

**Minutes of the 9<sup>th</sup> Meeting of  
District Facilities Management Committee  
Yau Tsim Mong District Council (2012-2015)**

**Date :** 16 May 2013 (Thursday)  
**Time :** 2:30 p.m.  
**Venue :** Yau Tsim Mong District Council Conference Room  
4/F., Mong Kok Government Offices  
30 Luen Wan Street  
Mong Kok, Kowloon

**Present:**

Chairman

Mr CHAN Siu-tong, MH

Vice-chairman

Ms WONG Shu-ming

District Council Members

Mr CHUNG Kong-mo, JP	Mr IP Ngo-tung, Chris
Ms KO Po-ling, BBS, MH, JP	Ms KWAN Sau-ling
Mr CHAN Wai-keung	Mr LAU Pak-kei
Mr CHOI Siu-fung, Benjamin	Mr LEUNG Wai-kuen, Edward, JP
Mr CHONG Wing-charn, Francis	Mr WONG Chung, John
Mr HAU Wing-cheong, BBS, MH	Mr WONG Kin-san
Mr HUI Tak-leung	Mr WONG Man-sing, Barry, MH
Mr HUNG Chiu-wah, Derek	Mr YEUNG Tsz-hei, Benny

Representatives of the Government

Ms HO Siu-ping, Betty, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
Mr CHIU Chung-yan, Charlson	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
Miss LIU Suk-wa, Connie	Senior Executive Officer (District Management), Yau Tsim Mong District Office	Home Affairs Department
Ms PONG Sze-wan, Cecilia	Executive Officer (District Management) 1, Yau Tsim Mong District Office	Home Affairs Department
Mr YAU Chun-fai	Senior Inspector of Works (Kowloon)	Home Affairs Department
Ms CHAN Wai-sum, Gloria	Manager (Kowloon West) Marketing, Programme & District Activities	Leisure and Cultural Services Department
Mr WONG Tat-ming, Richard	Chief Leisure Manager (Hong Kong West)	Leisure and Cultural Services Department

Mrs CHU LEE Mei-foon, Karen	Senior Librarian (Yau Tsim Mong)	Leisure and Cultural Services Department
Mr SO Ting-lut, Vincent	District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Ms YEUNG Shiu-man, Brenda	Deputy District Leisure Manager (District Support) Yau Tsim Mong	Leisure and Cultural Services Department

**In Attendance:**

Ms CHANG Yuen-ni, Yvonne	Senior Estate Surveyor/Kowloon Central	Lands Department
Mr CHAU Ngai-kwong, Alee	Principal Estate Officer/Kowloon West (North)	Lands Department
Mr PANG Tat-wing	District Engineer/Mongkok	Highways Department
Mr CHAN Pak-hay, Simon	Town Planner/Yau Tsim Mong 2	Planning Department
Mr Eric POON	General Manager, Works & Contracts	Urban Renewal Authority
Ms Pauline LAU	Senior Manager, Works & Contracts	Urban Renewal Authority
Mr SO Ngai-long	Senior Manager, Community Development	Urban Renewal Authority
Mr TANG Fuk-kin	Chief Health Inspector, Mong Kok District	Food and Environmental Hygiene Department
Mr CHAN Ka-kui	Senior Health Inspector (Cleansing & Pest Control)	Food and Environmental Hygiene Department
Mr LIU Chi-ho, Chris	Senior Architect (Works)	Home Affairs Department
Mr CHEUNG Fu-yin	Inspector of Works (Kowloon) 1	Home Affairs Department
Ms KWAN Shuk-yee, Nancy	Assistant District Social Welfare Officer (Kowloon City/ Yau Tsim Mong) 1	Social Welfare Department
Ms CHOW May-milk	Architectural Assistant	Tom Ip & Partners Architects, Engineers & Development Consultants Ltd.
Mr CHAN Man-hon, Raymond	Assistant District Leisure Manager (District Support) Yau Tsim Mong	Leisure and Cultural Services Department
Ms HO Ching-yin, Adeline	Librarian (Fa Yuen Street Public Library)	Leisure and Cultural Services Department
<u>Secretary</u>		
Ms CHAN Yeh-pak, Mona	Executive Officer (District Council) 4, Yau Tsim Mong District Office	Home Affairs Department

**Absent:**

Mr CHOW Chun-fai, BBS, JP	District Council Member
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## **Opening Remarks**

The Chairman welcomed Councillors and representatives from government departments to the meeting of the District Facilities Management Committee (“DFMC”). He reported that Mr CHOW Chun-fai was absent due to other commitments. Since there were many discussion papers, he asked participants to speak as concise as possible. He proposed that when making remarks, Councillors would be given two minutes for the first time and no more than one minute for the second time. There was no objection to his proposal.

### **Item 1: Confirmation of Minutes of Last Meeting**

2. The minutes of the last meeting were confirmed without amendment.

### **Item 2: Matter Arising:**

**– To Beautify the “Small Piece of Barren Land” next to Nullah Road Sitting-out Area Soonest**  
**(YTMDPMC Paper No. 28/2013)**

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### **Item 15: Urban Renewal Authority’s Area Improvement Plan for the Shopping Areas of Mong Kok – Concern over Its Progress at Tung Choi Street and Nullah Road** **(YTMDPMC Paper No. 41/2013)**

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3. The Chairman said that as Items 2 and 15 were interrelated, he proposed that the two be discussed together. There was no objection to the proposal.

4. The Chairman said that the written responses of the Highways Department (“HyD”) on Items 2 and 15 (Annexes 1 and 2) had been faxed to Councillors for perusal before the meeting, the written responses of the Transport Department (“TD”) (Annexes 3 and 4) and the supplementary document on Item 2 submitted by Mr WONG Kin-san (Annex 5) had been tabled for Councillors’ reference. He then welcomed the following representatives to the meeting:

- (a) Ms Yvonne CHANG, Senior Estate Surveyor/Kowloon Central and Aleo CHAU, Principal Estate Officer/Kowloon West (North) of the Lands Department (“Lands D”);
- (b) Mr PANG Tat-wing, District Engineer/Mongkok of the HyD;
- (c) Mr Simon CHAN, Town Planner/Yau Tsim Mong 2 of the Planning Department (“Plan D”);
- (d) Mr Eric POON, General Manager, Works & Contracts; Ms Pauline LAU, Senior Manager, Works & Contracts and Mr SO Ngai-long, Senior Manager, Community Development of the Urban Renewal Authority (“URA”); and
- (e) Mr TANG Fuk-kin, Chief Health Inspector, Mong Kok District and Mr CHAN Ka-kui, Senior Health Inspector (Cleansing & Pest Control) of the Food and Environmental Hygiene Department (“FEHD”).

5. Mr WONG Kin-san briefly introduced the paper. He said that the Plan D had commenced studies and public consultation exercises on the Area Improvement Plan for the Shopping Areas of Mong Kok (“Area Improvement Plan”) as early as in 2006. Though the plan had gained public support, the improvement works had not yet commenced. He hoped that the relevant departments could announce the progress of the works and state whether they had encountered any difficulties in implementing the plan.

6. Mr WONG Kin-san added that the Nullah Road Sitting-out Area (“SOA”) was built two years ago. A piece of land adjoining the SOA was left vacant and enclosed for a long period of time. Rubbish was accumulated on that piece of land. He wanted to know whether the Lands D would be willing to hand over that “small piece of barren land” (“the land”) to other government departments or the DFMC in order to make better use of it, such as converting “the land” to a pavement or a carriageway, or placing potted plants there to make it a part of the SOA.

(Mr Benjamin CHOI joined the meeting at 2:33 p.m.)

(Mr CHUNG Kong-mo joined the meeting at 2:34 p.m.)

7. The Vice-chairman was concerned about the progress of revitalisation of Tung Choi Street and Nullah Road. She was glad to see that the URA was actively formulating proposals for the Area Improvement Plan and working closely with the Yau Tsim Mong District Council (“YTMDC”). However, the progress of the plan stayed stagnant. She wanted to know the reasons behind so that the DFMC would be able to give any advice on earliest implementation of the plan.

(Mr Benny YEUNG joined the meeting at 2:36 p.m.)

8. Ms Yvonne CHANG stated that “the land” mentioned by Councillors was part of the site of the former Nullah Road Gas Station. “The land” was managed by the Lands D after the relocation of the gas station. If any government departments requested to use the land, the Lands D could arrange allocation of the land accordingly. She added that at a meeting of the DFMC on 15 March 2013, Councillors requested the Lands D to form the land, but it was difficult for the department to undertake the relevant works due to resources constraints.

9. Mr PANG Tat-wing stated that there were oil tank facilities underneath “the land”, the HyD did not recommend the construction of road at the site.

(Mr HUI Tak-leung joined the meeting at 2:39 p.m.)

10. The Chairman quoted the minutes of the DFMC in 2009:

- (a) “Miss Connie LIU supplemented that according to the preliminary reply from the Lands D, the cost of clearing oil tanks and underground oil slicks was about \$2 million and it would be assumed by the Lands D. However, the Lands D had to apply to the relevant authorities for such funds. The Lands D estimated that it would take 1.5 years to complete the removal of oil slicks after the funding was approved.” (Minutes of the DFMC on 9 July 2009).

- (b) “Ms Esther KO stated that the Lands D had commissioned a construction company to clear the remaining structures on the above site (former Nullah Road Gas Station) and appointed a consultant to conduct another contamination assessment. The findings of the report showed that the land within the scope of allocation was not contaminated. Concerning the underground oil tanks outside the scope of allocation, the Lands D was seeking assistance from other professional departments to know about the estimated cost of works and procedures for removing underground oil tanks, in order to reserve sufficient resources and draw up appropriate works proposals. The Lands D would continue to provide support for the development of the Nullah Road project.” (Minutes of the DFMC on 17 September 2009)

He opined that the Lands D had not fulfilled its duty of clearing the underground oil tank facilities underneath “the land”. He pointed out that the underground oil tanks had not yet been removed as it was not stipulated in the contract signed between the government department concerned and the oil company that the oil company was required to remove the underground oil tanks after relocation of the gas station. He added that the YTMDC had all along been concerning about the development of “the land”. Other development works in the district might be impeded if “the land” continued to be left idle. He asked representatives of government departments who were at the meeting whether the proposal mentioned in the discussion paper was feasible. He also enquired whether the Lands D would be responsible for forming “the land” and handing over the land to other departments for development.

11. Ms Yvonne CHANG responded that the Lands D had conducted a contamination assessment for “the land” in 2009. The assessment findings showed that the land was not contaminated, therefore no clearing of underground oil tanks and oil slicks had been carried out at that time. “The land” was now managed by the Lands D. If any government departments needed to use the land, the Lands D would proceed with land allocation accordingly.

12. The Chairman asked whether the Lands D agreed to hand over “the land” to the Leisure and Cultural Services Department (“LCSD”) for greening.

13. Ms Yvonne CHANG stated that the Lands D agreed to this suggestion.

14. The Chairman further asked if the Lands D would be responsible for forming “the land” and filling up the underground space with soil.

15. Mr Chris IP stated that the DFMC had urged the Lands D to handle the issue concerning “the land”. The Lands D therefore had the responsibility of forming the land and filling up the underground space.

16. The Chairman enquired again whether the Lands D would undertake the forming works of “the land”, including the removal of underground oil tanks and fill-up of the empty space underneath the ground with sand and soil, which would cost approximately \$2 million.

17. Ms Yvonne CHANG clarified that the \$2 million was the cost of works for clearing underground oil tanks and oil slicks. However, “the land” was not contaminated with oil,

hence the Lands D did not carry out any works to clear the underground oil tanks and oil slicks at that time.

18. The Chairman stated that the HyD was unable to develop “the land” because of the presence of underground oil tank facilities. If the Lands D did not form “the land” and fill up the empty space underneath the ground with soil, no government departments would be willing to use the land.

19. Mr HAU Wing-cheong stated that the written response from the HyD pointed out that there were underground oil tanks below “the land” and attention should be paid to the land’s loading capacity to avoid ground subsidence triggered by any development works. However, he opined that “the land” was previously used as a gas station with vehicles passing through all the time and there was no occurrence of ground subsidence so far. Thus he could not understand why ground subsidence might now happen at “the land”. He added that the problem of traffic congestion at Tung Choi Street had existed for years. The conversion of “the land” to a carriageway could help ease the pressure on traffic in the district. Besides, beautifying “the land” could also be a feasible option. The key was that the departments concerned should follow up on “the land” proactively.

20. The Vice-chairman was disappointed with how the Lands D handled issues concerning “the land”. She enquired whether the Lands D could provide information on the loading capacity of “the land”, so that the DFMC could suggest feasible options to develop the land.

21. Mr Chris IP pointed out that Councillors had enquired, at the last meeting, whether the Lands D would be responsible for forming “the land” and removing underground oil tanks as well as the loading capacity of the land. He was regretted that the Lands D had not followed up issues concerning “the land” proactively.

22. The Chairman opined that the Lands D was looking for excuses and this could hardly satisfy the public. The department should handle issues concerning “the land” immediately, otherwise the DFMC would consider lodging a complaint to the Development Bureau (“DEVB”).

23. Ms KO Po-ling said that the Lands D had promised to follow up issues concerning “the land” on 17 September 2009. It must perform its duties.

24. The Chairman said that it was clearly shown in minutes that the Lands D had the responsibility to follow up issues concerning “the land”. He asked Ms Yvonne CHANG:

- (a) If there was a risk of ground subsidence at “the land”, whether the Lands D would undertake to form the land and hand it over to other government departments (e.g. the LCSD) for their use.
- (b) If the Lands D considered “the land” safe, whether the department could provide safety proof and information relating to the loading capacity of the land for other departments to take over the management of the land.

25. Ms Yvonne CHANG stated that since the contamination assessment showed that there was no oil contamination problem with “the land” and no government departments had ever suggested developing “the land” in the past, the land was left idle. If any government departments came up with any suitable plans to develop the land, the Lands D would arrange allocation of the land accordingly. She reiterated that the contamination assessment in 2009 showed that there was no oil contamination problem with “the land”, thus no works for clearing underground oil tanks and oil slicks were carried out at that time.

26. The Chairman opined that the Lands D was only looking for excuses in its reply. He pointed out that though the Lands D had stated that other departments could propose to use “the land”, they were deterred by the safety issue of the land. Besides, he enquired Mr Vincent SO about the feasibility of conducting greening works on “the land”.

27. Mr Vincent SO stated that the area of “the land” was small and there were oil tanks underground. Thus the potential or benefit to develop the land into a SOA was minimal. Besides, if works for developing the land into a SOA were to be carried out, costs would first be incurred for appointing consultants and conducting feasibility studies while the effectiveness of the works might not be significant. He asked the DFMC to weigh up the cost and effectiveness of works for providing a SOA. He proposed forming the land and levelling the ground surface only for the placement of potted plants to achieve greening effects for the environment.

28. The Chairman asked Mr Vincent SO whether his proposal was similar to the proposal of beautifying “the land” put forward by Mr WONG Kin-san.

29. Mr Vincent SO stated that Mr WONG Kin-san proposed using shorter barbed wires for enclosing “the land”. However, the LCSD was not a works department, therefore it would not carry out works to enclose the land with barbed wires. On the other hand, if potted plants were placed on “the land”, the LCSD could in general take charge of plant caring in future.

