

**Minutes of the 17th Meeting of
District Facilities Management Committee
Yau Tsim Mong District Council (2012 – 2015)**

Date: 11 September 2014 (Thursday)
Time: 2:30 p.m.
Location: Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mongkok, 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 LAM Kin-man
Mr CHOI Siu-fung, Benjamin	Mr LAU Pak-kei
Mr CHONG Wing-charn, Francis	Mr WONG Chung, John
Mr CHOW Chun-fai, BBS, JP	Mr WONG Kin-san
Mr HAU Wing-cheong, BBS, MH	Mr WONG Man-sing, Barry, MH
Mr HUI Tak-leung	Mr YEUNG Tsz-hei, Benny, MH
Mr HUNG Chiu-wah, Derek	

Representatives of the Government

Mrs ARON Laura	District Officer (Yau Tsim Mong)	Home Affairs Department
Liang, JP		
Mr CHIU Chung-yan, Charlson	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
Ms LEE Ka-mei, Patty	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
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
Mr LEUNG Chi-ming	Deputy District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department

In Attendance:

Mr LUI Sai-tat	Senior Health Inspector (Cleansing/Pest Control)	Food and Environmental Hygiene Department
Mr FONG Wai-pang	District Engineer/Mong Kok	Highways Department
Mr CHAN Pak-hay, Simon	Town Planner/Yau Tsim Mong 2	Planning Department
Mr TSE Chi-wai	Engineer/Mongkok & Yaumatei	Transport Department
Mr MOK York-Yee, Cyrus	Project Manager (Works), Yau Tsim Mong District Office	Home Affairs Department
Mr CHAN Yee-fei	Head of Service (Hong Kong)	New Home Association
Ms FU Yim-ting, Jenny	Centre In-charge	New Home Association
Mr CHU Ming-hon, Appollo	Social Worker	New Home Association
Mr Johnny WONG	Senior Architect	Andrew Lee King Fun & Associates Architects Limited
Ms Jackie LEE	Architectural Assistant	Andrew Lee King Fun & Associates Architects Limited
Miss LEE Yuen-ying, Fiona	District Secretary, Yau Tsim Mong District Office	Home Affairs Department
Mr CHAN Hei-yim, Leo	Electronics Engineer/Project 3/1	Electrical and Mechanical Services Department
Mr WONG Yiu-sun	Assistant Electronics Inspector/Project 3/1	Electrical and Mechanical Services Department
Mr Michael MA	Director, Planning and Design	Urban Renewal Authority
Mr Lawrence MAK	General Manager, Planning and Design	Urban Renewal Authority
Mr SO Ngai-long	Senior Manager, Community Development	Urban Renewal Authority
Mr KWOK Chi-fai, Kelvin	Project Supervisor 2/Universal Accessibility Programme	Civil Engineering and Development Department
Mr CW LI, Calvin	Associate	Parsons Brinckerhoff (Asia) Limited
Miss CHO Hoi-man	Assistant Manager (Kowloon West) Marketing, Programme and District Activities	Leisure and Cultural Services Department
Mr WONG Kwok-wai, Anthony	Assistant District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Ms SIU Yuk-yung, Donna	Librarian (Yau Ma Tei Public Library)	Leisure and Cultural Services Department
Mr CHEUNG Fu-yin	Inspector of Works (Kowloon) 1	Home Affairs Department
Ms CHING Ka-wai, Elsa	Architect (Works) 4	Home Affairs Department
Mr AU Yu-lun, Alan	Town Planner/Yau Tsim Mong 3	Planning Department
Ms SIN Kwai-lan, Sandy	Senior Estate Surveyor/Kowloon South	Lands Department
Mr LEE Sai-lok	Assistant Police Community Relations Officer, Mong Kok District	Hong Kong Police Force

Secretary

Mr LUO Chung-kang, Executive Officer (District Council) 4, Yau Home Affairs Department
Chris Tsim Mong District Office

Absent:

Mr CHEUNG Senior Manager (Kowloon West/Cultural Leisure and Cultural Services
Kwok-wai, Alex Services) Department

Opening Remarks

The Chairman welcomed Councillors and representatives from government departments to the District Facilities Management Committee (“DFMC”) meeting. He reported that Mr Alex CHEUNG, Senior Manager (Kowloon West/Cultural Services) of the Leisure and Cultural Services Department (“LCSD”) was absent due to other official commitments.

Item 1: Confirmation of Minutes of Last Meeting

2. Minutes of the last meeting were confirmed without amendment.

Item 2: Matters Arising:

- (i) **To Beautify the “Small Piece of Barren Land” Next to Nullah Road
Sitting-out Area (“SOA”) Soonest
(YTMDPMC Paper No. 28/2013)**
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3. Mr LEUNG Chi-ming reported that the LCSD was arranging the term project consultant to conduct ground investigation and would report the works progress to the DFMC on a regular basis.

4. The Chairman would like to know whether the LCSD could report the results of ground investigation at the next meeting.

5. Mr LEUNG Chi-ming said that the LCSD would give an account of the works progress at the next meeting as far as possible.

6. The Chairman hoped that the works of the “small piece of barren land” would commence within this District Council (“DC”) term.

- (ii) **Urban Renewal Authority (“URA”)’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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7. The Chairman said that the written response of the URA (Annex 1) had been emailed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (a) Mr LUI Sai-tat, Senior Health Inspector (Cleansing/Pest Control) of the Food and Environmental Hygiene Department (“FEHD”);
- (b) Mr FONG Wai-pang, District Engineer/Mong Kok of the Highways Department (“HyD”);
- (c) Mr Simon CHAN, Town Planner/Yau Tsim Mong 2 of the Planning Department (“PlanD”); and
- (d) Mr TSE Chi-wai, Engineer/Mong Kok & Yaumatei of the Transport Department (“TD”).

