an effectiveness level of more than 50%. The consultancy firm provided the vertical greening design at the DFMC's earlier request and would undertake research again if a GB area was added to the walkway cover; and
- (7) It would take about two months to re-apply to the Advisory Committee on the Appearance of Bridges and Associated Structures for approval of the revised design proposal on the works project. After the design proposal was finalised, it was expected that installation works would commence at the end of 2021 or early 2022.

10. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) There was a certain degree of difficulty irrigating plants on a walkway cover, where they could not grow easily;
- (2) As there was no water main in the vicinity, a water wagon would be needed to irrigate vertical plants. However, irrigation might produce adverse effects on pedestrians while intense post-noon sunlight would lead to an increase in irrigation frequency and add to the difficulty of plant maintenance. She suggested that Members consider other methods, such as installing insulation boards rather than providing a GB area; and
- (3) Climbing plants could be maintained more easily and was preferable to vertical green panels used for growing plants. On the other hand, the LCSD had no plans at present to install any solar panels at the venues under its purview.

11. The replies of Ms Bonnie KONG of the HAD were consolidated as follows:

- (1) Solar power was used mainly to supply electricity needed for illumination of the walkway cover. A walkway cover would not be entirely covered by solar panels. Instead, different numbers of solar panels would be installed at optimal positions using sunlight simulation applications;
- (2) The feasibility of installing mosquito traps and maintenance arrangements would be studied. Meanwhile, the warranty period for vertical greening plants was one year. The need to grow any more plants would be considered according to their growth condition;
- (3) Quantity surveyors of the consultancy firm would estimate the cost of works for the walkway cover according to current market prices and then send the estimate to HAD's surveyors for a review. The consultancy firm would also monitor the works progress and the supply of materials and keep the cost of works on budget as much as possible;
- (4) The LCSD and the EMSD were responsible for the maintenance of greening features and solar panels respectively. The HAD was seeking advice from the Water Supplies Department ("WSD") on supplying water to the LCSD for irrigation

purposes;

- (5) The HAD would be responsible for the payment of consultants and supervising engineers, while solar panel installation costs would be paid through the DMW programme of the DFMC; and
- (6) The HAD would enquire of the ENB about details on approval of funding for installation of solar panels, and would update the DFMC in a timely manner.

12. The replies of Ms CHOW Wai-ling and Mr TSOI Lung-fai of the consultancy firm in respect of YL-DMW342, YL-DMW344 and YL-DMW348 were consolidated as follows:

- (1) Projects such as YL-DMW342, YL-DMW344 and YL-DMW348 made good progress. According to their works schedules, preliminary design works would begin in the first quarter of 2021, refined design works would begin in the third or fourth quarter of 2021, a six-month tender invitation period would begin in the first or second quarter of 2022, and one-year installation works would begin in the third or fourth quarter of 2022. It was expected that works would be completed in 2023;
- (2) Solar panels were mostly installed at road junctions, far away from residential buildings, so as to minimise the impact on residents;
- (3) The HAD could study the possibility of increasing the depth of planters and installing water pipes to facilitate irrigation, while awaiting the WSD's confirmation on water availability; and
- (4) The HAD suggested increasing both the depth and height of planters to address mosquito problems; and
- (5) The positions of solar panels installed could be adjusted according to the actual situation.

13. The Chairman concluded that construction works for walkway covers would be left for discussion at the next meeting by District Councillors concerned.

14. The comments and responses of DFMC Members and the representatives of relevant departments on the following projects were summarised as follows:

- (1) **“Construction of covered walkway from Tin Wah Estate to near Shui Sing House at Tin Shui Road, Tin Shui Wai” (YL-DMW212)**
 - Ms KONG of the HAD reported the progress of the works project, including the provision of greening and solar power facilities. As the integrated study of the consultancy firm suggested that the project was feasible, Members were invited to consider endorsing the revised detailed design and commissioning the consultancy firm to continue to take forward the project;
 - Ms TANG of the consultancy firm reported the design and progress of the works project. With the inclusion of a vertical green belt and solar panels in the detailed design, the works cost estimate was about \$6.35 million, representing

an increase of around 5% in the overall works cost estimate for the provision of the greening and solar power facilities; and

- The Chairman said the works project would be further discussed at the next meeting.