30. Miss Connie LIU stated that:

- (a) When the LCSD and DFMC planned to build the Nullah Road SOA in the past, “the land” was originally part of the SOA. Subsequently, the consultant indicated that there were underground oil tanks below “the land” and worried that there might have problems associated with inadequate loading capacity and oil contamination, thus the DFMC requested the Lands D to restore the underground by removing the underground oil tanks below “the land” before handing it over to the LCSD for developing into a SOA. At that time, the representative of the LCSD had made comments similar to that of Mr Vincent SO, saying that “the land” would be included in the development of the SOA after the removal of underground oil tanks.
- (b) Having regard to the huge demand for SOAs in the district, at that time the Lands D first allocated the lots with no problem in Nullah Road for building a SOA. After removing the underground oil tanks below “the land” and

ensuring that there was no contamination problem, the Lands D would hand over the land to the LCSD for development.

- (c) The Lands D had quoted the findings of the contamination assessment and said that there was no contamination problem with “the land”. Concerning the loading capacity of “the land”, the Yau Tsim Mong District Office (“YTMDO”) had consulted the works departments and noted that the three underground oil tanks below “the land” had to be removed and the space should be filled up with clean soil to ensure cleanness and safety of the land, in order to entirely prevent ground subsidence.

31. The Chairman opined that the Lands D not only had to ensure that “the land” was not contaminated by oil, but it also had to ensure that there was no safety problem.

32. Mr WONG Kin-san stated that the Lands D did not mention any problems relating to the safety or loading capacity of “the land” while other departments pointed out that there were safety problems with the land, he wanted to know the response of which department should prevail. He enquired if the departments concerned had any data to support their claims that there were problems relating to safety and loading capacity with “the land” and wanted to know about the information on the loading capacity of “the land”.

33. The Chairman said that the HyD replied that it was not appropriate to convert “the land” into a pavement or a carriageway due to its loading problem. However, the Lands D replied that there was no safety issue with “the land”. He invited Mr PANG Tat-wing to explain the safety conditions of “the land”.

34. Mr PANG Tat-wing stated that, in general, there should not be any underground oil tank facilities below any land intended for development of pavements or carriageways. The oil tanks had been installed underground for a number of years. He believed that the oil company had all along been monitoring the conditions of those tanks and carrying out frequent repair works, thus there was no structural problem at that time. He pointed out that professional assessment was required to review the conditions of the oil tanks and the underground loading capacity to ensure the safety of pedestrians and vehicles passing by if the land would be developed into roads without removing the underground oil tanks. If there was no one monitoring and repairing the oil tanks, there might not be any safety problem in the short run, but in the long run, the underground oil tanks might become unsafe or unable to support vehicular traffic due to aging as well as tear and wear. Due to the great impact of those abandoned oil tanks under the ground on pedestrians and vehicles passing by, the best and ultimate practice was to remove those underground oil tanks and conduct professional assessment to review whether it was appropriate to develop the land for pedestrian or vehicular use.

35. Mr Chris IP said that government departments had pointed out in the past that there was loading problem with “the land” and the DMFC had urged the departments concerned to follow up the issue at that time. However, the Lands D now said that there was no problem with “the land”. He felt very disappointed that government departments did not respect the YTMDC.



36. Mr CHUNG Kong-mo stated that it was a dereliction of duty of the Lands D for not requiring the oil company to remove the underground oil tanks below “the land” and fill up the underground space. He opined that if the problem of underground oil tanks was unsolved, future development works in the district might be impeded. Thus, the Lands D had an undeniable responsibility to remove the oil tanks underneath “the land”. Besides, he wanted to know whether the Lands D had carried out regular tests on loading capacity of “the land” and urged the Lands D to handle and follow up issues concerning “the land” seriously.

37. Mr Derek HUNG said that the oil slicks at the bottom of those underground oil tanks below “the land” should have evaporated after so many years, hence he was not worried about the safety of those oil tanks. Although the HyD had pointed out that there was loading problem of “the land” and it was not suitable for development into pavements or vehicular accesses, he opined that the departments concerned could not solve the problem by enclosing the area. He asked if the Lands D could fill up the underground of “the land” once and for all. Relevant government departments should discuss the detailed arrangement of the filling works.

38. The Chairman urged the Lands D to remove the three underground oil tanks below “the land” and fill up the underground space. Discussion concerning which government departments the land be handed over to could be held later. He then asked Ms Yvonne CHANG whether the Lands D would undertake filling up “the land” and, if yes, when the works would be implemented.

39. Ms Yvonne CHANG said that fill works were not included in works contract of the Lands D. Therefore, she could not undertake at the meeting that the Lands D would carry out the respective works.

40. The Chairman was dissatisfied with the Lands D’s remark on the unavailability of resources. He said that the underground oil tanks below “the land” were dangerous and no regular inspection had been carried out. “The land” was located in the busy area of Mong Kok and there were potential dangers underneath the site. Therefore, it was necessary for the Lands D to remove those oil tanks and fill up the land. He suggested urging the Lands D or relevant departments, in the name of the DFMC, to carry out fill works at “the land”. There was no objection to his suggestion. The Chairman asked the District Officer to contact the Lands D and request the Lands D to reply before the next meeting. He and the District Officer would also contact and urge the Lands D to follow up issues concerning “the land”.

(Mr CHAN Wai-keung joined the meeting at 3:10 p.m.)

----- 41. Ms Pauline LAU gave a powerpoint presentation (Annex 6) to briefly introduce the design and works progress of the revitalisation of Tung Choi Street.

42. The Chairman said that under the Mong Kok Revitalisation Project announced by the URA in 2009, the Flower Market Road Revitalisation Project was the first to commence and quite a number of problems were encountered at that time. Although the project was completed in the end, many special designs in the original plan had been rejected by government departments. As for the revitalisation works of Tung Choi Street, since most of the designs of project items were still pending comments from government departments, it

was difficult for the DFMC to discuss them at this stage. He asked representatives of the government departments present in the meeting why feedbacks on the designs were still not given to the URA. Also, he enquired about the deficiencies in URA's designs.

43. Mr PANG Tat-wing responded as follows:

- (a) The HyD had all along been holding meetings and exchanging views with the URA on the revitalisation works of Tung Choi Street.
- (b) When vetting the designs from the URA, the HyD would consider the feasibility of maintenance (including costs and technical factors) and road safety.
- (c) Taking the design of fences with wavy components as an example, the HyD had specific design guidelines for road fences which stipulated that fences should not endanger pedestrians, for example, sharp points were not allowed. If a fence adopted wavy components, the gaps between the components should not be too wide, otherwise children might be able to access carriageways by climbing through the fences; on the other hand, the gaps should not be too narrow to avoid trapping children's heads between the components. Although the HyD supported the idea of beautifying the fences, it hoped that the URA would take into account safety issues in its design for fences.
- (d) Regarding the feasibility of maintenance, taking URA's design of laying floor tiles on carriageways as an example, floor tiles laid on busy carriageways needed frequent maintenance as the loading capacity of floor tiles was lower than that of some other materials like concrete and asphalt. This would increase HyD's maintenance cost, and affect loading and unloading activities of the nearby commercial tenants.
- (e) Roadworks carried out in Hong Kong should comply with the requirements under the Roads (Works, Use and Compensation) Ordinance. The ordinance provided for the publication of proposals as to roadworks, collection of views, implementation of works, powers in relation to the use of roads, compensation and connected matters. All roadworks in Hong Kong should be gazetted as required by the ordinance so that the public could make comments, object or lodge their claims in respect of the proposals of works. For minor works that are unlikely to attract opposition, exemption of gazettal requirement might be considered. During local consultation on the revitalization works of Tung Choi Street conducted by the YTMDO as commissioned by the URA, some commercial tenants strongly opposed the widening of pavements in Tung Choi Street. Therefore, the HyD did not recommend specifying the works proposal as a minor works project.
- (f) The HyD suggested that the URA should discuss with the opponents and gain their support by amending the project design. The URA could also seek advice from the HyD on whether the works proposal should be

gazetted.

44. Mr CHAN Ka-kui said that the FEHD did not have special views on the beautification works at Nullah Road Refuse Collection Point (“RCP”) but welcomed Councillors’ enquiries on the project.

45. The Chairman would like to know whether the FEHD supported URA’s beautification works at Nullah Road RCP.

46. Mr CHAN Ka-kui said that the URA had sought views from the FEHD on the beautification works at Nullah Road RCP. The FEHD had informed the URA that the boards proposed to be hung for beautification purposes would exceed the area of the RCP. Therefore, the FEHD had to apply for additional land from the Lands D to incorporate the peripheral area of the RCP into that of the RCP.

47. The Chairman asked the FEHD to express its views on the beautification design of Nullah Road RCP to the URA.

48. Mr CHAN Ka-kui said that the URA had reported FEHD’s response to the beautification design of Nullah Road RCP during URA’s brief on the Tung Choi Street Revitalisation Project.

49. Mr HUI Tak-leung asked the URA to explain FEHD’s views and concerns on the project.

50. Ms Pauline LAU said that in order to beautify Nullah Road RCP, the FEHD had to apply for additional land on both sides of the RCP and was worried that it would render maintenance more difficult. In addition, the FEHD was concerned that it would cause danger to the public if the boards proposed to be hung got loose and fell down.

51. The Vice-chairman was dissatisfied that the progress of the Tung Choi Street Revitalisation Project was slow. She opined that the Plan D had not coordinated government departments to implement the project, resulting in a lack of progress. She also said that in view of the opposition from commercial tenants, the HyD did not recommend specifying the widening of pavements in Tung Choi Street as a minor works project. The HyD failed to address all needs as it neglected living environment of the nearby residents and the issue of narrow pavements. She urged the HyD to recommend specifying the project as a minor works project and hoped that the HyD could have more discussions with the URA on the issue of insufficient parking spaces in the district.

52. The Vice-chairman continued that the use of floor tiles on pavements and the design of fences had been repeatedly rejected by the HyD. She opined that the HyD did not provide active assistance to the URA in the implementation of revitalisation of Tung Choi Street. The HyD should collaborate with the URA in designing the Tung Choi Street Revitalisation Project and offer constructive advices. In addition, she was dissatisfied that the FEHD had adopted double standards as it supported the beautification works at Sai Yee Street (Flower Market Road) RCP, but on the other hand, it opposed the beautification works at Nullah Road RCP. She continued that the Plan D should coordinate government departments for the works.

53. Ms KO Po-ling said that the Area Improvement Plan was proposed by the Plan D with a view to strengthen local characteristics. If the project adopted standard designs, it would simply be a renovation project of ordinary nature. She understood HyD's opposition to the commencement of construction work as it was worried that some project items (such as the display of sculptures) would cause road congestion. However, she thought that not all project items had involved intractable problems. She asked the Plan D whether it had gained support from other government departments when it decided to adopt special designs to revitalise Mong Kok. If yes, government departments should adjust their vetting standards for the project to support special designs. She opined that the current practices of government departments did not only waste the departments' resources but also the time of the DFMC. She requested a response from the Plan D as to the principles the department based on in deciding to adopt special designs for beautification of Mong Kok and the Plan D's role in the Area Improvement Plan.

54. Mr WONG Kin-san was disappointed that there was no progress in Tung Choi Street Revitalisation Project. He asked the Plan D whether the design submitted in 2009 was greatly different from that now submitted by the URA; and if the difference was not big, why the relevant departments did not raise any comment or opposition on the design of the project in 2009 but held different views now. He also pointed out that the HyD did not recommend specifying the widening of pavements in Tung Choi Street as a minor works project because of the opposition from more than 10 commercial tenants. In this regard, he would like to know whether the HyD had considered that the Area Improvement Plan had already been endorsed unanimously by the YTMDC and how the HyD stroke a balance between the commercial tenants' opposition and YTMDC's support when making such decision.

55. Mr WONG Kin-san continued that not recommending was different from not approving. He would like to know whether the DFMC could continue the project if the HyD did not recommend specifying the widening of pavements in Tung Choi Street as a minor works project. He also asked for HyD's views on laying floor tiles on the pavements in Tung Choi Street. In addition, he would like to know whether the number of roadside fences would be increased under URA's design on revitalising Tung Choi Street. He said that the commercial tenants in Tung Choi Street were concerned that the increased number of roadside fences would affect their loading and unloading activities. The tenants would not have such concerns if the fences there were merely beautified and the number of fences remained unchanged. He also asked why the FEHD supported the beautification works at Sai Yee Street (Flower Market Road) RCP but opposed that at Nullah Road RCP.

56. Mr Edward LEUNG was disappointed at the slow progress of Tung Choi Street Revitalisation Project. He understood that the HyD objected to the replacement of the materials used for surfacing carriageways because of its concern over maintenance issues. However, he said that the URA had conducted survey on Tung Choi Street Revitalisation Project a few years ago. Government departments should have foreseen the upcoming challenges they had to face if the project was implemented. He pointed out that the commercial tenants in Tung Choi Street had been encroaching the roads for placing their articles and they therefore opposed the revitalisation project. If the government departments gave up the revitalisation of Tung Choi Street to accommodate the needs of commercial tenants, it would convey negative messages to the community.

57. The Vice-chairman asked whether the FEHD would consider applying for additional land from the Lands D so that the beautification works at Nullah Road RCP could be implemented.

(Mr John WONG left the meeting at 3:55 p.m.)

58. Mr PANG Tat-wing responded as follows:

- (a) The HyD did not have special views on the number of car parking spaces in Tung Choi Street. The HyD simply explained the relevant legislations to the URA for its consideration. He also explained that the Roads (Works, Use and Compensation) Ordinance aimed at notifying the public of the works proposals affecting their community so that they could express their views, and the stakeholders whose interests were compromised could lodge their claims. The Authority would review whether the opposition and the claims were reasonable.
- (b) According to the findings of the local consultation provided by the URA, some commercial tenants were concerned that the widening of pavements in Tung Choi Street would affect their loading and unloading activities and they therefore opposed the works. The HyD did not have the power to decide whether the project proposed by the URA should be implemented. However, the HyD had the responsibility to remind the URA whether its works complied with legislative requirements.
- (c) According to the Roads (Works, Use and Compensation) Ordinance, if the scale of a particular works was considered not large, and the works would not prejudice to the interests of the nearby stakeholders or attract any opposition, then the works could be specified as a minor works project and exemption of gazettal requirement might be considered. As for the revitalisation works of the Tung Choi Street, several commercial tenants had expressed strong opposition, the HyD therefore considered that the project failed to meet the requirements for minor works under the Roads (Works, Use and Compensation) Ordinance. The HyD suggested that the proponent should contact the opponents and review whether the project had any room for amendment.
- (d) Through different channels, the HyD had been exchanging views with the URA on the design of roadside fences in Tung Choi Street. The HyD supported URA's efforts in beautifying the community but the URA should note whether its design would affect public safety.
- (e) The HyD suggested that the URA discuss in detail with the opponents to understand their grounds of objection. In addition, the situation would be difficult to handle if the public raised objection after the construction work commenced.
- (f) In principle, the HyD did not object to laying floor tiles on the pavements in Tung Choi Street, but the URA should note whether the quality of the floor

tiles was up to standard. The horticulturists of the HyD would exchange views with the URA on the colour of the floor tiles to ensure that the new floor tiles were in harmony with the overall environment.

59. Mr TANG Fuk-kin said that there was a wider pedestrian pavement near Sai Yee Street (Flower Market Road) RCP while there was none near Nullah Road RCP. Having consulted the Architectural Services Department and considered environmental factors, the FEHD was of the view that it was undesirable to hang any boards on the external walls of Nullah Road RCP. However, the FEHD was very willing to work with the URA to beautify the RCP with other means (such as using ceramic tiles or paint).