8. Mr FONG Wai-pang reported that the TD had proposed to convert the former gas station site at Nullah Road near Tung Choi Street into a carriageway for motorists’ direct access to Prince Edward Road West from Tung Choi Street without passing through Nullah Road. However, as there were drainage pipes of 15 m in length and 7.5 m in width underground, the HyD, after taking into account the load-carrying capacity of the ground, considered it necessary to repave the drainage pipes underground before the area could be opened for vehicular traffic. The department was now estimating the cost and preparing the timetable for repaving the drainage pipes underground. After making reference to the costs of recent similar projects, the department preliminarily estimated that the project cost was \$6.7 million and it was expected that it would take two years from design to completion. The department would continue to follow up the project with relevant departments such as the TD and the Drainage Services Department (“DSD”).

(Ms KWAN Sau-ling joined the meeting at 2:35 p.m.)

9. Mr Vincent SO said that the former gas station site and the area on its both sides, which were currently zoned as open space, were originally proposed to be developed into an SOA. If the former gas station site was converted into a carriageway, the LCSD would ask the PlanD to change its land use. He continued that for the site of the former gas station near Nullah Road Refuse Collection Point (“RCP”) and the adjoining site near Prince Edward Road/Nullah Road Garden, Councillors might consider developing them into an SOA, beautifying them by placing planter pots there, or using them for other purposes, such as car parking spaces and store rooms. To tie in with Councillors’ decision, the PlanD would rezone the two sites.

10. The Chairman invited Councillors to express their views on the development of the two sites.

11. Mr WONG Kin-san said that he originally opted for developing the three sites altogether into an SOA. Later, the TD proposed converting the former gas station site into a carriageway. Although the HyD had pointed out that the project would involve a huge amount of estimated expenditure and it would take a long time to complete, he had no choice but to accept the project as the construction was justified. Furthermore, he hoped that the project would be completed as soon as possible. He would like to know if the former gas station site was to be converted into a carriageway, whether it was necessary to consult the departments concerned and seek their permission in advance, or whether the proposed project could commence soon after it was endorsed by the DFMC.

(Ms KO Po-ling joined the meeting at 2:39 p.m.)

12. The Chairman asked the PlanD whether an application for rezoning of land use had to be submitted to the Town Planning Board (“TPB”) if Councillors agreed to convert the area on both sides of the former gas station site into an SOA. If yes, he would like to know how long the procedure would take and the amount of expenditure involved.

13. Mr Simon CHAN responded that to tie in with the “Area Improvement Plan for Shopping Areas of Mong Kok”, the PlanD had rezoned the site of the former Nullah Road Gas Station as open space in the Mong Kok Outline Zoning Plan. He continued that no planning permission granted by the TPB was required for construction of roads on land falling within the outline zoning plan (including open space).

14. The Chairman concluded that provided that Councillors endorsed the conversion of the former gas station site into a carriageway, it was not necessary to lodge with the TPB an application for rezoning of land use, and the departments concerned could proceed with the project design.

15. Mr Vincent SO responded that the site of the former gas station near the RCP covered an area of around 200 square metres. If the former gas station site was converted into a carriageway, it would be encircled by carriageways on three sides. Residents might not welcome the conversion even if an SOA was provided.

16. The Chairman wanted to know whether it was possible that greening was carried out only to the portion of open space adjacent to the RCP, while the open space next to Prince Edward Road/Nullah Road Garden was to be included as a part of the garden.

(Mr CHAN Wai-keung and Mr HAU Wing-cheong joined the meeting at 2:43 p.m.)

17. Mr Vincent SO responded that the proposal was feasible. He supplemented that the departments concerned would conduct technical feasibility studies to ascertain the existence of underground oil tank facilities before including the open space next to Prince Edward Road/Nullah Road Garden as a part of the garden.

18. The Chairman believed that the underground oil tank facilities at the site had been removed. He asked Councillors whether they agreed that the portion of open space adjacent to the RCP would simply be greened, while the portion next to Prince Edward Road/Nullah Road Garden would be included as a part of the garden. There was no objection. He supplemented that the project cost of reconstructing the underground drains would be settled at the expense of the departments concerned instead of the DFMC. He asked the departments concerned such as the HyD to provide detailed information on the project design for Councillors’ consideration at the next meeting.

(iii) Signature Project of Yau Tsim Mong (“YTM”) District
(YTMDPMC Paper No. 53/2014)

19. The Chairman said that the layout drawings of the Multicultural Activity Venue at Battery Street (“the activity venue”) (Annex 2) provided by the Yau Tsim Mong District

Office (“YTMDO”) were placed on the table for Councillors’ reference. He then welcomed the following representatives to the meeting:

- (a) Mrs ARON Laura Liang, District Officer (Yau Tsim Mong) (“District Officer”), Mr Charlson CHIU, Assistant District Officer (Yau Tsim Mong), and Mr Cyrus MOK, Project Manager (Works) of the YTMDO;
- (b) Mr Simon CHAN, Town Planner/Yau Tsim Mong 2 of the PlanD;
- (c) Mr CHAN Yee-fei, Head of Service (Hong Kong), Ms Jenny FU, Centre-in-charge, and Mr Appollo CHU, Social Worker of the New Home Association (“NHA”); and
- (d) Mr Johnny WONG, Senior Architect, and Ms Jackie LEE, Architectural Assistant of Andrew Lee King Fun & Associates Architects Ltd.

20. Mrs Laura ARON reported that the Chairman of the DFMC had invited the NHA to attend an inter-departmental meeting earlier to have a discussion on the application for planning permission for the site of the activity venue. The parties involved had reached consensus on various aspects. The summary of the meeting was set out in Annex 1 of the paper. She continued that the NHA had sent to the YTMDO their final views on the application for planning permission after the inter-departmental meeting. The details were set out in Annex 2 of the paper. She then said that Councillors were concerned about the installation location of the fire services water tanks. In this regard, she asked Mr Cyrus MOK to briefly introduce the three layout drawings for the venue, which were prepared by the contract consultant according to different locations of the water tanks.