(2) **“Construction of covered walkway from the junction of Tin Kwai Road and Tin Lung Road to Tin Shing Road, Tin Shui Wai” (YL-DMW342)**

- Ms KONG of the HAD reported the progress of the works project. As the integrated study of the consultancy firm suggested that the project was feasible, Members were invited to consider endorsing the feasibility study report and commissioning the consultancy firm to carry out the design work;
- Ms CHOW of the consultancy firm reported the design and progress of the works project. With the provision of a vertical green belt and solar panels, the works cost estimate was about \$14.34 million, representing an increase of around 13% in the overall works cost estimate for the provision of the greening and solar power facilities; and
- The Chairman said the works project would be further discussed at the next meeting.

(3) **“Construction of covered walkway from Tin Yiu Light Rail Station to near Tin Yiu Plaza, Tin Shui Wai” (YL-DMW344)**

- Ms KONG of the HAD reported the progress of the works project. As the integrated study of the consultancy firm suggested that the project was feasible, Members were invited to consider endorsing the feasibility study report and commissioning the consultancy firm to carry out the design work;
- Ms CHOW of the consultancy firm reported the design and the progress of the works project. With the provision of a vertical green belt and solar panels, the works cost estimate was about \$10.54 million, representing an increase of around 11% in the overall works cost estimate for the provision of greening and solar power facilities; and
- The Chairman said the works project would be further discussed at the next meeting.

(4) **“Construction of covered walkway from Yuen Long South to Yuen Long Town” (YL-DMW348)**

- Ms KONG of the HAD reported the progress of the works project. As the integrated study of the consultancy firm suggested that the project was feasible, Members were invited to consider endorsing the feasibility study report and commissioning the consultancy firm to carry out the design work;
- Ms CHOW of the consultancy firm reported the design and the progress of the works project. With the provision of a vertical green belt and solar panels, the works cost estimate was about \$19.2 million, representing an increase of around 15% in the overall works cost estimate for the provision of greening and solar power facilities; and
- The Chairman said the works project would be further discussed at the next meeting.

(5) **“Provision of a children’s playground next to Ha Tsuen Football Pitch” (YL-DMW380)**

- Ms KONG of the HAD reported that the consultancy firm was carrying out a feasibility study for the works project. The department was making preparation for the tendering of topographical and tree surveys;
- A Member enquired about the schedule of tendering;
- Ms KONG responded that the upcoming tender exercise was taken for the topographical and tree surveys as part of the feasibility study;
- Mr TSOI of the consultancy firm responded that the tender for the topographical and tree surveys would take about one to two months, and about one to two months more would be required for the topographical survey; and
- Ms KONG added that the consultancy firm would consult relevant government departments during the feasibility study. It would submit relevant applications if necessary.

(6) **“Provision of children’s playground and elderly fitness facilities at the Shui Tsiu San Tsuen Road Sitting-out Area in Shap Pat Heung”**

- Ms KONG of the HAD reported that the details of the works project would be worked out. The HAD, if assigned as the works agent by the lead department, would carry out a preliminary study.

15. The Chairman concluded that Members had noted the above paper.

Item III: Proposals on DMW Projects submitted by Members for the consideration of DFMC (DFMC Paper No. 2/2021 (Revised))

16. Members’ views were summarised as follows:

(1) **“Provision of a sitting-out area (on an open area adjacent to One Regent Place)”**

- The Chairman said Members approved at the previous DFMC meeting that the above works item would be a DMW project scheduled to commence (i.e. proposed works listed in Part B of the progress report on DMW programme (projects proposed by District Council Members)). According to the revised project outline, the site formation works would be replaced by the installation of recreational facilities. As recreational facilities would be constructed, the LCSD would be the responsible department for follow-up action.

(2) **“Provision of a small sitting-out area on the idle land between Wang Fat Building and Wing Fung Building”**

- The project proponent said some residents had suggested that the vacant site between Wang Fat Building and Wing Fung Building be converted to a sitting-out area. The proposed works were rather simple, including seat installation and environment enhancements, which aimed at addressing environmental hygiene problem and meeting residents’ needs for a sitting-out area.