60. Mr Simon CHAN said that the Plan D had proposed 22 projects under the Area Improvement Plan in 2009. At that time, the DEVB invited the URA to assist in implementing some of the projects while the Plan D was only responsible for the related studies and did not play any coordinating role among government departments. He continued that in the revitalisation of Mong Kok, the Plan D had adopted complementary measures with regard to land use planning, such as rezoning the site of the former Nullah Road Gas Station for SOA in the Mong Kok Outline Zoning Plan. At the current stage, the key role of the Plan D was to provide comments on the project designs submitted by the URA.

61. Mr HUI Tak-leung said that it had been a long time since the YTMDC of last term started discussion on the revitalisation of Mong Kok. He understood that government departments needed to handle voices of opposition carefully, but the departments concerned did not provide suggestions for solving the problem and just left the problem be discussed at meetings of the DFMC which led to endless arguments. He suggested that the DFMC follow up the Mong Kok Revitalisation Project with the URA and the relevant departments at informal meeting sessions in order not to waste the time for formal meetings.

62. The Chairman said that the DFMC attached great importance to the opposing views of the local community, but he was not willing to see the withdrawal of those revitalisation projects due to opposition from a small group of people. He pointed out that the government departments concerned held different opinions of their own, making it difficult for the DFMC to discuss and decide on the Mong Kok Revitalisation Project. Therefore, he supported Mr HUI Tak-leung's suggestion that the District Officer should arrange a meeting for the relevant government departments, the URA, the Chairman and the Vice-chairman of the DFMC, and the two Councillors of the district concerned, Mr CHOW Chun-fai and Mr WONG Kin-san (other DFMC members were welcomed to join), to review the difficulties that the project was now facing and report any progress at the meeting to be held on 4 July. There was no objection to his suggestion.

63. There being no further comments, the Chairman closed the discussion on this item.

**Item 3: Signature Project of Yau Tsim Mong District  
(YTMD FMC Paper No. 29/2013)**

64. The Chairman welcomed Ms Betty HO, District Officer (Yau Tsim Mong) and Mr Charlson CHIU, Assistant District Officer (Yau Tsim Mong) to the meeting.

65. Ms Betty HO said that the captioned paper set out the comments on the signature project of Yau Tsim Mong (“YTM”) District given during the meeting of the YTMDC held on 25 April 2013. She invited Councillors to take note of the proposed indicative programme set out in Annex (1) to the paper. Also, she invited Councillors to peruse the Guidelines on Assessment Criteria for Selecting Partner Organisation prepared by Home Affairs Department (“HAD”) (“the guidelines”) set out in Annex (2), and give their comments on the guidelines before the next meeting. Taking into account Councillors’ views, she would lay down the assessment criteria for selecting partner organisations for the signature project of YTM District for discussion and endorsement at the next meeting of the DFMC. It was hoped that the signature project could be completed in the current YTMDC term.

66. Ms Betty HO further stated that it was mentioned in the guidelines that the selected organisation should be an approved non-profit-making organisation (“NPO”) under section 88 of the Inland Revenue Ordinance and was required to meet certain criteria. After the submission of letters of intent by local organisations in respect of the signature project, the DFMC should select partner organisations in a fair and open manner. In this connection, Councillors could make reference to the assessment criteria set out in the guidelines. There were five aspects of criteria where each aspect took up 20% of the weighing and was further broken down into items of different weighing. The YTMDO would lay down the criteria for selecting partner organisations for the signature project of YTM District in accordance with the guidelines. She supplemented that the weighing of each criterion and item could be adjusted to suit the needs of the YTM District.

67. On the other hand, Ms Betty HO reported that the Kowloon Fruit & Vegetable Merchants Association (“KFVMA”) had made an application to the Administration for leasing the site under Ferry Street Flyover at a nominal rent for handling and transshipment of cargo as well as storage of pallets. In its reply, the Food and Health Bureau had informed the KFVMA that nominal rents were only applicable to NPOs organising non-profit-making activities. Given the involvement of commercial operations in the said leasing proposal, the KFVMA was not eligible to apply for short term tenancy of land at a nominal rent.

68. The Chairman stated that it was confirmed during the meeting of the YTMDC that the signature project of YTM District would be followed up by the DFMC. Councillors were invited to express their views on the captioned paper before the meeting scheduled for 4 July.

69. Mr Derek HUNG was glad to see that the YTMDC had passed the signature project to the DFMC for follow-up actions while the YTMDO had also drawn up a preliminary timetable for implementing the relevant works project. Regarding the launching of public engagement activities, racial harmony had been taken into account and ethnic minorities (“EMs”) had been engaged in addition to local residents. He hoped that EMs in the district could also take part in the public consultation exercise and he, as the Chairman of the Working Group on Ethnic Affairs (“WGEA”), together with members of the WGEA, were willing to invite EMs in the district to express their views on signature project to the DFMC. If the DFMC considered such invitation necessary, three weeks should be allowed for relevant arrangements and assistance.

70. The Chairman opined that the EMs in the district were not limited to the four ethnic groups mentioned in Annex (1) to the paper and suggested that such wordings and sentences

in Annex (1) be revised.

71. Ms Betty HO responded that among the 18 districts across the territory, the YTM District had the highest total population of the four ethnic groups mentioned in Annex (1) while the Eastern District had the highest EM population, if inclusive of other ethnic groups such as Filipinos. She stressed that the signature project was implemented for the community and the facility concerned would be open for use by people of different races in the district.

72. Ms KO Po-ling considered the indicative programme prepared by the District Officer for the signature project well-structured. However, the YTMDO should also draw up a timetable for local consultation and kick off the exercise as soon as practicable.

73. Mr Barry WONG enquired about the area required for the addition of toilets in observance of the policies on gender mainstreaming and barrier-free access to the proposed multi-purpose venue for indoor activities at Battery Street SOA and whether the share use of space among male, female and accessible toilets would be a contravention of the ordinances implemented by the Equal Opportunities Commission (“EOC”). In addition, he would like to know whether the “public engagement activities” dated 4 July as mentioned in the indicative programme referred to public consultation and whether the “written submissions” mentioned in the Chinese version of the indicative programme referred to letters of intent.

74. Mr CHAN Wai-keung enquired about the format of public consultation. Given that one of the objectives of the signature project was to facilitate the integration of EMs into the community, he hoped that an English version of the works documents would be available for their perusal.

(Mr HAU Wing-cheong left the meeting at 4:25 p.m.)

75. Mr Derek HUNG suggested that wordings in Annex (1) to the paper be revised so as to change the first sentence to “Ethnic minorities constitute about 13% of the resident population in the Yau Tsim Mong District where the population of Indians, Nepalese, Thais and Pakistanis, in particular, is the highest among the 18 districts across the territory.”

76. The Vice-chairman suggested that public consultation be conducted in phases. Those who were benefited from the works project including non-ethnic Chinese and the sector of Chinese martial arts should be consulted first, then the consultation should be extended to all stakeholders.

77. Ms Betty HO responded as follows:

- (a) “Written submissions” mentioned in the Chinese version of the indicative programme should be “letters of intent”.
- (b) The YTMDO had requested the works consultant to submit two proposals on the design of the proposed multi-purpose venue for indoor activities at Battery Street SOA, so as to examine the difference between the presence and absence of toilets in observance of the policies on gender mainstreaming and barrier-free access.



- (c) The recommendation on share use of space among male, female and accessible toilets could be considered provided that it did not contravene the ordinances implemented by the EOC.
- (d) “Public engagement activities” mentioned in the indicative programme referred to public consultation.
- (e) Under YTMDO’s original plan, public consultation would kick off in July. In the light of Councillors’ views, the YTMDO could consider conducting public consultation of a smaller scale in advance between May and June.
- (f) The YTMDO had not yet decided on the format of public consultation but would consider the Vice-chairman’s suggestion to consult those who were benefited from the project and the stakeholders. Councillors’ suggestions on the format of public consultation were also welcomed.
- (g) An English version of the paper on the signature project was available. Subsequent papers submitted by the YTMDO for such projects would also be available in both Chinese and English versions.
- (h) Regarding the conduct of public consultation, if it was predicted that persons who were not proficient in Cantonese would participate in the consultation activities, the YTMDO would arrange for interpretation service in advance.

(Mr Benjamin CHOI left the meeting at 4:30 p.m.)

78. The Chairman asked Mr Derek HUNG to invite EMs in the district to take part in public consultation activities of the signature project through WGEA. He considered it necessary to gauge public views on the projects extensively so as to enhance the recognition of works project.

79. The Chairman asked Councillors whether they endorsed the outline of the submission for the signature project (Annex (1) to the paper) and that the works projects be followed up by the DFMC. There was no objection. He further invited Councillors to give their opinions on the captioned paper prior to the next meeting.

(Mr Francis CHONG left the meeting at 4:32 p.m.)

80. Mr Barry WONG enquired whether partner organisations of the signature project had to be registered bodies in the YTM District.

81. In response, Ms Betty HO said that there were no such requirements in the prevailing assessment criteria laid down by the HAD. Nevertheless, different districts could introduce additional requirements and set appropriate criteria taking into account their actual circumstances.

82. Regarding the collaboration with partner organisations, apart from subsequent operation, Mr Derek HUNG enquired whether there could be additional allocation of funds in case the project costs had exceeded \$100 million.

83. Ms Betty HO responded that if the cost of the signature project had exceeded \$100 million, such an arrangement could be considered provided that partner organisations consented to bear the costs of works. According to the current estimation, however, the cost of the signature project was less than \$100 million. Therefore, for the time being, there was no need to address the issue of sharing cost when selecting partner organisations.

84. The Chairman concluded that the DFMC would commence its work under the framework set in Annex (1) to the captioned paper.

85. There being no further comments, the Chairman closed the discussion on this item.

**Item 4: Proposed Allocation of a Small Central Reserve under District Minor Works Block Vote**  
**(YTMDPMC Paper No. 30/2013)**

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86. The Chairman welcomed Miss Connie LIU, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO to the meeting.

87. Miss Connie LIU briefly introduced the paper and invited Councillors to take special note of the proposed arrangements set out in paragraphs 3 to 5. She requested Councillors to endorse the paper which proposed an allocation of \$4,200,000 as a small central reserve in this financial year to prepare for emergency works in each district, other unpredictable cash flow requirements, cross-district works co-ordinated by the HAD, etc. There was no objection to the proposal. The Chairman concluded that Councillors endorsed the proposal to allocate \$4,200,000 as a small central reserve.

88. Miss Connie LIU then briefed Councillors on paragraphs 6 to 8 of the paper and invited them to take note of the additional provision of \$20,000,000 in this financial year for the HAD to centrally pay consultancy fees and expenses of resident site staff for works projects in all districts. As a result, the YTMDC no longer needed to pay consultancy fees out of this year's provision and would have relatively more funding to cover actual expenses of works projects.

89. There being no further comments, the Chairman closed the discussion on this item.

**Item 5: Progress Report on District Minor Works Projects Led by Yau Tsim Mong District Office in 2013-2014 (as at 30 April 2013)**  
**(YTMDPMC Paper No. 31/2013)**

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90. The Chairman introduced representatives of government departments and the representative of a contract engineering consultant, who joined the discussion:

- (a) Mr Chris LIU, Senior Architect (Works), Mr YAU Chun-fai, Senior Inspector of Works (Kowloon) and Mr CHEUNG Fu-yin, Inspector of Works (Kowloon) 1 of the HAD;
- (b) Miss Connie LIU, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO;

- (c) Ms Nancy KWAN, Assistant District Social Welfare Officer (Kowloon City/Yau Tsim Mong) 1 of the Social Welfare Department (“SWD”); and
- (d) Ms CHOW May-milk, Architectural Assistant, Tom Ip & Partners Architects, Engineers & Development Consultants Ltd.

91. Ms Cecilia PONG briefly introduced the paper.

**(i) Works Projects Endorsed by the DFMC but Pending Completion**

**(1) Greening and Beautification Projects 2012-2013**

92. Ms Cecilia PONG reported that greening projects and most of the beautification projects in the year 2012-13 had been completed smoothly, except the beautification of the frames of the exhibition panels on the Mong Kok Road Footbridge, renovation of the seats at Tung Chau Street near Cheong Fung Mansion and Hoi Wang Road near Park Avenue, and addition of seats under the Waterloo Road Flyover which were still in progress. The total expense on the completed greening and beautification works projects was \$3,731,000. She proposed to carry forward the expense on the works projects pending completion in the year 2012-13 to the “Greening and Beautification Projects 2013-14” and delete the current item. There was no objection to her proposal. The Chairman announced the deletion of this item.

**(2) Greening and Beautification Projects 2013-2014**

93. Ms Cecilia PONG said that at the meeting on 15 March 2013, the DFMC endorsed the allocation of \$3,500,000 for carrying out greening and beautification projects in the district in the current year. The YTMDO had invited tenders for a number of greening and beautification projects in the district. Some of the greening projects in the district had commenced in April, including the maintenance of plants and potted plants at the depot of the YTMDO at Hoi Fan Road and the maintenance of trees on Hong Tat Path. Besides, the YTMDO had allocated \$1,350,000 for the LCSD to implement a number of horticultural maintenance and greening projects in the district.

94. Ms Cecilia PONG continued that the Works Section of the HAD (“Works Section”) was carrying out the works endorsed by the DFMC earlier concerning the installation of solid yellow aluminium frames on the exhibition panels on the Mong Kok Road Footbridge for beautification purpose. Moreover, at the meeting on 5 March 2013, the DFMC endorsed to display activity photos of the Building Management Promotion Campaign Organising Committee and the Working Group on Women’s Affairs on the exhibition panels of the said footbridge. The YTMDO was currently gathering and sorting out the relevant photos which would then be handed to the contractor for touching up and printing for display from early July to early September. She also invited suggestions from Councillors on the theme and exhibition period of the panels on the footbridge for the next round.

95. Mr Derek HUNG opined that it was quite effective to promote the activities of committees/working groups under the YTMDC through the exhibition panels on footbridge. However, he found that some photos on the exhibition panels were damaged or defaced, therefore he suggested spraying protective materials onto the surface of exhibits to prevent damage to the exhibits.

96. Mr HUI Tak-leung said that different human faces were shown in the activity photos to be displayed, and enquired whether consent had to be obtained from the people shown in the photos before displaying those photos.

( Ms KWAN Sau-ling left the meeting at 4:45 p.m.)

97. The Chairman responded that there was no need to obtain rights of portrait for displaying photos taken during public activities, therefore he was not worried that the display of those photos would cause inconvenience to any person.

98. Mr WONG Kin-san said that many members of the public walking through the Mong Kok Road Footbridge stopped by to take a detailed look at the activity photos displayed, hence he suggested making use of the exhibition panels on the footbridge to enhance the promotion of activities planned to be held by the organising committees/working groups under the YTMDC.

99. The Chairman responded that the DFMC had considered earlier adding a protective layer on the exhibits, however, as the exhibition period would only last for a few months and the defaced exhibits would be replaced very soon, the DFMC did not adopt this method.

100. The Chairman also said that concerning the proposal of making use of the exhibition panels on the footbridge to enhance the promotion of activities to be held by organising committees and working groups under the YTMDC, it should be noted that it took time for the YTMDO to update the information on the exhibition panels. There was doubt on whether the organising committees and working groups could manage to submit publicity information of activities before the deadline for updating.

101. Mr Barry WONG was glad to see that the exhibition panels on the Mong Kok Road Footbridge were effective in showing the public highlights of the activities held by organising committees/working groups under the YTMDC. He continued that some members of the public suggested installing lights next to the exhibition panels to facilitate public viewing of the contents of the panels. However, he was worried that the lights would be taken away and loss would be incurred.