21. Mr Cyrus MOK gave a PowerPoint presentation to briefly introduce the three layout drawings.

(Mr LAM Kin-man joined the meeting at 2:51 p.m.)

22. Mrs Laura ARON said that the YTMDO planned to submit an application to the TPB on 12 September 2014 if Councillors endorsed the content of the application for planning permission at this meeting, in the hope that the TPB would consider the application at the meeting on 31 October. If approval was given by the TPB, hopefully the relevant procedures could be completed by March 2015, and then funding approval could be sought from the Finance Committee of the Legislative Council (“LegCo”). If everything progressed smoothly, it was expected that the activity venue project could commence in the second or third quarter of 2015 and could be completed in early 2017.

23. The Chairman requested Councillors to make a choice among the three design proposals offered by the YTMDO.

24. Mr Barry WONG said that it was pointed out by Mr Cyrus MOK that the NHA agreed to adopt the original design of the water tanks. He would like to know if the NHA agreed to this arrangement readily or accepted it just because there were no other options. In addition, he asked the YTMDO to explain why it was shown on one of the layout drawings that the space for the hall was reduced by 140m³.

25. Mr CHUNG Kong-mo said that at the last meeting, Councillors strongly opposed turfing and tree planting on the rooftop of the activity venue, and suggested providing a community garden on the rooftop as a compensation package for tree removal at the site. He commended the YTMDO for revising the design of the activity venue with reference to Councillors' comments. He continued that the three existing design proposals offered by the YTMDO were obviously improved as compared with the original one. He believed that the YTMDO had all along been conducting discussions with the NHA regarding the design of the activity venue. He asked the NHA representatives if the three existing design proposals were able to meet the operational needs of the association. Furthermore, he hoped that the YTMDO and the relevant departments would maintain good communication with the NHA and the DFMC in respect of this project so that the activity venue would not fall short of expectations and would benefit the local community.

26. Mr HAU Wing-cheong opined that the existing three design proposals could strike a balance between various aspects such as gross floor area, venue security and fire safety. He believed that if the NHA considered that any of the proposals could meet the operational needs of the activity venue, Councillors would not object to the selected design.

27. Mr Derek HUNG said that the three layout drawings clearly illustrated different venue layouts with the water tanks installed at different locations, and the various facilities on the rooftop as well. He continued that Councillors had proposed at the last meeting to plant four pots of plants on the rooftop of the activity venue as a compensation package for removal of two trees at the site. He would like to know what follow-up action the YTMDO had taken in this regard. He also said that Councillors had endorsed at the last meeting that the rooftop of the activity venue would not be open to the public. So, he would like to know if this arrangement would be stated in the application for planning permission to be submitted to the TPB by the YTMDO.

28. The Chairman said that at the last meeting, Councillors proposed not to lay turf, plant trees or display potted plants on the rooftop of the activity venue, and not to open the rooftop of the venue to the public as well. In response to the views of Councillors, the YTMDO now offered three layout drawings. He reminded Councillors that those design proposals might not be approved by the TPB. In fact, at the last meeting, government representatives had already pointed out that the views put forward by Councillors at that time might not gain support from the TPB.

29. Mr Derek HUNG said that government representatives had indicated at the last meeting that the application for planning permission would be unlikely to be approved if the rooftop of the activity venue would not be open to the public and no compensation package for tree removal would be offered there. He would like to know whether Councillors would accept additional conditions (if any, such as opening the rooftop to the public or planting trees there) imposed by the TPB during its consideration of the application for planning permission, or would rather withdraw the activity venue project.

30. The Chairman responded that even though the application for planning permission might not be supported by the TPB, Councillors could still discuss how to amend its contents with reference to the reasons for rejection given by the TPB before lodging another application. He added that Councillors were well aware that the application for planning permission would be less likely to be approved if they rejected the proposals of opening the

rooftop to the public as well as laying turf and planting trees there. Hence, Councillors had to bear collective responsibility for knowingly making such a decision.

31. Mr CHUNG Kong-mo said that Councillors were not aware of the TPB's criteria for considering applications for planning permission. He opined that the departments concerned had never studied in detail the compensation package for tree removal at the site. They should put forward proposals that would be more likely to be accepted by Councillors, such as the provision of a community garden or a greenhouse. He further said that the TPB might have permitted other applicants to implement greening compensation packages in places other than the concerned sites, but government departments did not provide information about the related precedents for Councillors' reference.

32. The Chairman reiterated that at the last meeting, Councillors had decided not to open the rooftop of the activity venue to the public, lay turf or plant trees there, and had rejected any greening compensation packages as well. He wished that Councillors would not start another round of discussion on this matter afresh, but he stated that Councillors could still overturn their previous resolution.

(Mr Francis CHONG joined the meeting at 3:05 p.m.)

33. The Vice-chairman was of the view that Councillors should not overturn their resolutions casually in order to avoid affecting the DFMC's efficiency. She continued that the NHA, the partner organisation responsible for operating the activity venue, should be allowed to express its views on the venue design and pick the design as it deemed appropriate from the three proposals.

(Mr Benny YEUNG joined the meeting at 3:06 p.m.)

(Mr Benjamin CHOI left the meeting at 3:06 p.m.)

34. The Chairman invited Mr CHAN Yee-fei to express his views on the design of the activity venue. But he declared that the decision of the DFMC on the venue design would be final and conclusive. He added that Councillors could start discussion afresh if the NHA wished to make substantial amendments to the existing design proposals.