(3) **“Relocation of play equipment at Ma On Kong Sitting-out Area”**

- A Member said that recreational facilities and children’s play equipment had already been provided at the works site. He enquired with the LCSD as to whether any mechanism was in place to carry out maintenance or replacement of facilities that were damaged or requiring replacement;
- Ms CHAN of the LCSD said a site visit with the project proponent would be arranged. Under feasible circumstances and subject to funding support, the

LCSD would make arrangements for facility enhancements. At the same time, it was suggested that the proposal be retained;

- The project proponent said Ma On Kong Sitting-out Area was not an item in the LCSD's plan of improving the playgrounds in Hong Kong. He hoped that the proposal would be included in the DMW project list, and he would not oppose the LCSD in conducting other feasibility studies at the same time; and
- Ms CHAN of the LCSD said she would discuss the improvement measures with the departments concerned, and conduct a site visit with the project proponent when necessary.

(4) “Provision of basketball court, open space and public toilets at the abandoned school in Tai Kong Po”

- A Member asked whether the abandoned school at the works site would be demolished, whether the school premises were a village school situated on the government land, and whether approval had been granted for demolishing the school for other uses. Another Member said that there was a case where an organisation applying for revitalisation of a vacant village school had to submit application to the Town Planning Board (“TPB”) for land use change. He then asked whether the application would be lodged by the Yuen Long District Council (“YLDC”) or the Government if the proposal was included in the DMW project list. A Member opined that demolishing the school and changing the land use of the school site would require application to the TPB;
- The project proponent said the school premises had turned dilapidated, leaving the structure in a dangerous condition. Without pulling down the school, the revitalisation works would be costly. Government departments should have a better understanding of the requirements for land use change of the works site, which was located within the agricultural zone. In the past, relevant applications required for the works were handled by government departments or consultancy firms;
- Mr Jimmy LOUEY of the District Lands Office (Yuen Long) (“DLO”) supplemented that the abandoned school premises were on a vacant government land site without any other specified uses;
- Ms KONG of the HAD responded that application to the TPB was subject to the rezoning proposal. There was no relevant information available;
- Mr Nixon NG of the YLDO said according to the DFMC's general procedures, Members' proposals approved by the YLDC would be categorised as “Proposed DMWs subject to follow-up” in the DMW project list. When the DFMC decided that a proposal be prioritised for preliminary study, the lead department would consult other departments concerned on the project and report to the DFMC on its feasibility;
- A Member said whether the application would be lodged by the YLDC or government departments would affect Members' decision on endorsing the proposal, and suggested that decision be left to the next meeting when information were provided by the departments. Moreover, a Member said if a site was rezoned from “Agriculture” to “Government, institution and community” (“GIC”) uses, an application to the TPB would be required. The Member expressed reservation towards the proposal, considering that the department had not replied whether the application would be approved;
- Ms KONG of the HAD said after Members had given approval to take forward preliminary study on the project, the department would, prior to application for delivering the project, engage the consultancy firm to conduct an initial study on

the feasibility of works, followed by other stages of work by the consultancy firm, namely feasibility study, preliminary design, detailed study and tender invitation;

- A Member asked whether there were works projects that had been approved for constructing sports and recreational facilities on a site after abolishing the school premises there. He cited a school site in the Ping Shan South Constituency let to a religious group, saying that villagers expressed opposition to the application processed by the DLO. Considering that Tai On School in Tai Kong Po could also be let to a non-governmental organisation (“NGO”), he warned that abolishing the school premises for construction of a basketball court might lead to conflict in the community, which should be dealt with carefully. An enquiry was also made on the consultations with village representatives or villagers;
- Mr LOUEY of the DLO said according to information, there was no precedent case in Yuen Long;
- Mr NG of the YLDO said district personalities to be consulted would not be limited to village representatives. The YLDO would consider the suitable mode of consultation depending on individual circumstances; and
- Ms KONG added that the HAD would commission a consultancy firm to conduct a study and provide relevant papers of the Government after the DFMC had given approval to take forward the project.