102. The Vice-chairman recalled that when the Mong Kok Road Footbridge, which was in close proximity to the neighbouring buildings, was newly built, many residents nearby complained to her that the high pedestrian flow of the footbridge caused nuisance to them. She believed that if lights were installed there, more complaints about light pollution would be resulted. Therefore, while beautifying the exhibition panels to attract passers-by, Councillors should take into account the interests of the residents near the footbridge so as to avoid causing nuisance to them.

103. The Chairman supplemented that the DFMC did receive relevant complaints in the past, pointing out that the high pedestrian flow of the Mong Kok Road Footbridge caused nuisance to the residents nearby. In addition, many residents nearby complained that the lighting of the footbridge was irritating to eyes, therefore it was undesirable to install lights on the Mong Kok Road Footbridge.

**(3) Improvements to Wong Tai Street and Ivy Street SOA**

104. Ms Cecilia PONG reported that the contractor had finished works including the replacement of floor bricks, placement of flower pots and installation of seats, etc. for the Wong Tai Street SOA in late September 2012. The LCSD's contractor had also completed planting potted plants in the SOA in mid April 2013. Therefore, the improvement works to the SOA had all been completed. In addition, the contractor had laid new floor bricks and provided flower pots and seats in the Ivy Street SOA. The LCSD would grow plants inside the flower pots later.

**(4) To Enhance Promotion of Jade Street Located on Canton Road**

105. Ms Cecilia PONG reported that the contractor had erected a stainless steel frame of the map board at the site on 26 April. The map board would be a high pressure plastic panel made of highly waterproof and sunproof materials. The map board was ordered overseas, and the pictures and the words on the board were also carved and printed overseas. The contractor expected that the map board would be shipped to Hong Kong in early June, and assembling works could be carried out by that time.

106. The Chairman said that the DFMC had only examined the contents and design of the map board. However, the material of its frame was reflective stainless steel and the glass that served to protect the map board was not non-reflective glass. Therefore, some residents and commercial tenants in the buildings nearby complained that the reflective map board caused irritation to their eyes. He proposed switching to non-reflective materials so as to reduce the impact of reflection.

107. Miss Connie LIU said that the Works Section had been notified of the problem of light reflection earlier. The Works Section would switch to use low-reflective materials.

108. Mr CHEUNG Fu-yin said that the problem of light reflection of the frame would likely be improved after the map board was assembled. He supplemented that glass material had not been used in the entire map board installation.

109. The Chairman enquired when the map board could be installed.

110. Mr CHEUNG Fu-yin responded that the map board was expected to be installed in June.

111. The Chairman would like to know why the map board and the frame were finished at different time.

112. Mr CHEUNG Fu-yin responded that the map board and the frame were produced by two different suppliers, therefore they were finished at different time.

113. The Chairman enquired how long it would take to replace the map board if it was damaged.

114. Mr CHEUNG Fu-yin said that the relevant information was not available for the

time being, however it normally took a few months to order a new map board.

**(5) Provision of a Green Belt under Ferry Street Flyover**

115. Ms Cecilia PONG reported that the relevant works project included partial fencing under the Ferry Street Flyover near Prosperous Garden and placing around 200 flower pots next to it. As the HyD said that space within two metres of the bridge pier had to be reserved for maintenance works, the flower pots could only be placed in areas that were two metres beyond the bridge pier and the number of flower pots was reduced to 195. The contractor had built a cement platform and placed 195 flower pots under the flyover in early February. A sum of \$2,150,000 was allocated for the whole works project (including building a cement platform and placing flower pots under the flyover) while the actual expense was \$1,006,000. Besides, the DFMC endorsed in August 2011 to conduct a feasibility study on the provision of an extensive green area and some landscape features under the Ferry Street Flyover. The estimated cost of the relevant study was \$380,000. However, as the proposed green site was affected by the works of the Central Kowloon Route, the greening works project initially proposed was not feasible, and thus the actual cost of the feasibility study was only \$67,000. She supplemented that including the cost of building the platform and providing flower pots, the total cost of this project was \$1,073,000.

116. Ms Cecilia PONG continued that the Lands D had nearly completed the fencing works under the Ferry Street Flyover, only two access points were not yet fenced at the moment.

117. Ms Betty HO supplemented that:

- (a) The Lands D posted a notice on 10 April requesting the street sleepers under the Ferry Street Flyover to leave the site on or before 7 May.
- (b) In late April, a number of newspapers reported the condition of the street sleepers under the flyover.
- (c) At the request of the Society for Community Organization (“SOCO”), she met the representatives of the SOCO, more than 10 street sleepers under the Ferry Street Flyover and several residents living in Yau Ma Tei on 2 May. From the meeting, she learnt that most of the street sleepers under the flyover mentioned above were Nepalese, and that they were deeply worried after knowing that they had to leave the space under the flyover and did not know how to seek help. Some street sleepers were even worried that they might be arrested if they failed to move out after the deadline. She explained to the street sleepers on the day of the meeting that the Government did not encourage any person to sleep on the streets, and that even without this works project, the Government would arrange social workers to follow up on the problem of habitual street sleepers through the SWD in accordance with the established practice. At that time, the attendees relayed to her that they hoped that the Government could postpone the removal order until new accommodation could be arranged for the street sleepers.

- (d) The SWD arranged social workers to visit the site under the Ferry Street Flyover on 7 May in order to understand the situation, and learnt that there were still street sleepers gathering at the site. Therefore, the clearance plan originally scheduled on 8 May was postponed so as to provide social workers with sufficient time to help the street sleepers there.
- (e) The SOCO had applied for judicial review on whether the Lands D was empowered to request the street sleepers under the Ferry Street Flyover to move out of the site. At the same time, there was news saying that the SOCO had also applied for judicial review of YTMDC's decision on the greening works under the Ferry Street Flyover. It was understood that the court had not yet decided whether to accept SOCO's application for judicial review.
- (f) The SOCO sent a letter to Members of the YTMDC on 15 May, requesting to attend the meeting of the YTMDC on 20 June together with the street sleepers under the Ferry Street Flyover.

118. Ms Nancy KWAN said that the SWD had all along been coordinating with the Salvation Army's Integrated Services Team for Street Sleepers ("Salvation Army") to follow up the situation of streets sleepers under the Ferry Street Flyover, but those street sleepers were unwilling to disclose their personal information. On 2 May, representatives of the SWD and the District Officer had a meeting with the street sleepers under the flyover, and contact numbers and identity card information had been collected from ten of them. In the following two weeks, with the assistance of the SWD and Salvation Army, arrangement had been successfully made for three of them to rent a private flat, while another one of them said that he had all along been living in a friend's home and was not a street sleeper. As for the other six, the SWD had managed to contact four of them and briefed them various support services, including financial assistance and residential services, but they were still considering whether to accept those services or not. The SWD had tried to contact the remaining two street sleepers by various means such as phone calls, outreaching visits etc., but they could not be reached so far. The SWD would continue to follow up the cases concerned.

119. Mr Chris IP said that some media had asked him about the situation of the street sleepers under the Ferry Street Flyover. He opined that the DFMC should strike a balance between providing green belts for the community, enhancing district law and order, and caring for street sleepers. He was glad to see that the District Officer and SWD were active in following up the matter. Also, he said that under the leadership of the District Officer, the District Management Committee ("DMC") was able to conduct in-depth discussion on the problem of street sleepers. He pointed out that the efforts of District Councillors alone were not enough to solve the difficulties faced by street sleepers, and the provision of appropriate assistance to street sleepers would only be possible through the District Officer's coordination with government departments and close co-operation with Councillors. He continued that syringes had been spotted and fighting incidents had occurred under the Ferry Street Flyover, hence, DFMC's decision to provide a green belt at the location could help build a better community and enhance law and order in the district. However, the DFMC had to strengthen the provision of assistance to street sleepers being affected.

120. Mr CHAN Wai-keung enquired about the expenditure details of the greening works under the Ferry Street Flyover, e.g. the cost of each flower pot, to help the public understand

the works more clearly.

121. Mr Edward LEUNG said that the District Council (“DC”), DMC and government departments in the district had spent a lot of resources in handling the problem of street sleepers, but there had yet been any obvious improvement. He was also worried that street sleepers would continue to sleep on streets even after the community environment had been enhanced. He considered that, as shown by incidents such as syringes being spotted etc., street sleepers had indeed caused disturbance to the community, and he did not agree that the enhancement of local facilities and environment would cause inconvenience to street sleepers. Moreover, he opined that the DC should help the street sleepers give up street sleeping, rather than merely help them maintain their lives.

122. Mr HUI Tak-leung said that the DC had provided a lot of assistance to street sleepers in the past, including coordinating with the SWD and Salvation Army to offer help. When carrying out district work, Councillors of the constituencies concerned had also cared for the needs of street sleepers. He opined that the DFMC should not encourage street sleeping, and it should focus on solving the issue of street sleepers instead. He pointed out that some street sleepers had difficulties in making a living and that they were left with no choice but to sleep on streets, while some became homeless owing to their deviated behaviours and they were unwilling to receive any help from others. The SWD and Salvation Army had repeatedly offered assistance to street sleepers under the Ferry Street Flyover, however, some street sleepers had deviated behaviours, e.g. they liked to gather under flyovers and would not accept any assistance. He also stated that DFMC’s decision of greening the area under the Ferry Street Flyover was not intended to evict street sleepers, but with a view to improving the environment in the district, and helping street sleepers give up street sleeping.

123. Mr Barry WONG said that government departments, Councillors, non-governmental organisations and volunteers had been actively helping street sleepers in the district all along, however, street sleepers had the right to choose whether to accept assistance or not. He pointed out that DFMC’s decision of providing additional community facilities and greening the community was aimed at building a better living environment, and there was no intention to evict street sleepers. Moreover, the beautification of community environment would not attract street sleepers to gather. He emphasised that the DFMC should help street sleepers choose the way of life that most suited them. He opined that the DC should continue to care about street sleepers under the Ferry Street Flyover, and he would be glad to listen to any proposal from community members on how to help street sleepers.

124. Mr CHUNG Kong-mo opined that the interests of all stakeholders should be balanced when dealing with community affairs. He relayed that some members of the public had requested Councillors to propose the provision of green belts under the Ferry Street Flyover. Councillors had also received complaints against street sleepers under the flyover, such as defecating or urinating, lighting fire for cooking and hanging laundries under the flyover. Some drivers were even worried that those hanged laundries might be blown away by wind and fall on the windshield glass of their vehicle, resulting in traffic accidents. He said that the DMC had all along been concerning about the problem of street sleepers, and had engaged the SWD and Salvation Army to follow up and report on the situation of street sleepers, including successful cases as well as street sleepers’ reasons for refusal to move out of their street sleeping areas. He pointed out that the DC had paid a lot of efforts in enhancing the community, but the rehousing of street sleepers was beyond its purview, and



the issue must be referred to government departments for follow-up action. He continued that the DC had already struck a balance between enhancing community environment, responding to public aspirations and caring for street sleepers. He hoped that government departments could strengthen their efforts in handling issues concerning street sleepers in the district.

125. Mr Derek HUNG said that, besides those under the Ferry Street Flyover, there were also several street sleepers in his constituency. Some members of the public had relayed to him that street sleepers had created hygiene problems and streetscape issues, while some members of the public were concerned about the situation of street sleepers. He praised the SWD and Salvation Army for their efforts in helping street sleepers and successful handling of several cases in his constituency. He believed that street sleepers had different backgrounds. In the past, the DC and government departments handled the street sleeper problem with a caring approach. He opined that the DC should, from now on, look into the problem from the perspective of residents as well, so as to handle the problem more properly.

126. In response to Mr CHAN Wai-keung's enquiry about the expenditure details of the greening works under the Ferry Street Flyover, Miss Connie LIU said that she did not have the relevant information for the moment, but out of the expenditure of \$1,006,000, the expenditure on flower pots should be about some \$300,000 to \$400,000, i.e. the cost of each flower pot should be some \$1,000 to \$2,000 (they were granite flower pots commonly placed on roadside); the remaining some \$600,000 to \$700,000 would be used for the construction works of concrete platforms under the flyover next to Prosperous Garden (the section from Public Square Street to Tung Kun Street was about 200 metres long; the section from Public Square Street to Shek Lung Street was about 400 metres long). She supplemented that the cost of flower pots did not include the expenditure on plants.

127. The Chairman said that the works expenditure concerned was on par with the normal expenditure level of the Government. He also proposed that the DFMC should continue to discuss the impact of street sleepers on the greening works under the Ferry Street Flyover.

128. The Chairman mentioned that the SOCO had sent a letter to all Members of the YTMDC, requesting to attend the next meeting of the YTMDC, so as to know about YTMDC's local greening works and rehousing policy for street sleepers, and to make a representation to Councillors regarding the impact of the works project under the Ferry Street Flyover on street sleepers.

129. Mr Chris IP said that the YTMDC was only a consultative and advisory body, so it was inappropriate to discuss the rehousing policy for street sleepers at YTMDC meetings. He continued that since the relevant item was not on the agenda of the YTMDC meeting on 20 June, he would like to know what should be done to follow up on SOCO's request.

130. The Chairman responded that the matter concerned would not be handled at meetings of the DFMC. He added that it was the YTMDC meeting on 20 June 2013 that the SOCO requested to attend. He hoped that the Chairman of YTMDC and the District Officer would take this opportunity to explain clearly to the SOCO the objectives of the greening works under the Ferry Street Flyover, so that the works could commence as soon as possible.

131. Mr Chris IP opined that the greening works under the Ferry Street Flyover had clear objectives, and the works had no direct relation with the street sleepers there. He also said that although the problem of street sleepers was not under the work area of the DFMC, such problem was related to works projects discussed by the DFMC, so it was more appropriate for the DFMC to handle the matter. Moreover, he suggested that the Chairman of the YTMDC or the District Officer explain in writing to the SOCO the justifications for implementing the works concerned.

132. Mr Edward LEUNG said that the justifications for each decision made by the DFMC had been set out in minutes of the committee. Any persons or groups who disagreed with DFMC's decision could express their views in the consultation process. If no objection was received by the YTMDC or DFMC during the time, then those opposing persons or groups should not question DFMC's decision afterwards. He continued that the rehousing policy for street sleepers was under the work area of the SWD, but not within the terms of reference of the YTMDC, therefore it was not appropriate to discuss the policy at meetings of the YTMDC.

133. Mr CHUNG Kong-mo pointed out that the greening works under the Ferry Street Flyover could address public aspirations. He said that the DMC and SWD had all along been helping the street sleepers there, but some of the street sleepers were unwilling to accept assistance. He opined that the rehousing policy for street sleepers, which the SOCO requested to discuss on, was beyond the terms of reference of the YTMDC, and the matter should be followed up by the SWD and YTMDO.

134. Mr Barry WONG said that community organisations might not understand well the functional differences between the Legislative Council ("LegCo") and DCs, and they might not know much about the division of works among different committees under DCs, so they might not know how to express their views to DCs. He guessed it was for such reason that the SOCO hoped to raise its request at the meeting of the YTMDC to be held on 20 June. He continued that although members of the public were welcomed to sit in meetings of DCs, any persons or groups who wished to express their views at meetings of DCs should make an application according to the relevant procedures. He hoped that the YTMDC Secretariat could brief the SOCO on the relevant procedures, and explain to it that rehousing policy for street sleepers should be under the terms of reference of the LegCo.

135. Mr Chris IP asked the District Officer what the SOCO representatives requested when she met them on 2 May. He also opined that it was more appropriate for the DFMC, rather than the YTMDC, to handle the problem of street sleepers.