35. Mr CHAN Yee-fei said that the NHA believed that government departments had made every effort to work out the best venue design under existing technical constraints. The NHA held that among the three existing proposals, the one that maintained the originally proposed location of the water tanks best suited the operational needs of the NHA. He continued that if the water tanks were to be installed on top of the ethnic minority shops, some space in the upper part of the hall would be occupied, thus affecting organisations that hired the hall for holding events. He clarified that the NHA did not object to opening the rooftop of the activity venue to the public, but were against turning it into a public open space instead. He also said that Councillors supported the NHA to decide its rooftop greening approach on its own at the last meeting. The NHA now planned to provide a community garden and a greenhouse in addition to displaying potted plants with special features and planting climbers on the rooftop.

36. The Chairman clarified that his saying that the rooftop would not be open to the public actually meant that the rooftop would not be used as a public open space. He supplemented that the NHA could decide the rooftop greening approach on its own, and it

might not be necessary to submit the relevant proposals to the TPB for consideration.

37. Mr Derek HUNG said that the YTMDO would invite staff of the departments concerned or consultants to the TPB meeting to answer the Board's enquiries about the application for planning permission. He would like to know if Councillors would consider providing more information to the YTMDO so that at the TPB meeting, it could give instant response to whether the additional conditions put forward by the TPB members would be accepted. This would help enhance efficiency of the application process.

38. Ms KO Po-ling said that although the design chosen by the NHA maintained the original location of the water tanks, it was already better than the original one proposed by the YTMDO at the very beginning. As such, Councillors' efforts put into the discussion on the activity venue project did pay off. She added that the activity venue, being a community facility, would be open to the public. Moreover, the NHA's plan to set up a greenhouse and a garden on the rooftop as well as display potted plants there could be regarded as a compensation package for tree removal at the site.

39. The Chairman said that the District Officer had undertaken to commence the activity venue project during this term of DC as far as possible. However, whether the application for planning permission would be approved was completely subject to the decision of the TPB. He continued that at the last meeting, the major consideration for Councillors to oppose the 24-hour opening of the rooftop of the activity venue was the potential public order issues. He pointed out that drunkards, drug abusers, street sleepers and scavengers often wandered around in the vicinity of the site at Battery Street. Therefore, if the rooftop of the activity venue was to be open for 24 hours, those people might gather there. He also said that the YTMDO would explain to the TPB the concerns and the decisions of Councillors when submitting the application for planning permission to the TPB. He asked Councillors to pick one from the three design proposals put forward by the YTMDO at the meeting or suggest other feasible proposals.

40. Mr Barry WONG opined that it was not appropriate to open the rooftop of the activity venue to the public all day. He pointed out that most of the sites of community service organisations were not open 24 hours a day. If the activity venue was to be open to the public for the whole day, Councillors and the YTMDO would be held ethically responsible in case unruly elements took hostages there and committed crimes.

41. Mr CHUNG Kong-mo considered that the architectural design with the water tanks being installed at the original location would be more practical and desirable than the other two design proposals. He continued that there were sufficient grounds for Councillors to decide that the rooftop of the activity venue would not be open to the public. For the two trees at the site which had to be removed to make way for the works, he believed that the NHA's plan to provide greening facilities, such as the community garden and the greenhouse on the rooftop of the activity venue, was an adequate compensation package for tree removal at the site.

42. Mr Benny YEUNG said that the Man Wah Sun Chuen car park had been redeveloped into an SOA. That place, with an area larger than the Battery Street SOA, was sufficient to act as a compensation for redevelopment of the latter into an activity venue.

43. The Chairman said that to avoid any public order problem which might be caused by

opening the rooftop to the public all day, Councillors objected to designating the rooftop as a public space. In addition, after discussion, Councillors opined that it was not appropriate to plant trees on the rooftop. Since many plants would be added to Man Cheong Street Park near the site, this should be regarded as an adequate compensation package for tree removal at the site. He believed that the YTMDO would clearly explain such views to the TPB when it submitted the application for planning permission.

44. Mrs Laura ARON thanked Councillors for their valuable views on the activity venue project. She stated that the YTMDO would explain to the TPB the concerns and the decision of Councillors regarding the project, especially the controversial issues, in order to strive for approval of the planning application by the TPB. She continued that if the application for planning permission was only conditionally approved or even rejected, the YTMDO would still have to discuss with Councillors and the NHA further action to be taken. She also said that when preparing the works schedule, the YTMDO had taken into account the time it needed to re-submit an application if the TPB rejected the application for planning permission. The YTMDO still anticipated that the activity venue project could commence in the second or third quarter of 2015 as scheduled.

45. The Chairman enquired whether Councillors agreed to adopt the design proposal in which the water tanks would be installed at the original location. There was no objection.

46. The Chairman said that Councillors had to decide on the name of the activity venue. At the inter-departmental meeting previously held, some attendees proposed to name the activity venue “Yau Tsim Mong Multicultural Activity Centre” (literal translation). He invited Councillors to express their views on the name of the activity venue.

47. Ms KO Po-ling recalled that the NHA had come up with a name in the proposal for the activity venue.

48. Mr CHAN Yee-fei responded that the Chinese and English names suggested by the NHA at that time were 「共融一家」 and “Home of Cohesion” respectively.

49. The Chairman opined that it would be more appropriate to add “Yau Tsim Mong” to the name of the activity venue.

50. Mr Derek HUNG opined that the name “Yau Tsim Mong Multicultural Activity Centre” could reflect the idea of racial harmony and integration promoted by this signature project, and therefore should be well-supported.

51. Mr Barry WONG said that as the activity venue would serve people of different races, its English name should be of equal importance.

52. The Chairman said that Councillors could decide on a tentative name for the activity venue, but the final name should not deviate from the tentative one to a large extent. He asked Mrs Laura ARON if the name of the activity venue had also to be submitted when the YTMDO filed the application for planning permission with the TPB.

53. Mrs Laura ARON said that the name of the project had to be stated in the application for planning permission submitted to the TPB. Future amendment to the project name was allowed. But at the stage of seeking funding approval from the LegCo, the name

of the activity venue had to be finalised.