(5) “Converting the pavilions along Tin Shui Wai River to fitness facilities”

- The project proponent said the proposal was put forward mainly because of the public security and hygiene problems at the pavilions along Tin Shui Wai River which had been occupied by people for illegal gambling over the years, and the shortage of recreational facilities in the district. He hoped that the two pavilions would be converted to fitness facilities for residents’ use. The proponent also said that the department had been informed of the problem of occupation of the pavilions for illegal gambling. He hoped that the proposal put forward at the DFMC would gain Members’ support.

17. The Chairman concluded as follows:

- (1) Members had noted the above paper;
- (2) Members agreed that the four proposals would be included in the DMW project list, including “Provision of a sitting-out area (on an open area adjacent to One Regent Place)” (No. 03/2020 (Revised)), “Provision of a small sitting-out area on the idle land between Wang Fat Building and Wing Fung Building” (No. 01/2021), “Relocation of play equipment at Ma On Kong Sitting-out Area” (No. 02/2021) and “Converting the pavilions along Tin Shui Wai River to fitness facilities” (No. 03/2021);
- (3) Members endorsed the revised project outline of “Provision of a sitting-out area (on an open area adjacent to One Regent Place)”, which would be further followed up and implemented by the LCSD; and
- (4) It was suggested that the department provide information on “Construction of basketball court, open space and public toilets at the abandoned school in Tai Kong Po” (No. 04/2021), which would be left for discussion at the next meeting.

**Item IV: Progress report on Minor Environmental Improvement Programme in 2020/21
(DFMC Paper No. 3/2021 (Revised))**

18. Mr YUNG Chi-wai of the YLDO briefed Members on the paper. Members were invited to support the increase of budget for contingency/miscellaneous works in respect of YL-DMW368 to \$3 million.

19. As Members raised no questions, the Chairman concluded that they had taken note of the above paper and approved the increase of budget for the project YL-DMW368 from \$2.5 million to \$3 million.

**Item V: Utilisation rate of community centres/community halls in Yuen Long District
(DFMC Paper No. 4/2021)**

20. The Chairman welcomed the following persons to the meeting:

Yuen Long District Office

Senior Executive Officer (District Management)	Mr HO Kwai-hung, Barry
Executive Officer (Community Affairs)	Mr LAM Man-kin, Andy

21. The Chairman said Ms LAI Mo-yi, Housing Manager/Yuen Long 6 of the Housing Department was unable to attend the meeting due to other commitments.

22. Mr Barry HO of the YLDO briefed Members on the paper.

23. As Members raised no questions, the Chairman concluded that they had taken note of the above paper.

**Item VI: Questions raised by Members: (1) Mr SHEK King-ching, Mr LAM Ting-wai and Mr MAK Ip-sing proposed to expand and open for community use the public toilets at Yuen Long Jockey Club Town Square
(DFMC Paper No. 5/2021)**

24. Members' views were summarised as follows:

- (1) A Member said that residents had reported a lack of toilet facilities at Yuen Long Jockey Club Town Square, where pedestrian flows were heavy. He agreed with the LCSD's reply that the only toilets for men and women there could not cope with heavy demand and could cause other problems. He pointed out that he had discussed the issue with the LCSD between March 2020 and June 2020. As the LCSD had responded that it would study with the Architectural Services Department ("ArchSD") the proposal to extend the toilets, he enquired about the progress or timetable of the works;
- (2) A Member called on the LCSD to carry out toilet extension works at Yuen Long Jockey Club Town Square as early as possible, and said the toilets were vacant during the

closed period of the venue. He hoped that the toilets could be opened for public use in the short term and then provide additional toilet compartments, while suggesting that there should be another toilet entrance at the wall near Fau Tsoi Street; and

- (3) A Member said that he had submitted an agenda item on the proposed designs for public toilets in LCSD facilities, including sports centres, leisure buildings and libraries. He hoped that the LCSD could provide toilets on the ground or second floor, as well as an exit providing connection outside the facilities. Therefore, the toilet could still be opened for public use when the community facility or venue was closed, so as to achieve its optimal use. He pointed out that the Chairman had arranged the agenda item for discussion at the next meeting. He also suggested inviting the Buildings Department (“BD”) to discuss the agenda item, and enquired of the ArchSD on how to upgrade and achieve the optimal use of public facilities.

25. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) The LCSD was aware of heavy people flows at the venue, but found that the toilets there were unsuitable to be opened for public use, as their limited space did not meet the standards for a common park toilet and could not cope with the volume of public use. The LCSD and the ArchSD had both inspected the venue. When the ArchSD put forward both the exact proposal and the works cost estimate, the LCSD would request Members in due course to support funding for the project through the DMW programme. Members were requested to take note of the current toilet construction cost, which was approximately \$8 million; and
- (2) The LCSD would discuss with the ArchSD the feasibility of providing an exit at the wall near Fau Tsoi Street and follow up on the matter.

26. The Chairman concluded that Members had noted the aforesaid paper and would invite relevant departments to attend the next meeting in respect of the agenda item submitted by another Member.

**Item VI: Questions raised by Members: (2) Mr WONG Wai-yin, Zachary proposed to discuss “The number and size of soccer pitches in Yuen Long District not meeting the standards”
(DFMC Paper No. 6/2021)**

27. The Chairman said that the representative of the Planning Department (“PlanD”) was unable to attend the meeting due to other commitments.

28. Members’ views were summarised as follows:

- (1) A Member thanked the Hon Pierre CHAN, a Legislative Council member, for providing information about Yuen Long District, which came from a territory-wide study conducted in August of the previous year. He opined that the problem could not be resolved simply by converting non-standard seven-a-side hard-surfaced soccer pitches into five-a-side hard-surfaced soccer pitches. He said that Yuen Long District was short of five eleven-a-side soccer pitches according to the planning

standards as set out in the Hong Kong Planning Standards and Guidelines (“HKPSG”), and enquired what improvement measures would be taken by the LCSD and the implementation timetable;

- (2) A Member said that, according to the planning standards provided by the Hon Pierre CHAN, there was only one eleven-a-side soccer pitch in Yuen Long District if Yuen Long Stadium and Tin Shui Wai Sports Ground were not included as they were considered part of their local sports grounds. However, the two soccer pitches were considered eleven-a-side soccer pitches in the LCSD’s reply. The Member wondered which calculation method was more accurate. He also enquired whether the LCSD would consider the possibility of providing additional five-a-side soccer pitches, saying that converting non-standard seven-a-side soccer pitches into five-a-side soccer pitches might lead to a shortage of the former and an oversupply of the latter;
- (3) He met with the Home Affairs Bureau and the Commissioner for Sports last year to discuss the number of soccer pitches. He opined that, apart from the LCSD, the Home Affairs Bureau and the Commissioner for Sports should also be responsible for promoting football activities, while enquiring about the progress of soccer pitch reviews. He also suggested collecting views from more residents to understand their needs in respect of issues such as the provision of additional lockers, goal design, hard surface and grass selection; and
- (4) A Member said there was also a shortage of soccer pitches throughout Hong Kong, saying that the Government should consider the possibility of providing multi-storey spaces on the same land lot in future for provision of multiple air-conditioned soccer pitches.

29. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) The LCSD had plans to refurbish Shek Po Tsuen Playground in 2021 and to provide more soccer pitches as appropriate. The department would also take a step-by-step approach such as drawing lines in newly built sports centres for five-a-side soccer pitches in an effort to increase the number of soccer pitches;
- (2) As regards the inclusion of soccer pitches in sports grounds in its reply, the LCSD would actively increase the number of soccer pitches and address the lack of soccer pitches;
- (3) The LCSD already planned to update the DFMC on the planning for Area 12, Yuen Long and venue reviews, and replied in respect of the information provided by the Hon Pierre CHAN. The department would also follow up on the progress of soccer pitch upgrade and had taken note of the suggestions for locker and goal post designs;
- (4) The LCSD took note of the suggestion for the provision of additional multi-storey soccer pitches. Designing sports centres fitted with indoor futsal pitches was also one of development directions in the future, so as to correspond to the needs of residents; and
- (5) The LCSD would seek to expedite the implementation of the improvement measures.