136. Ms Betty HO responded as follows:

- (a) On 2 May, together with officers of the SWD and Lands D, she met representatives of the SOCO and some 10 street sleepers living under the Ferry Street Flyover. At that time, the street sleepers said that they hoped to keep sleeping under the flyover. She explained to them that even if there had not been any greening works under the flyover, the Government would not encourage street sleeping, and the YTMDO would arrange social workers to help them move out.

- (b) After the street sleepers there had read the notice of the Lands D requesting them to move out of the works site, they worried that if they did not leave by the deadline, the Authority would take action to evict them. She had already explained to them that before clearing the site, the Authority would first conduct a detailed assessment to decide whether the clearance operation was appropriate.
- (c) Having understood the situation through social workers, the government departments concerned learnt that some street sleepers were still unwilling to move out of the area under the Ferry Street Flyover, therefore the clearance operation scheduled for 8 May was suspended.
- (d) On 2 May, the SOCO showed her the paper in respect of YTMDC's discussion on the greening works under the Ferry Street Flyover, and the SOCO said that it had noted from the paper that some Councillors hoped to solve the problem of street sleepers under the flyover through the works, so the SOCO did not agree that the greening works were unrelated to the problem of street sleepers. The SOCO hoped that the Government would not evict the street sleepers under the Ferry Street Flyover, and requested her to admit that the greening works were related to the problem of street sleepers. Since she did not agree with such saying, the SOCO hoped to express its views to the YTMDC directly. On that day, she had already promised the SOCO that she would account for the progress of the greening works under the Ferry Street Flyover to the YTMDC and relay the requests of street sleepers there to the YTMDC.
- (e) She did not know that the SOCO had sent a letter to all Members of the YTMDC, and said that she received SOCO's letter, requesting to attend the meeting of the YTMDC on 20 June, just one day before this meeting.
- (f) The YTMDO could provide relevant documents to the SOCO through the YTMDC Secretariat, including the minutes and papers submitted by Councillors. A few days after her meeting with representatives of the SOCO, she had also sent a letter to the SOCO, explaining the Government's policy on helping street sleepers. If Councillors agreed with the provision of relevant documents to the SOCO by the YTMDC Secretariat, the YTMDO would reiterate the Government's policy on helping street sleepers to the SOCO.
- (g) She had to seek the consent of Councillors before acting upon SOCO's request to arrange for it to attend meetings of the YTMDC.

137. The Chairman suggested that the DFMC provide the documents regarding the greening works under the Ferry Street Flyover and the policy on street sleepers to the SOCO through the YTMDC Secretariat.

138. Mr Chris IP said that Councillors could meet with the SOCO, but meetings of the YTMDC should not be chosen as the occasion for such purpose.

139. The Chairman shared the views of Mr Chris IP, and opined that since the greening works under the Ferry Street Flyover had already commenced, it was undesirable to meet with

representatives of the SOCO at meetings of committees under the YTMDC (including the DFMC). He asked the District Officer and SOCO to arrange for another time session to meet with Councillors.

140. The Chairman said that the greening works under the Ferry Street Flyover could not be proceeded further. He wanted to know the actions to be taken by the YTMDC and government departments. He also enquired the YTMDO whether it had estimated the duration of delay in works.

141. Ms Betty HO said that the SOCO had submitted an application to court for judicial review on the clearance operation of the Lands D and it was not known as to whether the court would accept the application. If the court accepted SOCO's application, the clearance operation could not be mounted before the outcome of the judicial review proceedings. If the court rejected SOCO's judicial review application, the departments concerned would first make an assessment to review whether relocation had been arranged for the majority of street sleepers or whether the SWD had provided sufficient assistance to street sleepers before mounting the clearance operation.

142. The Chairman said that as the SOCO had submitted an application for judicial review on the clearance operation, the YTMDC should await the court decision before proceeding with the greening works under the Ferry Street Flyover.

143. Mr CHUNG Kong-mo did not agree that the greening works under the Ferry Street Flyover should be suspended pending the decision from court. He enquired Councillors how the YTMDC should handle similar situations in future. He added that records of DFMC's discussion about the greening works under the Ferry Street Flyover could be checked as the public could read the minutes and listen to the audio recordings of the meetings on the Internet. He also said that the District Officer had already relayed SOCO's requests to the YTMDC after meeting their representatives.

144. Mr Edward LEUNG said that the YTMDC had set goals to reduce the number of street sleepers in the district and help them give up street sleeping. He pointed out that it was unnecessary for the YTMDC to explain whether mistakes had been made regarding the greening works under the Ferry Street Flyover. Furthermore, he opined that at the moment the YTMDC should not meet the representatives of SOCO as legal proceedings were in progress.

145. The Chairman clarified that legal proceedings were not in progress as the court was still considering SOCO's judicial review application.

146. The Chairman added that in accordance with DFMC's procedures for handling other works, the greening works under the Ferry Street Flyover should be proceeded before the court's decision on SOCO's judicial review application. He stated that the YTMDC was a responsible DC and it had the right to decide the progress of District Minor Works ("DMW") projects. He enquired Councillors whether they agreed to proceed with the works and said that there was a need to seek assistance from the YTMDO and SWD during the course of works.

147. Mr CHUNG Kong-mo said that it was unclear that whether the court would accept

SOCO's judicial review application. If the DFMC decided to suspend the greening works under the Ferry Street Flyover, the same approach should be adopted to ensure fairness when similar situations arose in future.

148. Mr Derek HUNG said that even though the DFMC instructed to proceed with the works, it was difficult to ensure whether government departments would support after taking legal factors into account if the court had in the end accepted SOCO's judicial review application .

149. The Chairman said that if the court accepted SOCO's judicial review application, the greening works under the Ferry Street Flyover must be suspended. However, the current situation was that a claim had been made by the SOCO, saying that a judicial review application in respect of the works had been made. Therefore, the DFMC should discuss whether there was a need to suspend the works in response to such situation.

150. Ms Betty HO clarified that it was confirmed that the SOCO had submitted an application to court for judicial review and the court was now considering whether the application should be accepted.

151. Mr CHUNG Kong-mo said that if legal proceedings for the greening works under the Ferry Street Flyover were in progress, he did not oppose suspension of the works. However, if it was just the SOCO claiming that a judicial review application had been made, he opposed suspending the works.

152. The Chairman reiterated that the court had not yet decided whether to accept SOCO's judicial review application and it was unclear that when the court would make its decision.

153. Mr Chris IP said that the YTMDC proceeded with the works in question when facing similar situations in the past. However, if the court accepted SOCO's judicial review application, the works must then be suspended.

154. The Chairman enquired Councillors whether they agreed to proceed with the greening works under the Ferry Street Flyover before the court had made decision on whether SOCO's judicial review application should be accepted. He said that if Councillors had different views, voting would be required to make the decision.

155. Mr Barry WONG said that even though Councillors shared the same view, the DFMC should also pay attention to whether such a decision was made legitimately. The DFMC could have room for discussion on whether such a decision could be made only if it was permitted by law that the DFMC could decide whether to suspend DMW projects. Hence, he opined that government departments should suggest counter-measures to the DFMC instead of letting the DFMC to decide on its own whether the works should be suspended.

156. The Chairman responded that the DFMC had the right to decide whether to proceed with DMW projects.

157. Ms Betty HO said that SOCO's judicial review application was against the Lands D.

However, the court had not yet decided whether to accept the application. She stated that although it was not an offence to proceed with the greening works under the Ferry Street Flyover at this stage, in most of the cases government departments preferred suspension of works if the project concerned was likely to be subject to any legal challenge. Even if the DFMC had decided to proceed with the works, she still had to confirm with the Lands D whether clearance operation could be taken. She believed that the Lands D, upon seeking legal advice, would not agree to mount clearance operation before the court had made the decision.

158. The Chairman said that the District Officer was concerned that government departments might not conduct the greening works under the Ferry Street Flyover immediately. However, he did not worry that it was illegal to proceed with the works. He added that at this point of time the DFMC could decide whether to proceed with or suspend the works in question.

159. Mr Derek HUNG said that if the DFMC decided to proceed with the works and yet the court had in the end accepted SOCO's judicial review application, it would then be difficult for the DFMC to handle the works that was underway. He opined that there were many uncertainties associated with the judicial review application, such as whether the court would accept SOCO's judicial review application and whether the SOCO would win the case if the court accepted its application. Therefore, he was worried that the continuation of the works would result in a lot of inconvenience.

160. The Chairman said that the DFMC had to vote to decide whether to proceed with the greening works under the Ferry Street Flyover as no consensus could be reached.

161. Mr Derek HUNG said that even though the DFMC had finally decided to proceed with the greening works under the Ferry Street Flyover, it would be meaningless if government departments did not commence the works immediately.

162. Mr CHUNG Kong-mo reiterated that if the DFMC decided to suspend the works, then the same approach should be adopted to ensure fairness when facing the same situation in future.

163. Mr Barry WONG said that each case should be handled separately and government departments should be consulted when facing the same situation in future.

164. Mr CHUNG Kong-mo opined that the views of the District Officer could be adopted to suspend the works in question now. However, he reiterated that the same approach should be adopted if the DFMC faced the same situation in future.

165. The Chairman said that since the circumstances of individual cases varied, it would be difficult to adopt the same approach for all cases. In the past, the public had opposed implementation of works projects endorsed by the DFMC. However, the DFMC decided to proceed with those projects after taking the opposing views into consideration. Therefore, the DFMC could decide whether to proceed with the greening works under the Ferry Street Flyover. As the time required for processing judicial review was unknown, he proposed to make decision on this item at the next meeting. He added that if Councillors did not support his proposal, then they should vote immediately to decide whether to proceed with the works.

166. Mr CHUNG Kong-mo reiterated again that the DFMC should make reference to its decision this time when facing the same situation in future.

167. The Vice-chairman agreed to make decision on this item at the meeting to be held on 4 July. In addition, she agreed that if the same situation arose in future, each case should be handled separately. If Councillors adopted the Chairman's proposal, she hoped that the District Officer could seek legal advice for reference at the next meeting.

168. The Chairman enquired Councillors whether they agreed to make decision on this item at the next meeting. There was no objection to his proposal. The Chairman announced that the DFMC would decide whether to proceed with the greening works under the Ferry Street Flyover at the meeting to be held on 4 July.

**(6) Erection of Landmark at Junction of Sai Yeung Choi Street  
South and Soy Street**

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169. Ms Cecilia PONG reported that at its meeting on 15 November 2012, the DFMC endorsed to adopt the design of a single-block landmark with the concept of "Harmony of Tai Chi" to illustrate the characteristics of integration of different people and things of Mong Kok District. The contract works consultant was now working on the detailed design and the Works Section would then invite tenders for the works. After assessing the tenders, the works was estimated to commence in September. In addition, at the 7<sup>th</sup> meeting of the DFMC on 10 January 2013, a Councillor proposed organising a naming competition for the landmark by a committee under the YTMDC (such as the Organising Committee on Promotion of Civic Education ("OCPCE")). She asked Councillors to discuss whether such arrangement would be made, or the landmark should be simply named by referring to its location, for example, naming it as "The Landmark of Sai Yeung Choi Street South".

170. The Vice-chairman said that as Mr Edward LEUNG, Chairman of the OCPCE was not around, she suggested discussing the erection of bunt poles first.

171. The Chairman invited the representative of the YTMDO to brief Councillors on the progress of bunt pole erection.

172. Ms Cecilia WONG reported that the DFMC had earlier proposed to erect two aluminium bunt poles each at the junctions of Tung Choi Street/Nelson Street and Tung Choi Street/Shantung Street respectively. In this connection, the YTMDO had consulted various government departments, works departments and utility undertakings. The Drainage Services Department ("DSD") said that a section of underground sewers of 225 mm in diameter was found in the vicinity of the proposed site at Tung Choi Street/Nelson Street. Regarding the proposed site at Tung Choi Street/Shantung Street, two underground stormwater drains of 600 mm and 750 mm in diameter were found respectively. The DSD did not support the erection of bunt poles at the aforesaid sites as the maintenance and repairs of those underground facilities would be seriously affected. Furthermore, the utility undertakings had also provided information about underground facilities near the two proposed sites. They did not oppose to the erection of bunt poles, but stressed that the existing underground facilities should not be affected by the erection works. With limited space in the vicinity of the proposed sites, no suitable location could be identified to erect bunt

poles. She asked Councillors to consider whether the works project should be cancelled.

173. The Vice-chairman said that erecting aluminium bunt poles at the junction of Sai Yeung Choi Street South and Soy Street was part of the landmark features. The project was proposed by Mr Edward LEUNG and Mr CHOW Chun-fai. Although both of them were not around, she believed that other Councillors would not oppose cancelling the works concerned.

174. The Vice-chairman enquired Councillors whether they agreed to cancel the erection of bunt poles. There was no objection to her proposal. The Vice-chairman announced that the erection of bunt poles would be cancelled.

(ii) **Works Projects Endorsed in Principle by the DFMC**

(1) **Provision of Canopies to GMB Stops next to Larch Street SOA**

175. Ms Cecilia PONG reported that the YTMDO and Works Section had conducted an inspection of the above site with Councillors of the constituency at the end of January. The Works Section conducted ground investigation for this project and the results showed that there were densely packed public utilities underneath the lot concerned for canopy construction, which had increased the complexity of the works.

(Mr Edward LEUNG left the meeting at 6:00 p.m.)

176. Mr CHEUNG Fu-yin supplemented that the investigation results showed that the underground of the site was densely packed with public utilities, such as cables, plastic tubes and telecommunication facilities, and there was no space for canopy construction.

177. Mr LAU Pak-kei said that many cables were found underground when he inspected the proposed site with staff of the Works Section. However, to his knowledge, construction of canopies was still possible in similar situations found in other districts (e.g. Kwai Tsing). For example, utilities such as cables could be relocated first. Upon completion of the canopies, they would be restored at their original location. He wanted to know whether canopies for GMB stops next to the Larch Street SOA could be constructed by adopting the same method.

178. The Vice-chairman said that this works was different from that of the bunt holes. There were more underground public utilities at the proposed site of the latter project and the works there were more complicated. She enquired if there was any way to relocate the underground public utilities underneath the GMB stops next to the Larch Street for canopy construction.

179. Mr CHEUNG Fu-yin responded that the consent of owners had to be sought before relocating those underground public utilities.

180. The Vice-chairman said that the project was beneficial to the community and thus she hoped that the government departments concerned could seriously review the feasibility of works. She suggested discussing this item at the next meeting so that the Works Section and public utilities undertakings could study the feasibility of relocating those underground utilities.



181. Miss Connie LIU said that the public utilities undertakings concerned, including the CLP Power Hong Kong Limited (“CLP Power”), the Hong Kong and China Gas Company Limited (“Towngas”), Hong Kong Cable Television Limited (“Cable TV”), Hutchison Telecommunications Hong Kong Holdings Limited (“Hutchison Telecommunications”) and Hong Kong Telecommunications Limited (“HK Telecommunications”), had replied that they did not oppose the construction of canopies at the proposed site, but they stressed that the underground utilities there should not be affected by the construction. However, relocation of the utilities concerned had to be carried out by staff of those public utilities undertakings. The risk would be very high if the relocation was not carried out by professionals and she believed that most public utilities undertakings would disagree with the relocation of those utilities.

(Mr HUI Tak-leung left the meeting at 6:05 p.m.)