54. The Chairman suggested 「油尖旺多元文化活動中心」 (Yau Tsim Mong Multicultural Activity Centre) as the tentative Chinese name for the activity venue . He asked Councillors to make suggestions on both the Chinese and English names of the venue at the next meeting. There was no objection.

55. Mrs Laura ARON said that the YTMDO was making an enquiry to the Home Affairs Department (“HAD”) on whether Councillors could decide on the name of the activity venue on their own or it had to be decided by the HAD. If the latter was the case, the YTMDO would pass Councillors’ suggestions to the HAD for consideration.

56. Mrs Laura ARON continued that the HAD had earmarked \$300,000 for each district office to organise preliminary promotional activities of the signature project in each district. Councillors endorsed at the last meeting that \$150,000 out of the fund would be earmarked for staging the “multi-ethnic and multicultural drama” to promote the theme of “to promote cultural diversity and to advance social cohesion” of the signature project. In this regard, the YTMDO had invited 10 drama troupes to submit quotations in late July. For the abstract of the invitation, please refer to Annex 3 of the paper. The YTMDO had invited the troupe which met the quotation requirements to the meeting to briefly introduce to Councillors the outline of the script. She asked Councillors to comment on the quotation of the troupe as well as the budget and the number of performances.

57. The Chairman said that the troupe would be given five to eight minutes to briefly introduce the outline of the script, and then Councillors could raise questions. He reminded Councillors to make a declaration of interest if they had any connection with the troupe having submitted quotation to the YTMDO. He continued that the information on the quotation was for use at the meeting only. Councillors were not allowed to take away the information from the conference room. He also stated that meeting the troupe would involve sensitive business information such as quotation and contents of the script. As such, he suggested that the brief introduction of the script as well as Councillors’ question and discussion session should be conducted in the form of private session to protect the interest of the troupe. The relevant audio recording would not be uploaded to the web page of the Yau Tsim Mong District Council (“YTMDC”) either. The open session would resume only after consideration was given to the quotation. There was no objection.

58. Mrs Laura ARON supplemented that the YTMDO had received quotations from two drama troupes in total. As one of the quotations did not meet the requirements, it was not accepted.

59. The Chairman announced the commencement of the private session.

(The private session commenced at 3:35 p.m.)

(Mr Chris IP joined the meeting at 3:55 p.m.)

(The open session resumed at 4:13 p.m.)

60. After discussion, Councillors suggested the YTMDO commission Merit Minds

Workshop to stage five “multi-ethnic and multicultural drama” shows with racial harmony and integration as the theme. If the performance was well-received, the YTMDO might consider launching additional shows, with the total number of shows reaching around 10. The Chairman supplemented that since there was quite a large number of Nepalese residents in the district, the main plot of the “multi-ethnic and multicultural drama” would be the experience of Nepalese people living in Hong Kong.

61. Councillors endorsed that the District Officer, the Chairman and the Vice-chairman of the DFMC and Councillors who were interested in participating in the performance or discussing relevant matters would follow up the details of the “multi-ethnic and multicultural drama”. The Chairman said that Councillors could suggest suitable actors to the YTMDO, if any.

(Mr Francis CHONG left the meeting at 4:15 p.m.)

62. Mr CHUNG Kong-mo would like to know the role of the DFMC and the YTMDO in the “multi-ethnic and multicultural drama”.

63. Mrs Laura ARON replied that the “multi-ethnic and multicultural drama” would be organised by the YTMDO, and the DFMC could propose to co-organise this event.

64. Mr Derek HUNG supported co-organisation of the “multi-ethnic and multicultural drama” by the DFMC and the YTMDO.

65. The Chairman asked Councillors whether they agreed to the co-organisation of the “multi-ethnic and multicultural drama” by the DFMC and the YTMDO. There was no objection.

66. The Chairman thanked the representatives for joining the discussion of this item.

(iv) Concern Over Maintenance and Repair of Facilities in Community Centres
(YTMD/DFMC Paper No. 50/2014)

67. The Chairman welcomed the following representatives to the meeting:

- (a) Ms Patty LEE, Senior Executive Officer (District Management) and Miss Fiona LEE, District Secretary of the YTMDO; and
- (b) Mr Leo CHAN, Electronics Engineer/Project 3/1 and Mr WONG Yiu-sun, Assistant Electronics Inspector/Project 3/1 of the Electrical and Mechanical Services Department (“EMSD”).

68. Ms Patty LEE said that the YTMDO had suggested replacing the audio equipment in the hall of Henry G. Leong Yaumatei Community Centre (“HGLYCC”) at the last meeting. The initial estimation of the project cost computed by the EMSD amounted to approximately \$900,000. For implementation of the works, the hall would be temporarily closed for around six weeks. In addition, the YTMDO had also suggested replacing some other facilities of HGLYCC and Mong Kok Community Hall.

69. Mr Leo CHAN gave a PowerPoint presentation (Annex 3) to briefly introduce the replacement of audio equipment in the hall of HGLYCC.

70. The Chairman asked whether the hall of HGLYCC would be partially open during replacement of audio equipment. Furthermore, the advance works of the project would last for more than 10 weeks. He would like to know whether the hall would be closed during the said period for implementation of the project.

71. Mr Leo CHAN responded that the hall of HGLYCC could be open as usual during implementation of the advance works. The organisations which had been approved to hire the hall would not be affected.

72. The Chairman wondered if the EMSD had invited tenders for replacement of audio equipment in the hall of HGLYCC.

73. Mr Leo CHAN responded that as the project cost would be settled at the expense of the DFMC, the EMSD could invite tenders only after Councillors had endorsed the project proposal.

74. The Chairman said that the works were expected to be completed in half a year the earliest if approval for replacement of audio equipment in the hall of HGLYCC was granted by Councillors at the meeting. He enquired whether Councillors agreed to earmark an allocation of \$900,000 for implementation of the project by the EMSD. There was no objection.