Item VI: Questions raised by Members: (3) Mr LAI Kwok-wing, Samuel, Mr CHAN King-lun, Kisslan, Mr CHAN Shu-fai, Mr LEUNG Tak-ming and Mr AU Kwok-kuen requested that Kik Yeung Road 5-a-side Soccer Pitch be renovated (DFMC Paper No. 7/2021)

30. Members' views were summarised as follows:

- (1) A Member said that the aforesaid soccer pitch was small in size and probably designed for children. Since children rarely used the venue, he suggested that the LCSD increase the height of the goal posts on both sides to that of standard five-a-side soccer pitches for adults by reference to the five-a-side soccer pitch at Wan Tau Kok Playground in Tai Po, so as to facilitate the commencement of events and encourage users of different ages to use the venue. The Member also suggested the department adjust the size of the two wire nets to the same in height and deal with the three requests for improvement in the agenda separately (including refurbishing seats and providing rain shelter facilities, providing more toilets and water dispensers, and modifying goal posts to comply with standards); and
- (2) A Member wished to know earlier whether the improvement suggestions were feasible, such as converting planters into toilets.

31. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) The LCSD conducted an on-site inspection with District Councillors concerned on 28 December 2020. Auditorium seats had been refurbished, and installation of water dispensers was expected to be completed in May 2021. The department had taken note of and would follow up with the ArchSD on the suggestions for adjusting the heights of the goal posts on both sides of the soccer pitch. The department would also deal with the three improvement requests separately and made reference to the design of Wan Tau Kok Playground in Tai Po; and
- (2) The LCSD had taken note of and would follow up on the suggestion for converting planters into toilets.

Item VI: Questions raised by Members: (4) Mr LAI Kwok-wing, Samuel, Mr CHAN King-lun, Kisslan, Mr CHAN Shu-fai, Mr LEUNG Tak-ming and Mr AU Kwok-kuen requested improvement of the facilities and environment of the pet garden in Town Park North Children's Playground (DFMC Paper No. 8/2021)

32. A Member said that the request was mainly about expanding the area of the pet garden and improving the existing facilities there. He pointed out that the LCSD's reply did not specify whether the request made by Members was feasible. Enquiries were made as to whether simple works could be carried out first, such as installing a sink next to a tap and refurbishing dog excreta collection bins, and as to the feasibility of more complex suggestions, such as modifying double gate locks and including a nearby slope as part of the pet garden.

33. Ms Connie CHAN responded that the LCSD had conducted an on-site inspection with

Members concerned on 28 December 2020. The department would seek to arrange simple works as soon as possible, such as refurbishing dog excreta collection bins, and follow up on suggestions, such as including a slope as part of the pet garden, and would update Members on the latest work progress.

**Item VI: Question raised by Members: (5) Mr FONG Ho-hin, Mr LEE Chun-wai and Mr SZETO Pok-man requested that self-service library stations be provided in Yuen Long District
(DFMC Paper No. 9/2021)**

34. Members' views were summarised as follows:

- (1) The progress of the provision of self-service library stations was slow as the LCS D provided only one self-service library station each on Hong Kong Island, in Kowloon and in the New Territories at this stage. An enquiry was made as to whether self-service library stations were less cost-effective and not worthwhile. It was also pointed out that self-service library stations, libraries and mobile libraries were different in terms of their positioning. Self-service library stations could provide round-the-clock library services while libraries and mobile libraries operated on fixed hours. It was hoped that self-service library stations would soon be provided in Yuen Long District for residents' use;
- (2) Due to the vast area of Yuen Long District, it would be less efficient to provide self-service library stations in rural areas. The department could consider providing self-service library stations near the existing libraries or at locations within some walking distance of the existing libraries; and
- (3) It was hoped that after discussion at this meeting, the provision of self-service library stations in Yuen Long District would speed up. Also, the LCS D was asked to actively placing Yuen Long District in the list of selected locations of the trial scheme in the next phase.