182. Mr LAU Pak-kei said that the same problem was encountered in the construction of canopies for GMB stops next to Sham Mong Road. As the works project was beneficial to residents, he hoped that government departments could study the feasibility of relocating those underground public utilities with public utilities undertakings.

183. The Vice-chairman recalled the works at Nullah Road SOA. She said that the benches there were installed without ground drilling. Therefore, if it was impossible to relocate the underground public utilities, consideration could be given to canopies that did not require ground drilling. She added that government departments should conduct feasibility studies for different solutions if similar problems arose in future.

184. The Chairman supplemented that he had consulted the view of Mr Edward LEUNG on the naming of the landmark at the junction of Sai Yeung Choi Street South and Soy Street, and Mr LEUNG agreed to the organisation of a naming competition by the OCPCE. He asked if Councillors agreed to such arrangement and there was no objection. The Chairman announced that a naming competition for the landmark at Sai Yeung Choi Street South would be organised by the OCPCE.

**(2) Provision of Canopies to GMB Stops of Routes No. 46, 70 and 78 at Junction of Sham Mong Road and Chung Wui Street**

185. Ms Cecilia PONG reported that the YTMDO had consulted the views of various government departments, works departments and public utilities undertakings on the construction of canopies mentioned above in March. The DSD stated that it did not oppose the above works provided that the drainage facilities at the site would not be affected. Other government departments and works departments had no specific comment. Public utilities undertakings concerned including CLP Power, Towngas, Cable TV, Hutchison Telecommunications and HK Telecommunications had provided information relating to the underground pipelines and utilities in the vicinity of the site and replied that the underground utilities there should not be affected by the works. However, having regard to the proximity of the proposed site to the construction site of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (“XRL”), and that the existing roads were very narrow, after studying the relevant information, Councillors of the constituency agreed to put forward again the proposal of

canopy construction for the above mentioned GMB stops only after the completion of works for the XRL next year to avoid causing any inconvenience to the public.

186. Mr LAU Pak-kei supplemented that he had already stated in the paper he submitted for the captioned project that discussion with the Mass Transit Railway Corporation Limited (“MTRC”) was required for implementation of works. He pointed out that the existing roads at the proposed site were relatively narrow and it would be inconvenient to carry out construction there. However, those roads would be widened upon the completion of works for the XRL. Other than issues associated with works for the XRL, a lot of underground public utilities were found when he conducted site inspection with staff of the Works Section, hence the project had to be handled with care. However, the GMB stops at Sham Mong Road were stops for three GMB routes with many members of the public waiting there for GMBs every day. Thus this project was worth implementing as it was even more important than the construction of canopies for GMB stops next to Larch Street. He added that though he would put forward this proposal again only after the completion of XRL, he hoped that relevant studies (e.g. relocation of underground public utilities) could continue.

187. The Vice-chairman said that the construction of canopies and rain shelters in Larch Street, Sham Mong Road and Prince Edward Road West were all required to deal with the presence of a large number of underground public utilities. She urged the YTMDO and government departments concerned to study proactively the feasibility of the above works.

**(3) Provision of Rain Shelter on Pavement of Prince Edward Road West (between Cheung Lo Church and Sai Yee Street Substation)**

188. Ms Cecilia PONG reported that the YTMDO had consulted the views of various government departments, works departments and public utilities undertakings on the above project in March. Government departments and works departments had no specific comment. Public utilities undertakings such as the CLP Power, Towngas, HK Telecommunications, Hutchison Telecommunications and New World Telecommunications etc., replied that there were underground pipelines at the site and stressed that the public utilities there should not be affected by the works. After inspecting the works plan of the underground pipelines of the proposed site, the Works Section stated that the site was densely packed with public utilities and the difficulty and complexity of the works was very high.

189. Mr WONG Kin-san said that he understood that those underground public utilities had made the works difficult, but the DFMC had to address problems faced by local residents. He added that there was a tall wall next to the pavement at the above location. He enquired whether a canopy could be constructed on the wall to save the trouble of relocating underground public utilities. However, this might involve ownership issues and had to be handled prudently. He also said that from the numerous proposals of canopy and rain shelter construction, it was found that there were so many underground public utilities underneath pavements in the district. He suggested that departments concerned provide information on underground public utilities of major roads in the district to the DFMC for Councillors to formulate future works projects.

190. The Vice-chairman said that the extensive presence of underground public utilities was a common problem encountered when putting forward works proposals. She recalled

that she had suggested installing speed detectors at road sections where traffic accidents were frequent with Mr Wong Kin-san but the proposal was shelved due to presence of underground public utilities at the proposed site. Now the same problem was encountered in the erection of aluminium bunt poles and construction of canopies for GMB stops in Tai Kok Tsui, thus she suggested that Councillors submit papers for discussion at meetings of the YTMDC about the issue of underground public utilities. Concerning the proposal of Mr WONG Kin-san of canopy construction on the wall next to the pavement in Prince Edward Road West, she opined that though ownership issues might be involved, she still hoped that government departments could study its feasibility.

191. Ms Cecilia PONG reported that the list of various projects under DMWs of the YTM District and their respective expenses as at 30 April 2013 were set out in Annex 3 to the paper. The estimated expenses were \$8,976,000 with \$5.45 million available for use.

192. Miss Connie LIU supplemented that the estimated expenses included consultant fees. If consultant fees were excluded, more funding would be available for use.

193. The Chairman said that the HAD would allocate \$20 million for the payment of consultant fees of DMWs for various districts starting from this year, thus the DFMC would have more funding for works this year.

194. There being no further comments, the Chairman closed the discussion on this item.

(Mr Barry WONG and Mr Benny YEUNG left the meeting at 6:15 p.m.)

**Item 6: Report on Recreational and Sports Activities and Management of Facilities in YTM District by LCSD (February to July 2013)**  
**(YTMDFMC Paper No. 32/2013)**

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195. The Chairman welcomed Mr Richard WONG, Chief Leisure Manager (Hong Kong West), Mr Vincent SO, District Leisure Manager (Yau Tsim Mong), Ms Brenda YEUNG, Deputy District Leisure Manager (Yau Tsim Mong) and Mr Raymond CHAN, Assistant District Leisure Manager (Yau Tsim Mong) of the LCSD to the meeting.

196. Ms Brenda YEUNG briefly introduced the paper.

197. Councillors noted the content of the paper. There being no further comments, the Chairman closed the discussion on this item.

**Item 7: Report on DMWs and Environmental Improvement Projects in LCSD's Venues in YTM District in 2012-2015**  
**(YTMDFMC Paper No. 33/2013)**

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198. Ms Brenda YEUNG briefly introduced the paper. She reported that the LCSD was now proceeding with the initial preparation works for the pet garden and radio-controlled model car race track under Ferry Street Flyover. As the works involved the use of areas

zoned as roads for building radio-controlled model car race track, feasibility study by a contract consultant was required beforehand. Moreover, as the YTM Pet Garden at Man Cheong Street had to undergo renovation in phases at the end of the year, she suggested first implementing the works for the pet garden before that of the radio-controlled model car race track to ease the demand of residents on pet garden.

199. The Chairman stated that the new pet garden might be able to take the place of the YTM Pet Garden which would undergo renovation in around October.

200. Councillors noted the content of the paper. There being no further comments, Councillors endorsed the proposal of LCSD's building of a pet garden and a radio-controlled model car race track under Ferry Street flyover in phases. The Chairman closed the discussion on this item.

**Item 8: Funding Application for DMWs and Environmental Improvement Projects in LCSD's Venues in YTM District in 2013/14**  
**(YTMDPMC Paper No. 34/2013)**

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**(1) Installation of Spotlights and Park Lights in Lok Kwan Street Park**

201. Ms Brenda YEUNG briefly introduced the paper.

202. Mr LAU Pak-kei said many residents reflected that the lighting was insufficient in Lok Kwan Street Park. He therefore appreciated LCSD's suggestion on enhancing the lighting in the park which could improve the law and order in the vicinity of the park. However, he was concerned that the lighting might also affect the nearby residents, especially those living on the lower floors. He requested the LCSD to adjust the intensity of the lighting to prevent strong light disturbing residents.

203. The Chairman said that the works should strike a balance between responding to the request of the nearby residents and improving the law and order of the park.

204. There being no further comments, the Chairman announced the endorsement of the funding for implementing the works project.

**(2) Energy-saving Works in Recreational Venues under LCSD in YTM District**

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205. Ms Brenda YEUNG briefly introduced the paper.

206. Mr CHUNG Kong-mo asked whether the project estimate had included the expenditure of installing smart timer-controls and optical switches in Kowloon Park.

207. Ms Brenda YEUNG responded that the installation of smart timer-controls and optical switches in Kowloon Park had been completed in the last year. Therefore, this project estimate did not include the expenditure of the two items.

208. Mr Vincent SO supplemented that the project estimate of \$904,800 included the expenditure of replacing the light bulbs of the park lights/bollard lights in nine venues and

installing smart timer-controls and optical switches in eight venues excluding Kowloon Park.

209. The Chairman asked whether the LCSD had assessed the electricity cost saved each year and the environmental performance of the energy-saving works.

210. Ms Brenda YEUNG said it was estimated that about half of the energy consumption could be saved by replacing the light bulbs of the park lights/bollard lights, and the installation of smart timer-controls and optical switches could reduce the use of lighting for around 30 minutes on average every day.

211. There being no further comments, the Chairman announced the endorsement of the funding for implementing the works project.

**(3) Replacement of Three Sets of Air-cooled Air-conditioning Units in Arena on 13/F of Fa Yuen Street Sports Centre**

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212. Ms Brenda YEUNG briefly introduced the paper.

213. Mr WONG Kin-san said that the expenditure of this works project was huge. But taking into account the maintenance expenditure, he supported endorsing the allocation of funds for the implementation of this works project. However, as the utilisation rate of the arena on 13/F was quite high, he was concerned that the closure of the venue for two months due to the works would cause inconvenience to the public. He therefore asked whether a period of two months was the shortest duration for construction works and he would like to know the estimated number of users being affected by the closure of the venue.

214. Mr Vincent SO responded that the LCSD had already assessed the impacts of the works. According to the utilisation figures in the past few years, the utilisation rates of the venue between February and March each year were relatively low. Therefore, the LCSD suggested carrying out the works between February and March next year. He could estimate the number of users being affected by the closure of the venue, but he did not have the information in hand at the moment. He also said that during the closure of the venue, installation of barrier-free access facilities and improvement of other facilities would also be carried out, including addition and renovation of toilets for the disabled, lowering of service counters, and renovation of the fitness room and activity rooms, etc. Although closing the venue for a period of time would cause inconvenience to the public, in the long run, the renovations being carried out concurrently could improve the environment of the venue. During the closure of the venue, the public could use Boundary Street Sports Centre Nos. 1 and 2 and Tai Kok Tsui Sports Centre nearby. Subject to the renovation progress, the LCSD would gradually open the facilities of the venue for public use as soon as practicable.

215. The Vice-chairman hoped that the works could achieve energy saving and asked the LCSD to minimise the impacts of the works on the public.

216. There being no further comments, the Vice-chairman announced the endorsement of the funding for implementing the works project.

217. The Chairman closed the discussion on this item.

**Item 9: Review on Arrangements in Providing Designated Smoking Areas in Public Leisure Grounds by LCSD**  
**(YTMDPMC Paper No. 35/2013)**

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218. Ms Brenda YEUNG briefly introduced the paper.

219. The Chairman said that some venues mentioned in the paper were no longer designated as “no smoking areas” as they were returned to the Lands D for development. But the number of “smoking areas” in LCSD’s venues remained unchanged.

220. Ms KO Po-ling asked whether the smoking ban would still be implemented in the venues mentioned in the paper.

221. Mr Vincent SO responded that as far as he knew, the smoking ban was still implemented in West Kowloon Waterfront Promenade while Mong Kok Market Children’s Playground had been closed already.

222. Councillors noted the content of the paper and had no further comments. The Vice-chairman closed the discussion on this item.

**Item 10: Review on Opening Hours of YTM Pet Garden by LCSD**  
**(YTMDPMC Paper No. 36/2013)**

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223. Mr Vincent SO gave a PowerPoint presentation to briefly introduce the paper. He supplemented that the Sino Group, which was responsible for the renovation works of YTM Pet Garden, did not support installing noise mitigation facilities in the garden as it involved considerable costs. But the group said that growing more plants in the garden could be considered to screen off the noise.

224. The Chairman said the monitoring data showed that the numbers of users in YTM Pet Garden at 10 p.m. and 11:30 p.m. were more or less the same. According to his understanding, most pet gardens were open until midnight or even around the clock. He continued that the Sino Group would optimise the design of YTM Pet Garden to minimise any noise nuisance.

225. Mr CHUNG Kong-mo said that he and some other Councillors had met with the Yau Tsim Association of Senior Citizens (literal translation). Representatives of senior citizens there requested to advance the closing time of YTM Pet Garden to 11 p.m.

226. Mr Chris IP said that if the pet garden was open until 11 p.m. only, pet owners bringing their pets out after 11 p.m. would walk close to residential areas inevitably. This would cause even more nuisance to the residents. Therefore, he did not consider advancing the closing time of the pet garden could solve the problem of noise nuisances. Instead, the solution addressing to the root cause was to educate the pet owners, encouraging them fitting muzzles to their dogs before bringing them out at night time.

227. Ms KO Po-ling said that the opening of YTM Pet Garden until midnight may be convenient for pet owners, but Councillors should also consider the request of advancing the pet garden’s closing time to 11 p.m. made by the Yau Tsim Association of Senior Citizens.

In addition, the renovation design of YTM Pet Garden should minimise the nuisance caused to the vicinity of the garden. If noise mitigation facilities could not be installed in the garden, more plants should be grown to screen off the noise.

228. Mr Derek HUNG said that he had also met with the representative of the Yau Tsim Association of Senior Citizen and noted the views on the opening hours of YTM Pet Garden from the senior citizens. However, according to the figures from the captioned paper, Councillors should note that there were some citizens bringing their dogs to the pet garden from 11 p.m. to midnight. He would like to know how the LCSD would strike a balance between different views from the community on the pet garden's opening hours. He opined that the most ideal solution was to grow more plants and install noise mitigation facilities during the renovation of the pet garden. As the Sino Group had already refused to install noise mitigation facilities, he would like to know whether the LCSD would take the responsibility to provide those facilities. He also asked whether the LCSD would consider designating an area in the pet garden to restrict the movements of citizens who brought their pets to the garden after 11 p.m. in order to minimise nuisances caused by pet noise to the residents nearby.

(Mr CHAN Wai-keung left the meeting at 6:50 p.m.)

229. Mr WONG Kin-san said Annex 3 to the paper showed that during some timeslots, there were members of the public and dogs staying in YTM Pet Garden but the noise reading in the park was still zero decibel. Therefore, he opined that in order to solve the noise problem in the pet garden, publicity and education should be started as the first step, or dog owners should be required to fit their dogs with muzzles before bringing them out at night time.

230. Mr CHUNG Kong-mo said that most of the people using YTM Pet Garden after 11 p.m. lived near the garden. He opined that during the renovation of the garden, these people would still bring their pets to the vicinity of the garden. Therefore, he suggested that the LCSD deploy staff to the vicinity of the garden to measure the noise level caused by the people with their pets during the renovation of YTM Pet Garden. He believed such data would help the DFMC review the opening hours of pet gardens in future.

231. Mr Vincent SO responded to Mr WONG Kin-san's comments. He said that Annex 3 to the paper indicated the noise generated every day in YTM Pet Garden measured in decibel while the table in the paper showed the average noise level measured in decibel. Rainy days on which no one used the pet garden were not included in the calculation in order not to unreasonably lower the average value of noise level measured in decibel. He continued that the renovation works of YTM Pet Garden would be carried out in five phases. The facilities in the garden would continue to be open for public in phases.