75. Ms Patty LEE asked Councillors to propose the commencement date of the project.

76. After discussion, Councillors agreed that the hall of HGLYCC would be temporarily closed from 5 March to 11 April 2015 for replacement of audio equipment in the hall by the EMSD.

77. Mr CHUNG Kong-mo would like to know whether the YTMDO would notify the organisations in the district in advance that the hall of HGLYCC would be temporarily closed during the said period.

78. Ms Patty LEE responded that the YTMDO would post up a notice at HGLYCC to inform the public about the arrangement.

79. The Chairman suggested that the YTMDO upload the information regarding closure of the hall of HGLYCC to the HAD's webpage.

80. Ms Patty LEE said that the YTMDO would consider the feasibility of making such an arrangement.

81. Mr HUI Tak-leung was discontented that not until recently had the EMSD completed repairing the air-conditioning system of Mong Kok Community Hall. He would like to know the reasons.

82. Mr Leo CHAN replied that he was not the EMSD officer responsible for repairing

the air-conditioning system of Mong Kok Community Hall. However, as far as he knew, the EMSD might need to order component parts for the air-conditioning system from other places, and it was time-consuming.

83. The Chairman requested the EMSD to submit a written response to Mr Hui Tak-leung's enquiry after the meeting.

(Post-meeting note: The EMSD had replied to Mr HUI Tak-leung's enquiry on 18 September 2014. The details were shown at Annex 4.)

(Mr LAM Kin-man left the meeting at 4:30 p.m.)

Item 3: Design of URA's Shanghai Street/Argyle Street Project
(YTMDFMC Paper No. 54/2014)

84. The Chairman welcomed Mr Michael MA, Director, Planning and Design, Mr Lawrence Mak, General Manager, Planning and Design and Mr SO Ngai-long, Senior Manager, Community Development of the URA.

85. Mr Michael MA gave a PowerPoint presentation (Annex 5) to briefly introduce the contents of the paper.

(Mr CHOW Chun-fai left the meeting at 4:38 p.m.)

86. The Vice-chairman indicated that the URA had sent its representatives to a DC meeting in 2008 to consult Councillors for their views on the preservation cum revitalisation project at Shanghai Street/Argyle Street. A brainstorming session had been held by the URA in the same year to gauge residents' opinions. She recalled that at that time, she and the residents suggested that if restaurants and retail shops were to be included in the project, the URA should note that the prices of the services and commodities provided should not go beyond the purchasing power of the local residents. It should also ensure that the shop operators would not occupy the pavements outside the shops for business.

87. The Vice-chairman continued that some media and members of the public opined that while the URA let the old-style restaurants be included in the preservation cum revitalisation project, it should make every effort to assist those restaurants to keep their reminiscent decor so as to enhance the features of the shops. She added that some residents had reflected to her that they would like the URA to organise another brainstorming session on the Shanghai Street/Argyle Street project to facilitate them to express their views. They also expected the URA to set aside space in this project for use as community activity venues.

88. Mr HUI Tak-leung supported the proposal in the paper. However, he was of the view that for this project, it was difficult to strike a balance between preservation and safety for works. He pointed out that there were many shops at Shanghai Street selling traditional goods such as feng shui ornaments and Chinese ceremonial gowns. He suggested retaining this kind of shops in the revitalisation project. He added that as there were quite a number of high class restaurants at Langham Place where the Shanghai Street/Argyle Street project was nearby, he worried that the old-style restaurants might not be able to compete with those high class restaurants if they were included in this project.

89. Mr Barry WONG supported the introduction of restaurants which preserved reminiscent decor into the Shanghai Street/Argyle Street preservation cum revitalisation project. But he indicated that some old-fashioned interior designs had become archaic. For instance, the surface of the old-fashioned floor tiles was too slippery. Also, the facilities in the venue might not be convenient for persons with disabilities. He suggested improving the decor of the old-style restaurants. On the one hand, the reminiscent atmosphere could be preserved; on the other hand, it would be more convenient for diners.

90. The Vice-chairman clarified that the residents hoped that the URA would preserve the reminiscent decor of the old-style restaurants as far as possible. However, it did not mean that the old-fashioned interior design was unchangeable.

91. Mr Michael MA responded as follows:

- (a) As stated in the URA's tenancy agreement of the Prince Edward Road West/Yuen Ngai Street preservation cum revitalisation project, if a tenant was found occupying the pavement outside the property for three times, the tenancy would be terminated with immediate effect. The URA would introduce the same clause into the tenancy agreement of the Shanghai Street/Argyle Street project so as to eradicate the problem of shop front extensions.
- (b) Took, for example, the Mallory Street/Burrows Street revitalisation project. The restaurants newly moved in had preserved many features of the original decorations. For the revitalisation of Shanghai Street/Argyle Street, the URA would make every effort to preserve the original features of the lot concerned. If necessary, the URA could arrange a guided tour for Councillors to visit the Mallory Street/Burrows Street revitalisation project.
- (c) The URA would apply for planning permission with the TPB in respect of the Shanghai Street/Argyle Street project, with a view to implementing the revitalisation project. Upon approval of the application by the TPB, the URA would invite Mr CHENG Po-hung, who was familiar with Hong Kong anecdotes, and Dr LEE Ho-yin, a heritage conservation expert, to attend a seminar and to exchange views with the residents on this revitalisation project.
- (d) Apart from the shops selling feng shui ornaments and Chinese ceremonial gowns, there were some other shops at Shanghai Street selling other traditional goods. After completion of the Shanghai Street/Argyle Street preservation cum revitalisation project, the URA would consider inviting those shop operators to move in.
- (e) The URA would consider providing conference rooms for this revitalisation project, and leasing them out to the DC and other local organisations (such as Owners' Corporations) at a reasonable rent.

(Mr HAU Wing-cheong left the meeting at 4:55 p.m.)