35. The replies of Ms Rica KWAN of the LCS D were consolidated as follows:

- (1) Under the trial scheme, the LCS D provided one self-service library station each on Hong Kong Island, in Kowloon and in the New Territories. In selecting suitable locations for the provision of a self-service library station, the department would take various factors into consideration. In view of the development of COVID-19 and to align with the Government's anti-epidemic measures, public library services were temporarily suspended on and off during the epidemic. As a result, the department could not collect comprehensive usage data of self-service library stations and review the effectiveness as planned. The LCS D hoped to collect consistent and stable usage data of the self-service library stations for analysing their utilisation, and evaluate the effectiveness of the trial scheme taking into account the cost effectiveness, sustainability, users' feedback and complementarity with other library services. Subject to the outcome of the review, the LCS D would explore the feasibility of providing self-service library stations in other districts with the current mode so that public money would be spent effectively; and

- (2) Apart from setting up static libraries and mobile library service points, the LCSD also provided round-the-clock library e-services and implemented the “Libraries@neighbourhood - Community Libraries Partnership Scheme” in a proactive manner to enhance library services in various ways. Besides, setting up a self-service library station at a location too close to an existing library would not cater for the needs of residents in areas without the facility.

36. In conclusion, the Chairman asked the department to follow up on Members’ views.

Item VI: Question raised by Members: (6) Mr SHEK King-ching and Mr LAM Ting-wai requested that a children’s playground be built in Tung Tau area in Yuen Long (DFMC Paper No. 10/2021)

37. Members’ views were summarised as follows:

- (1) A Member suggested building a children’s playground in Yuen Long District in the absence of a distinctive park. In this regard, the Member would also submit a DMW proposal;
- (2) It was pointed out that the proposed works site might be located on the government land. An enquiry was made as to whether the preliminary study for the DMW programme would facilitate the LCSD in carrying out the works; and
- (3) In light of the increasing population of Yuen Long, a Member said he would not oppose submitting a DMW proposal at the same time, but he hoped that the LCSD would proactively consider and implement the works project.

38. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) The LCSD had noted Members’ views, and would consider the feasibility of building a children’s playground with the DMW allocation and examine whether the proposal could be implemented under the existing improvement works programme of the LCSD; and
- (2) The LCSD already had plans to improve the play equipment for children at existing venues. The design would be modelled on Tuen Mun Park.

Item VII: Consolidated report on the recreation and sports activities to be held in Yuen Long District and the management of facilities by the LCSD (January 2021 Issue) (DFMC Paper No. 11/2021)

39. Ms Connie CHAN of the LCSD briefed Members on the paper. She added that the upgrading plan of football pitches would accord priority to Shek Po Tsuen Playground.

40. Members’ views were summarised as follows:

- (1) No trees were replanted and the number of replanted shrubs was rather small in Tin Shui Wai Park. Since no replanting arrangements had been made for dead trees and

fallen trees caused by Typhoon Mangkhut in Tin Shui Wai Park and Tin Shui Road Park, it was hoped that the department could expedite tree replanting work. Moreover, the skateboard ground in Tin Shui Road Park was open from 10:00 a.m. to 10:30 p.m., closed half an hour earlier than other sports facilities. It was suggested that the LCSD consider setting a uniform closing time at 11:00 p.m. for all skateboard grounds;

- (2) An enquiry was made about the arrangements for planting seasonal flowers;
- (3) The replanting progress was too slow. An enquiry was made as to whether the LCSD had reviewed the soil used and nutrient control for replacement of trees, such as the rosy trumpet trees near the library, to ensure that the plants could grow and bloom normally. The LCSD was also suggested to consider whether the types of replacement trees should be changed;
- (4) It was suggested that the LCSD improve the method of removing large stumps;
- (5) A Member requested the LCSD to closely monitor the watering of plants, saying that some plants in Tin Tsz Garden had withered. The LCSD was asked to resolve the issue of faded signs prohibiting dogs in the garden, and was suggested to grow flowering plants such as golden trumpet trees;
- (6) Traffic congestion arose in Tai Tong during the flower blossom season. It was also suggested that rows of flowering plants be grown at Yuen Long Park and Tin Shui Wai Park and along Tin Shui Wai Nullah to divert visitors; and
- (7) The LCSD was suggested to consider growing more colourful and iconic plants at Tin Pak Road Park where there was room for more plants, and to speed up the maintenance of park facilities which had been closed during the epidemic.