232. The Chairman said that the works of the pet garden under Ferry Street Flyover would commence as soon as possible and was hoped to be completed for public use during the renovation of YTM Pet Garden. He opined that since the opening of YTM Pet Garden, the nuisance caused by pets to the nearby residents had been greatly reduced and the problem of dog fouling had also been improved. He hoped that the LCSD could enhance publicity and education to pet owners during the renovation of YTM Pet Garden. In addition, he suggested that Councillors consider measuring the noise level in the vicinity of the pet garden

by the LCSD to study whether closing the pet garden would raise the decibel of noise nearby.

233. Mr Chris IP supported the Chairman's suggestion. He opined if the results of the measurement showed that there were citizens bringing their pets to the vicinity of YTM Pet Garden during its closure at late night period, it could be a justification for keeping the opening hours of the garden unchanged.

234. After discussion, the Chairman concluded that Councillors supported keeping the opening hours of YTM Pet Garden unchanged, i.e. from 7 a.m. to midnight. And he hoped that Councillors would consider the suggestion of measuring the noise level by the LCSD in the vicinity during the renovation of the pet garden.

235. There being no further comments, the Chairman closed the discussion on this item.

**Item 11: Report on Extension Activities and Usage of Public Libraries in YTM District from February to March 2013 and Extension Activities Program Plan from June to July 2013 by LCSD  
(YTMDPMC Paper No. 37/2013)**

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236. The Chairman welcomed Mrs Karen CHU, Senior Librarian (Yau Tsim Mong) and Ms Adeline HO, Librarian (Fa Yuen Street Public Library) of the LCSD to the meeting.

237. Mrs Karen CHU reported the content of the paper.

238. Councillors noted the content of the paper. There being no further comments, the Chairman closed the discussion on this item.

**Item 12: Funding Application for DMWs at Public Libraries of LCSD in YTM District in 2013/14  
(YTMDPMC Paper No. 38/2013)**

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239. Mrs Karen CHU briefly introduced the paper.

240. Mr LAU Pak-kei did not object to installing air purifiers in the Tai Kok Tsui Public Library ("TKTPL"). However, he would like to know whether this proposal by the LCSD was due to the substandard air quality of the library or aimed at further enhancing the air quality of the library. He also enquired whether other public libraries had installed air purifiers.

241. Mr Derek HUNG said the LCSD expected that this works project would benefit 320 000 people, he would like to know whether the number was derived from the number of residents in the district or the numbers of users that the venue could accommodate on a yearly or monthly basis.

242. Mrs Karen CHU responded that the Electrical and Mechanical Services Department ("EMSD") was responsible for the regular checking and maintenance of the ventilation and air-conditioning systems of public libraries, and would conduct indoor air quality measurements for the systems regularly to ensure good air quality of venues. The measurement of the air-conditioning system of the TKTPL showed that the air quality of the



library attained good class on average, however, the reading of the total volatile organic compounds near the service counter was high in a certain period of time. As there were a large number of users during the opening hours of the library, the EMSD suggested the LCSD install air purifiers in the library.

243. Mrs Karen CHU continued that the 320 000 beneficiaries mentioned in the paper concerning funding application was the number of residents in the district, and the annual total visitors of the TKTPL was more than 370 000, which was more than the number of beneficiaries mentioned in the paper.

244. Mr Chris IP enquired when the LCSD identified the air quality problem of the TKTPL, and would like to know whether the installation of air purifiers could solve the problem completely, and whether the air quality in areas other than the service counter of the library was up to standard.

245. Mrs Karen CHU responded that the EMSD's measurement only showed that the reading of the total volatile organic compounds near the service counter of the TKTPL was high in a certain period of time. She reiterated that the air quality of the library attained good class on average, and that the installation of air purifiers was to ensure that good air quality could be maintained in the library all day.

246. The Chairman said that if the period having substandard air quality was very short, the DFMC should consider whether it was worthy to allocate \$150,000 for this works project.

247. Ms KO Po-ling opined that if the source of the volatile organic compounds could not be identified and tackled, the air quality problem of the TKTPL might not be solved even after the installation of air purifiers. In addition, she would like to know the source of the volatile organic compounds in the library.

248. Mr Chris IP supported the allocation of funds for the implementation of this works project. However, he would like to know more about the information on the volatile organic compounds that had exceeded limit.

249. Mr LAU Pak-kei said that some market stall operators in the municipal services building had relayed to him that the air-conditioning system of the building often broke down. He enquired whether the TKTPL located in the municipal services building shared the same air-conditioning system with the building. He also enquired whether air quality problem was found only on the floor of the library in the Tai Kok Tsui Municipal Services Building ("TKTMSB").

250. Mrs Karen CHU responded that it was EMSD's suggestion to install air purifiers in the TKTPL. She explained that the air quality measurement of the EMSD was conducted in accordance with the guidelines of the Indoor Air Quality Certification Scheme for Offices and Public Places. There were many materials emitting volatile organic compounds, therefore no specific source could be identified. She continued that the TKTPL and TKTMSB did not share the same air-conditioning system.

251. Mr Chris IP supported endorsing the funding application, and said that the DFMC might examine the effectiveness of air purifiers in improving air quality after they were

installed in the TKTPL.

252. The Chairman said that if the air quality problem of the library could not be solved after installation of air purifiers, it might be needed to consider replacing the entire air-conditioning system of the library.

253. Councillors had no further comments and endorsed the funding proposal in the paper. The Chairman closed the discussion on this item.

**Item 13: Report on District Free Entertainment Programmes and District Arts and Cultural Events Organised by the LCSD for YTM District  
(YTMDPMC Paper No. 39/2013)**

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254. The Chairman welcomed Ms Gloria CHAN, Manager (Kowloon West), Marketing, Programme & District Activities of the LCSD to the meeting.

255. Ms Gloria CHAN briefly introduced the paper.

256. Participants noted the content of the paper. The Chairman closed the discussion on this item.

**Item 14: Request for Greening of Sycamore Street, Tai Kok Tsui  
(YTMDPMC Paper No. 40/2013)**

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257. The Vice-chairman asked the government departments concerned whether the works proposed in the paper was feasible.

258. Mr Vincent SO said that the LCSD supported this works project in principle, and that the department could take charge of the routine plant maintenance work of the green site upon completion of greening works.

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259. Ms Cecilia PONG gave a PowerPoint presentation (Annex 7) to briefly introduce the works proposal. She said that the section for greening initially proposed by Mr Francis CHONG was 16-83 Sycamore Street (the section marked in blue in the PowerPoint slide), and it was later narrowed to both sides of Shining Heights (the section marked in red in the PowerPoint slide). The YTMDO would study the relevant proposal and ask Councillor of the constituency concerned to conduct local consultation on this works project.

260. The Vice-chairman said that Mr Francis CHONG narrowed the proposed section for greening as the YTMDO opined that the section proposed initially was relatively long and the maintenance cost would be higher. She asked the government departments concerned to estimate the cost of feasibility study and cost of works for this works project.

261. Mr LAU Pak-kei pointed out that as the red section was wider, in the course of greening, the flower pots there could be placed facing the pavement. However, if the blue section was greened, the flower pots there might have to face the carriageway.

262. Councillors had no further comments and endorsed the proposal in the paper. The Vice-chairman closed the discussion on this item.

**Item 16: Any Other Business**

**Application for Use of Facilities in Henry G. Leong Yaumatei Community Centre**

**- Yau Tsim District Yin Ngai Society**

263. The Chairman said that the Yau Tsim District Yin Ngai Society applied to book the hall of the Henry G. Leong Yaumatei Community Centre all day on 23 December 2013 (Monday) to organise an event called “Good Songs Good Singing Good Yau Tsim Mong District Christmas Golden Songs Night 2013” (literal translation). As the applied booking time was longer than two consecutive sessions, the application had to obtain approval from the DFMC.

264. After discussion, the Chairman concluded that Councillors supported the venue application made by the Yau Tsim District Yin Ngai Society.

265. There being no other business, the Chairman closed the meeting at 7:20 p.m. The next meeting would be held at 2:30 p.m. on 4 July 2013 (Thursday).

Yau Tsim Mong District Council Secretariat  
July 2013



**HIGHWAYS DEPARTMENT**  
**URBAN REGION (KOWLOON)**  
 13<sup>TH</sup> FLOOR, NAN FUNG COMMERCIAL CENTRE  
 19 LAM LOK STREET, KOWLOON BAY, KOWLOON  
 Web site : <http://www.hyd.gov.hk>

路政署

市區(九龍)

九龍彌敦道九十九號

兩望商業中心十三樓

網址 : <http://www.hyd.gov.hk>

[KKAVF]

Annex 1

油尖旺地區設施管理委員會第 28/2013 號文件  
 書面回應(1)

本署編號 Our Ref.: (KKB02)HyD UK/12-14/3/76DFMC(DMK)  
 來函編號 Your Ref.:  
 電話 Tel. No.: 2707 7203  
 圖文傳真 Fax No.: 2758 3394

8 May 2013

Yau Tsim Mong District Council Secretariat  
 4/F, Mong Kok Government Offices,  
 30 Leun Wan Street, Mong Kok, KowloonAddresss  
 (Attn: Ms Mona CHAN, Secretary, DFMC of the YTMDC)

Dear Madam,

**9<sup>th</sup> Meeting of the District Facilities Management Committee (DFMC) of the**  
**Yau Tsim Mong District Council**

I refer to your fax dated 8 May 2013 regarding the subject DFMC paper 儘速美化水渠道休憩處旁「小荒地」 of YTM DC meeting on 16 May 2013.

2. Please be advised that this Regional Office will not attend the subject meeting on 16 May 2013 for the paper. In response to the submitted paper, I append below our written reply in Chinese for your necessary action.

(1) 儘速美化水渠道休憩處旁「小荒地」

路政署為工務部門，主要職能範圍是建造、保養及維修道路和道路設施。有關建議涉及政府土地用途，並不是本署職能範圍。

有關提議把該空地作行人路或行車道用途，本署認為由於該處地底尚有未完全拆除的油缸，地面的負重能力會受到影響和油污有可能泄漏污染土地。所以，現階段該處不適合作行人路或行車道用途。

Yours faithfully,

(PANG Tat Wing)  
 for Chief Highway Engineer, Kowloon  
 Highways Department

c.c.

CTE/K, TD

(Attn: Miss Sally Kung)

(Fax: 2397 8046)

Internal  
 CTO/MK  
 DI/MK





**HIGHWAYS DEPARTMENT  
URBAN REGION (KOWLOON)**  
13<sup>TH</sup> FLOOR, NAN FUNG COMMERCIAL CENTRE  
19 LAM LOK STREET, KOWLOON BAY, KOWLOON  
Web site : <http://www.hyd.gov.hk>

路政署

市區(九龍)

九龍灣臨樂街十九號

南豐商業中心十三樓

網址 : <http://www.hyd.gov.hk>

(KKAHW]

Annex 2

本署檔號 Our Ref.: (KKB05)HyD UK/12-14/3/76DFMC(DMK) 油尖旺地區設施管理委員會第 41/2013 號文件  
來函檔號 Your Ref.:  
電話 Tel. No.: 2707 7203 書面回應(1)  
圖文傳真 Fax No.: 2758 3394

8 May 2013

Yau Tsim Mong District Council Secretariat  
4/F, Mong Kok Government Offices,  
30 Leun Wan Street, Mong Kok, KowloonAddress  
(Attn: Ms Mona CHAN, Secretary, DFMC of the YTMDC)

Dear Madam,

**9<sup>th</sup> Meeting of the District Facilities Management Committee (DFMC) of the  
Yau Tsim Mong District Council**

I refer to your fax dated 6 May 2013 regarding the subject DFMC paper 關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道路段進度 of YTM DC meeting on 16 May 2013.

2. Please be advised that this Regional Office will not attend the subject meeting on 16 May 2013 for the paper. In response to the submitted paper, I append below our written reply in Chinese for your necessary action.

關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道路段進度  
提問及要求(2): 有關如可發展前水渠道油站用地

運輸署計劃利用水渠道與通菜街交界的前油站用地闢作行車通道以連接通菜街及太子道西，並計劃於行車通道旁提供行人路及行人過路處，剩餘範圍則留作其他部門作綠化項目或其他用途。

有關的地底有大型渠道結構，本署現正進行評估計劃中的擬建行車通道對現有有關的地下設施的影響。至於現時在水渠道垃圾收集收旁的行車通道為臨時行車通道，旨在於上述計劃落實前，為道路使用者提供中期方案，連接通菜街及太子道西。

Yours faithfully,

(PANG Tat Wing)

for Chief Highway Engineer Kowloon  
Highways Department

c.c.

CTE/K, TD

(Attn: Miss Sally Kung)

(Fax: 2397 8046)

Internal  
CTO/MK  
DI/MK



ISO 9001:2008  
Certificate No.: CC 1851



ISO 14001:2004  
Certificate No.: CC2624



## M E M O

By Fax and by Hand

From Traffic Engineering / Kowloon Div., TD  
Ref. ( ) in KR 155/250  
Tel. No. 2399 2509  
Fax. No. 2397 8046  
Date 13 May 2013

To Secretary, YTMDFMC  
(Attn. Ms. Mona CHAN)  
Your Ref.            in             
Dated 8.5.2013 Fax. No. 2722 7696  
Total Pages 1

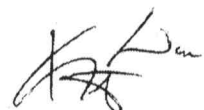
**9<sup>th</sup> Meeting of the District Facilities Management Committee (DFMC) of the  
Yau Tsim Mong District Council**

I refer to your above quoted memo.

2. For the matters arising from the 8<sup>th</sup> meeting of the YTM DFMC for further discussion on the meeting on 16 May 2013, please note that I am not available to attend the meeting. I would like to provide written response below:

儘速美化水渠道休憩處旁「小荒地」

就委員會反映有市民提議將上址的空地闢作行車路或行人路，現時該段水渠道的交通情況大致理想，因此運輸署未有計劃利用空地修改為行車路或行人路。



( Sally W H KUNG )  
for Commissioner for Transport

C.C.

CHE/K, HyD (Attn: Mr. Tony PANG)

Fax no: 2758 3394

## MEMO

By Fax and by Hand

From Traffic Engineering / Kowloon Div., TD  
Ref. ( ) in KR 155/250  
Tel. No. 2399 2509  
Fax. No. 2397 8046  
Date 13 May 2013

To Secretary, YTMDFMC  
(Attn. Ms. Mona CHAN)  
Your Ref. in  
Dated 9.5.2013 Fax. No. 2722 7696  
Total Pages 1

**9<sup>th</sup> Meeting of the District Facilities Management Committee (DFMC) of the  
Yau Tsim Mong District Council**


I refer to your above quoted memo.

2. For the discussion paper on 關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道進度 to be discussed on the 9<sup>th</sup> YTM DFMC meeting on 16 May 2013, please note that I am not available to attend the meeting. I would like to provide written response below:

關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道進度

運輸署正計劃利用水渠道近通菜街的前油站用地闢作行車通道以連接通菜街及太子道西，並計劃於行車通道旁提供行人路及行人過路處，剩餘範圍則留作其他部門作綠化項目或其他用途。

運輸署較早前已透過民政處就方案作地區諮詢，諮詢結果反映市民不反對有關建議。本署現正與路政署協調方案的施工期。

  
( Sally W H KUNG )  
for Commissioner for Transport

C.C.