92. Mr HUI Tak-leung said that among the 14 buildings included in the Shanghai

Street/Argyle Street preservation cum revitalisation project, four six-storey buildings built in the 1960s would be demolished for redevelopment. For the remaining 10 pre-war buildings built in the 1920s, they would only undergo partial modification and internal maintenance. As two of these pre-war buildings were located between the four 1960s old buildings, he worried that the demolition of the four buildings would adversely affect the structure of the two pre-war buildings. In addition, he would like to know whether the redeveloped buildings would be incompatible with the pre-war buildings if they were juxtaposed.

93. Mr Michael MA responded that the scale of the Shanghai Street/Argyle Street project was small, but it involved a construction cost of over 200 million dollars. It was related to the complexity of the project to a certain extent. He said that when demolition of the old buildings were being carried out on the lot, the URA would install steel frames to support the neighbouring buildings to ensure that the demolition works would not affect the structure of the adjacent buildings. The URA would avoid disharmony in the revitalisation project caused by coexistence of the new and old buildings. It would also continue to consult the DFMC on this project.

94. There being no further comments, the Chairman concluded that Councillors supported the proposal in the paper.

95. The Chairman thanked the representatives for joining the discussion of this item.

Item 4: Universal Accessibility Programme — Provision of Lifts to Three Footbridges in YTM District
(YTMDPMC Paper No. 55/2014)

96. The Chairman welcomed the following representatives to the meeting:

- (a) Mr Kelvin KWOK, Project Supervisor 2/Universal Accessibility Programme of the Civil Engineering and Development Department; and
- (b) Mr Calvin LI, Associate of the Parsons Brinckerhoff (Asia) Limited.

97. Mr Kelvin KWOK said that he and Mr Calvin LI would briefly introduce later the impacts on the nearby trees, planters and sitting-out facilities brought by the installation of lifts at the three footbridges in the district.

98. Mr Calvin LI supplemented that the management rights over some sites in the district would be transferred from the LCSD to other departments to facilitate the lift installation works at the pedestrian subways.

99. Mr Kelvin KWOK and Mr Calvin LI gave a PowerPoint presentation to briefly introduce the contents of the paper.

100. The Chairman enquired whether Councillors supported the proposal in the paper. There was no objection.

Item 5: Report on District Free Entertainment Programmes and District Arts and Cultural Activities in YTM District by Leisure and Cultural Services

Department
(YTMDPMC Paper No. 56/2014)

101. The Chairman welcomed Miss CHO Hoi-man, Assistant Manager (Kowloon West) Marketing, Programme and District Activities of the LCSD to the meeting.

102. Miss CHO Hoi-man briefly introduced the contents of the paper.

103. Councillors noted the contents of the paper and had no comment.

Item 6: Report on Organisation of Recreation and Sports Activities and Management of Facilities in YTM District by LCSD (June to November 2014)
(YTMDPMC Paper No. 57/2014)

104. The Chairman welcomed Mr Richard WONG, Chief Leisure Manager (Hong Kong West), Mr Vincent SO, District Leisure Manager (Yau Tsim Mong), Mr LEUNG Chi-ming, Deputy District Leisure Manager (Yau Tsim Mong) and Mr Anthony WONG, Assistant District Leisure Manager (Yau Tsim Mong) of the LCSD to the meeting.

105. Mr LEUNG Chi-ming briefly introduced the captioned paper.

106. The Chairman recalled that the LCSD had reported that an old tree at Kowloon Park had to be removed due to health problems. However, he had found that the tree was supported by frames and had not yet been removed when he passed by Kowloon Park earlier. He enquired about the reason for such an arrangement. Indicating that a number of trees in the district had been infected and withered recently, he enquired whether fungus could be spread among trees through the air; if so, Councillors had to consider whether to remove the diseased old tree at Kowloon Park expeditiously to prevent infection of other healthy trees.

107. Mr Vincent SO responded that the Expert Panel on Tree Management (“Expert Panel”) under the Tree Management Office (“TMO”) had been closely monitoring the old tree infected with Brown Root Rot (“BRR”) disease at Kowloon Park. The Expert Panel had suggested saving the tree with a fungus that could suppress the BRR fungus. With its health condition slightly improving, the tree had not yet been removed. He continued that although the BRR fungus could be spread through root-to-root contact, there had not been any literature showing that the air was a transmission medium. He therefore believed that the health problems of other trees in the district were not related to the diseased old tree. He supplemented that according to the guidelines of the TMO, the LCSD had to replace and disinfect the soil at the site where a BRR-infected tree had been removed to prevent spread of the disease.

108. Councillors noted the contents of the paper and had no further comments.

Item 7: Report on District Minor Works (“DMWs”) and Environmental Improvement Projects (“EIPs”) in LCSD’s Venues in YTM District in 2012-2015
(YTMDPMC Paper No. 58/2014)

109. The Chairman welcomed Mr Johnny WONG, Senior Architect and Ms Jackie LEE, Architectural Assistant of Andrew Lee King Fun & Associates Architects Limited to the meeting.

110. Mr LEUNG Chi-ming briefly introduced the captioned paper. He reported that the term project consultant had completed the ground investigation for the provision of a pet garden and a model car play area under Ferry Street Flyover.

111. Mr Johnny WONG reported the ground investigation findings and the layout design for the proposed pet garden and model car play area:

- (a) After studying the layout plans of underground facilities provided by the departments concerned and utility undertakers, the Works Section of the HAD (“Works Section”) and the term project consultant had conducted ground investigation at eight locations of the site. It had been confirmed that despite the presence of underground utilities at the site such as cables, drains and gas pipelines, the design of the works would not be substantially affected. When taking forward the detailed design of the works, the consultant would comply with the requirements laid down by the departments concerned and utility undertakers to ensure that the works would neither damage the underground facilities nor affect their routine maintenance.
- (b) The TD would provide a pedestrian crossing at Ferry Street to facilitate public access to the pet garden and model car play area. In addition, the two proposed facilities would have separate entrances.
- (c) In accordance with the Hong Kong Planning Standards and Guidelines and the Environmental Protection Department’s requirements, buffer zones of 3 metres (m) in width bordering the pet garden and model car play area under Ferry Street Flyover would be reserved for vegetation planting to reduce noise impact.
- (d) The 74-m long and 12-m wide pet garden would be laid with turf. Benches and a sandpit serving as a pet latrine would also be provided.
- (e) The 29-m long and 10-m wide model car play area would be equipped with a driver stand, a model car race track, model car maintenance tables and storage facilities.
- (f) Fences and noise barriers would be erected along the front of the pet garden and model car play area facing Ferry Street. The noise barriers would be beautified with climbers and installed with floodlights for lighting of the venue.