41. The replies of Ms Connie CHAN of the LCSD were consolidated as follows:

- (1) The LCSD would follow up on the tree replanting issue. When the epidemic had subsided, the department would timely gauge views of different stakeholders of Tin Shui Wai Park on extending the opening hours of the skateboard ground there;
- (2) The department would timely grow flowering plants with DMW funding and other resources;
- (3) The blossom period of rosy trumpet trees was shorter; and
- (4) The department had noted and would follow up on Members' views.

42. The Chairman said Members had noted the above paper.

Item VIII: Report on the public library extension activities organised by LCSD and usage of public libraries in Yuen Long District
(DFMC Paper No. 12/2021)

43. Ms Rica KWAN of the LCSD briefed Members on the paper, adding that activities listed in Annex III of the paper were not held as scheduled as all libraries had been closed temporarily since 10 December 2020.

44. Members' views were summarised as follows:

- (1) A Member cited the different utilisation rates of mobile library service points and asked the department about its arrangement on the usage review such as the review timetable;
- (2) It was suggested that book donation and bookcrossing be promoted in libraries to broaden the scope of library service. Regarding the hygiene factor for bookcrossing, a Member suggested that the LCSD consider discussing ways to solve the hygiene and management problems with the YLDO and rural committees, and that bookcrossing could take place at community halls, government offices and village offices. In addition, the LCSD was suggested to approach other departments, NGOs, rural committees and local groups to examine the feasibility of bookcrossing, making reference to the bookcrossing points at the ward offices of District Councillors; and
- (3) A Member asked about the timetable to reopen the libraries, and called on the department representative to relay the request and suggestion regarding service reopening in phases to the LCSD.

45. The replies of Ms Rico KWAN of the LCSD were consolidated as follows:

- (1) While the utilisation rates of mobile library service points in rural areas might be lower than those near housing estates, mobile libraries played a supplementary role in supporting district libraries and enhancing the library service networks in the districts. In view of the vast area of Yuen Long, the LCSD should strive to provide library service to residents of remote areas in Yuen Long where no library facilities were available nearby. Moreover, utilisation rates of mobile library service points would be affected by the epidemic and other factors. The department remained open to the views on relocation of individual mobile library service points, and would consider setting up new service points if additional resources were available;
- (2) The LCSD would review the usage of mobile library service points from time to time. In the discussion with District Councillors of areas where mobile library service points were of lower utilisation rates (i.e. Sheung Tsuen Park, San Tin and Wang Chau), they indicated that it was inappropriate to relocate the service points for the time being. At this stage, the department would first enhance the publicity of mobile library service points with reference to the views of District Councillors of the areas;
- (3) As it was difficult to ensure that the books were free from problems concerning the sources, copyrights and hygiene, and due to service priority, the LCSD had to pool resources to promote books acquired for the libraries with substantial public funding every year. Therefore, community groups would be more suitable for organising bookcrossing activities. The department was looking into running a scheme on

community book sharing, which included donating old edition books of the Hong Kong Public Libraries to community libraries; and

- (4) The department had noted Members' views on reopening the libraries. When the epidemic had stabilised and subsided, the libraries would reopen.

46. The Chairman concluded that Members had noted the above paper.

**Item IX: Report on the performing arts programmes organised by LCSD in Yuen Long District and the usage of Yuen Long Theatre
(DFMC Paper No. 13/2021)**

47. Ms Gloria LAM of the LCSD briefed Members on the paper.

48. A Member suggested that the LCSD organise activities at indoor venues in the coming year where practicable in view of the cancellation of outdoor activities under the epidemic.

49. Ms LAM of the LCSD responded that the department would hold the programmes at indoor venues when feasible.

50. The Chairman concluded that Members had noted the above paper.

Item X: Any other business

51. A Member enquired with the Secretariat about why the papers were not issued until very close to the meeting date.

52. The Secretary responded that the Secretariat would send the meeting papers received to Members for reference as soon as possible.

53. The Chairman added that as the meeting had been postponed, the departments needed some time to prepare papers to set out the latest information and progress.

54. There being no other business, the meeting was adjourned at 1:00 p.m.

Yuen Long District Council Secretariat
April 2021