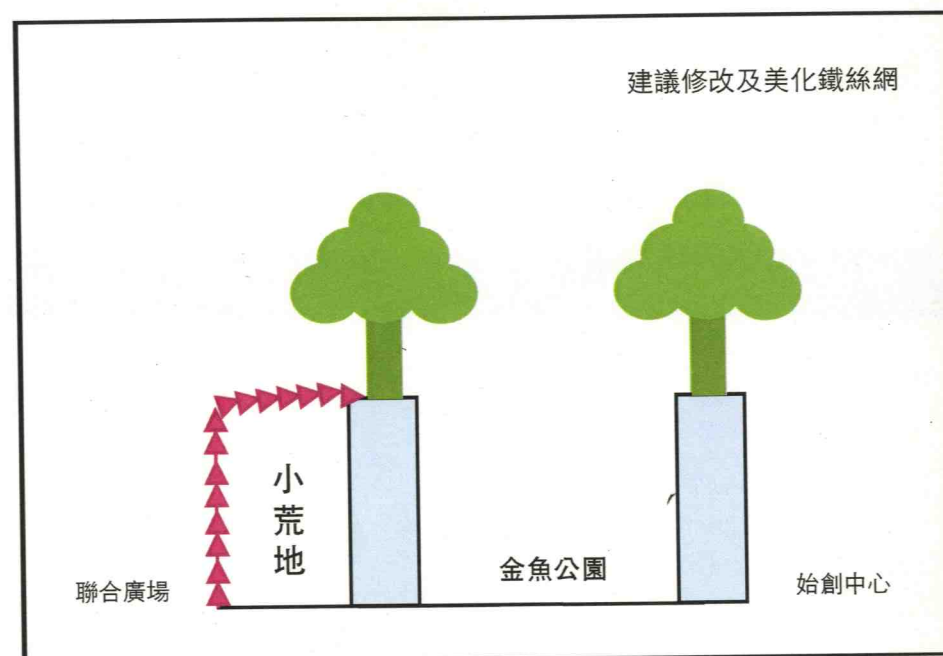
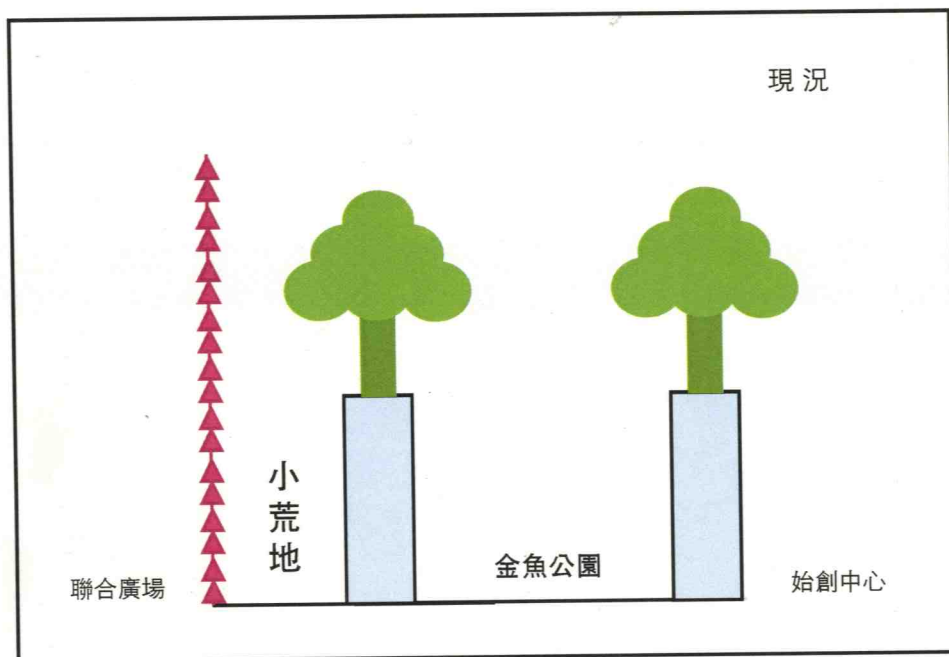
CHE/K, HyD (Attn: Mr. Tony PANG)

Fax no: 2758 3394

2012至2015年度  
油尖旺區議會  
地區設施管理委員會

## 儘速美化水渠道休憩處旁「小荒地」

補充文件

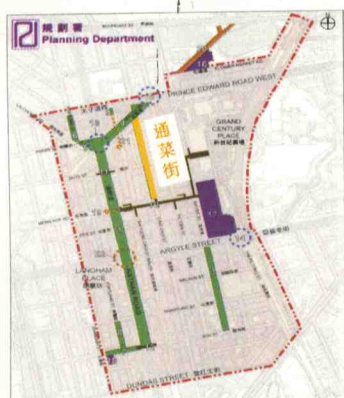


提呈人：黃建新



## 通菜街街道活化工程 工程進度

### 規劃署－旺角購物區地區改善計劃(2009年7月)



#### 目的

- 強化地區特色
- 增加綠化
- 減少人車爭路情況
- 改善街道景觀

#### 公眾諮詢

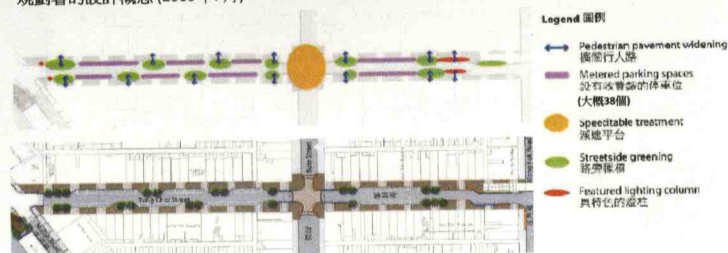
- 計劃已按2007年5月至7月期間收集的公眾諮詢意見作出相應調整
- 油尖旺區議會議員在2007年6月及2008年2月會議上支持通菜街街道活化工程

### 旺角街區活化計劃

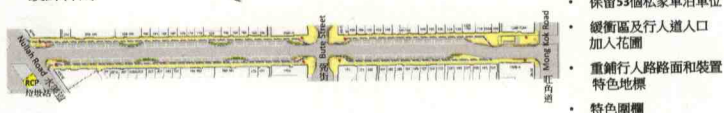
市區重建局街道活化工程進度	日期
市區重建局公佈旺角街區活化工程	2009年8月
向油尖旺地區設施管理委員會介紹旺角街區活化計劃 (支持)	2009年9月
進行民意調查，並將調查結果知會油尖旺地區設施管理委員會 (支持)	2010年1月至7月

### 通菜街街道活化工程

規劃署的設計概念(2009年7月)



市建局公佈旺角街區活化計劃  
設計佈局



- 擴闊行人路
- 保留53個私家車泊車位
- 緩衝區及行人道入口加入花圃
- 重鋪行人路路面和裝置特色地標
- 特色圍欄

### 通菜街街道活化工程

政府部門審批和地區諮詢	日期
呈交設計概念致各政府部門審批 (旺角五條主題街道)	2010年8月至10月
向油尖旺區議會介紹初步設計 (花墟道及通菜街) (同意)	2011年2月
呈交深化設計致各政府部門審批 (通菜街)	2011年5月至2013年3月
進行地區諮詢 (通菜街)	2012年10月
向油尖旺地區設施管理委員會匯報地區諮詢結果(通菜街) • 委員支持活化工程 • 主席和副主席聯同油尖旺民政事務專員會促請有關政府部門和 市建局多加協調，盡早展開工程	2013年1月

### 擴闊行人道

- 目的
- 減少人車爭路
  - 減少雙線泊車

#### 呈交的設計

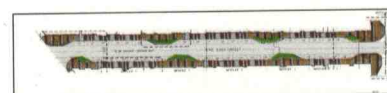


2011年5月

#### 政府部門意見

- Built-out areas too small (HyD)
- Zip-zag arrangement of built-out - odd and dangerous (HyD)
- Reduce junction width to 6m - difficult for maintenance (HyD)
- Retain at least 50 nos. car parking space (TD)

2013年3月



- Size and zip-zag arrangement of built-out areas and 6m wide junction based on PlanD's design concept
- 67 nos. existing car parking space, deleted 14 nos. and retained 53 nos. car parking space
- TD no in-principle objection

- Properly address local comments/objections and review design on deletion of parking spaces, addition of railings and planters and narrowing of carriageway width (HyD)

• 路政署不會推薦為小規模工程?

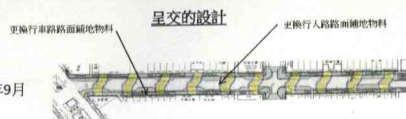
## 更換行人路及行車路面鋪地物料

目的 ➤ 加強地區特色

### 呈文的設計

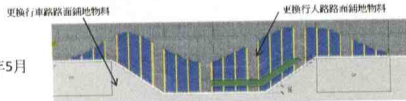
### 政府部門意見

2010年9月



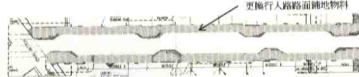
- Sea wave design too literal (HyD)
- Carriageway color dressing - difficult to maintain (HyD)
- Light colors - easily dirty (HyD)

2011年5月



- Confusing paving patterns (HyD)
- Carriageway pavers - traffic risk (HyD)
- Blue pavers easily fades under sunlight (HyD)

2011年9月至2012年11月



- Different paver bonding (HyD)

取消更換行車路面鋪地物料

2013年3月



仍等候路政署回覆

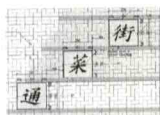
## 行人路特色地標

目的 ➤ 加強地區特色

### 呈文的設計

### 政府部門意見

2011年9月



- Bronze inlay and large natural granite - slippery to pedestrian (HyD)

2012年9月



- Create chaos to crowded streetscape (HyD)

2013年3月



仍等候路政署回覆

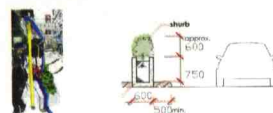
## 特色綠化柱

目的 ➤ 增加綠化  
➤ 加強地區特色

### 呈文的設計

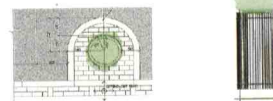
### 政府部門意見

2010年9月



- Too small & not compatible with overall streetscape (HyD)

2011年5月



- Unpleasing (HyD)

2011年9月



- Not take up maintenance (HyD)
- Not support (LCSD)

取消

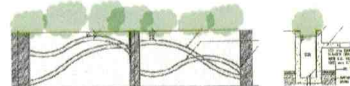
## 特色花園

目的 ➤ 增加綠化  
➤ 加強地區特色

### 呈文的設計

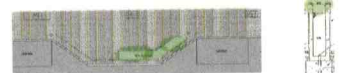
### 政府部門意見

2011年5月



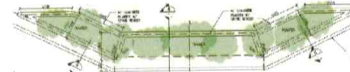
- Planter with seating bench - obstacle for pedestrians (HyD)

2011年9月



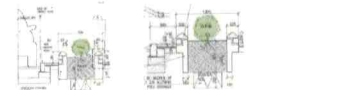
- Acute angle with sharp edges (HyD)
- Odd layout (HyD)
- Non standard (HyD)

2012年9月



- Adopt HyD standard
- Two different planter groups (raised planter and kerb planter) too complicated (HyD)
- Provide water points (LCSD)

2013年3月



仍等候路政署和康樂及文化事務署回覆

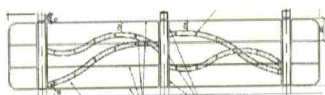
## 特色圍欄

目的 ➤ 加強行人及道路使用者安全  
➤ 加強地區特色

### 呈文的設計

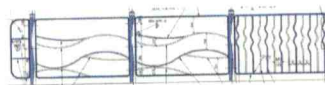
### 政府部門意見

2011年5月



- Risk of component detachment (HyD)
- Infill features at crossing not acceptable (TD)
- Non-HyD standard (HyD)

2012年9月



- incompatible with general streetscape (HyD)
- Seek R&D's comment on curved flat members (HyD)

2013年3月



仍等候路政署回覆

## 行人天橋美化工程

目的 ➤ 加強地區特色

### 呈文的設計

### 政府部門意見

2010年9月



- Feature panel induces poor ventilation (HyD)
- Vertical green system - high maintenance (HyD)
- ACABAS's comments to be sought (HyD)

2011年5月



- Painting artwork too busy (HyD)
- Hanging planters reduce circulation space (HyD)
- ACABAS's comments to be sought (HyD)

暫延



## 其他特色設計部件

目的 ➤ 加強地區特色

### 呈交的設計

### 政府部門意見

2010年9月



- Sculptural bench - obstacle and incompatible (HyD)
- No gov. dept. will take up maintenance

取消

2011年5月



- Sculpture appears flimsy (HyD)
- No gov. dept. will take up maintenance

取消

完

## 通菜街/水渠道垃圾收集站

目的 ➤ 加強地區特色  
➤ 改善境觀

花墟道垃圾收集站



### 呈交的設計

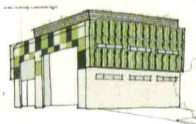
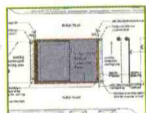
### 政府部門意見

2012年8月



- Not take up maintenance as cladding projected outside site boundary (ArchSD)

2012年12月



- Not support due to additional land allocation and maintenance cost (FEHD)
- Cladding pose potential public liability claim (FEHD)

暫延

## 總結工程進度

	規劃署設計	市建局設計	工程進度
行人路擴闊	<ul style="list-style-type: none"> <li>• 擴闊兩旁的行人路</li> <li>• 擴闊行人路入口</li> <li>• 新加行人道緩衝區</li> </ul>	<ul style="list-style-type: none"> <li>• 擴闊兩旁的行人路</li> <li>• 擴闊行人路入口</li> <li>• 新加行人道緩衝區</li> </ul>	路政署不會推薦為小規模工程?
更換行人路路面鋪地物料	<ul style="list-style-type: none"> <li>• 新鋪地物料和設計</li> </ul>	<ul style="list-style-type: none"> <li>• 新鋪地物料和設計</li> </ul>	仍等候路政署回覆
更換行車路路面鋪地物料	<ul style="list-style-type: none"> <li>• 行車道入口引入減速平台</li> </ul>	<ul style="list-style-type: none"> <li>• 行車路路面鋪上有色地台塗料和鋪地物料</li> </ul>	取消
減少人車爭路情況	<ul style="list-style-type: none"> <li>• 保留38個私家車泊位</li> <li>• 取消一段上落客貨區</li> </ul>	<ul style="list-style-type: none"> <li>• 保留53個私家車泊位</li> <li>• 取消一段上落客貨區</li> </ul>	路政署不會推薦為小規模工程?
增加綠化	<ul style="list-style-type: none"> <li>• 路旁種植 (行人路入口及行人道緩衝區加入花園)</li> </ul>	<ul style="list-style-type: none"> <li>• 路旁種植 (行人路入口及行人道緩衝區加入花園)</li> </ul>	仍等候路政署和康樂及文化事務署回覆
加強地區特色	<ul style="list-style-type: none"> <li>• 特色燈柱</li> </ul>	<ul style="list-style-type: none"> <li>• 特色地標</li> <li>• 特色圍欄</li> <li>• 行人天橋美化工程</li> <li>• 特色雕塑品</li> </ul>	<ul style="list-style-type: none"> <li>• 仍等候路政署回覆</li> <li>• 仍等候路政署回覆</li> <li>• 暫延</li> <li>• 取消</li> </ul>

# 要求綠化詩歌舞街