(Mr CHAN Wai-keung left the meeting at 5:22 p.m.)

112. Mr CHUNG Kong-mo said that the original main purpose of the proposal to develop the site under Ferry Street Flyover into a pet garden and a model car play area put forward by Councillors was to fully utilise the space under the flyover, and to alleviate the hygiene problem caused by dog fouling in the district. He hoped that the government departments would gauge residents’ opinions when they prepared the detailed project design to ensure that

the facilities of the venue would accommodate users' needs. He continued that benches would be provided at the pet garden and the model car play area. He suggested providing armrests amid the benches lest people would sleep on them. He further suggested providing litter bins and dog excreta collection bins at the pet garden to avoid too much pet excreta accumulating in the sandpits. He also proposed installing maintenance tables at the model car play area against the wall to prevent people from gathering around the tables for gambling. He further stated that closed circuit televisions ("CCTVs") would be installed at the pet garden and the model car play area. He wondered if both venues would be fully covered within the monitored area.

113. Mr Barry WONG indicated that there might be smokers among the users of the pet garden and the model car play area under Ferry Street Flyover. He enquired of the LCSD whether tobacco control measures would be enforced at both venues.

(Mr HUI Tak-leung left the meeting at 5:30 p.m.)

114. Mr Benny YEUNG hoped that the pet garden and the model car play area would be completed as soon as possible. He pointed out that a remote dog latrine at Tak Cheong Lane, which was in the vicinity of the site, emitted foul odour because the FEHD did not send staff to clear the pet excreta frequently. He suggested that the dog latrine be removed upon completion of the pet garden under Ferry Street Flyover.

115. The Chairman requested the YTMDO to convey Mr Benny YEUNG's view to the departments concerned.

116. Mr Johnny WONG responded that the Works Section and the term project consultant had noted Mr CHUNG Kong-mo's opinion. They would consider the suggestion when preparing the detailed project design. He continued that dog excreta collection bins would be provided at the pet garden under Ferry Street Flyover and the Works Section would discuss with the LCSD on the locations of the bins. In addition, the term project consultant would carefully look into the locations of the CCTV cameras to be installed at the pet garden and the model car play area, with a view to ensuring that both venues would be fully covered within the monitored area.

117. The Chairman asked when the project would commence and be completed if Councillors endorsed the layouts of the pet garden and the model car play area under Ferry Street Flyover at this meeting.

118. Mr Benny YEUNG would like to know whether restrictions would be imposed on the car types at the model car play area under Ferry Street Flyover. For instance, only electric model cars would be permitted while noise-making model cars (e.g. gas-powered radio-controlled model cars) would be prohibited at the venue.

119. Ms Elsa CHING replied that the model car play area under Ferry Street Flyover was mainly intended for use by electric model cars. The Works Section would discuss with the LCSD on the details of venue management regarding the noise nuisance which might be caused by other types of cars. She continued that the Works Section and the term project consultant would start preparing the detailed project design and tender documents if the layouts of the pet garden and the model car play area were endorsed by the DFMC at this meeting. It was hoped that tenders would be invited in the first quarter of 2015, so that the

project could commence in the second quarter of the same year and could be completed in mid-2016.

120. Mr Vincent SO said that according to the guidelines of the LCSD, since both venues were small in area, they could only be designated as either smoking or no smoking venues. It would be inappropriate to zone smoking areas in the venues. The LCSD would consult Councillors for their opinions before designating the venues as no smoking venues.

121. The Chairman suggested discussing the management details of the pet garden and the model car play area at the coming meetings. He supplemented that it was expected that Councillors would be supportive of implementing full smoking ban at both venues.

122. Mr Chris IP wondered whether the noise-making car types (e.g. gas-powered model cars) were permitted at other model car play areas managed by the LCSD. If yes, whether the department had provided exclusive race tracks for such model cars at the venues.

123. The Chairman enquired of the LCSD that if the department eventually imposed restrictions on the types of model cars to be permitted at the model car play area under Ferry Street Flyover, how it would handle breach of the regulations. For example, whether the offenders would be advised to leave or even be liable to prosecution.

124. Mr Vincent SO responded that the LCSD would post up notices at the venues if gas-powered model cars were eventually prohibited at the model car play area. If members of the public were found in breach of the regulations, the LCSD staff had the right to advise the offenders to leave, and they would also consider initiating prosecution against the non-cooperators. He continued that two tracks were provided at the model car play area at Jordan Valley Park, with the larger one mainly for gas-powered model cars while the smaller one for electric model cars. He supplemented that since the model car play area under Ferry Street Flyover was small in area, it would be more suitable for electric model cars.

125. The Chairman asked Councillors if they endorsed the layouts of the pet garden and the model car play area under Ferry Street Flyover. There was no objection.

Item 8: Funding Application for DMWs and EIPs in LCSD's Venues in YTM District in 2014/15
(YTMDPMC Paper No. 59/2014)

126. Mr LEUNG Chi-ming briefly introduced the captioned paper to seek funding of \$200,000 for installation of barrier-free access facilities in the LCSD's leisure venues in the YTM District.

127. Mr Barry WONG would like to know the contents that would be displayed on the proposed notice boards in the venues.

128. The Chairman enquired of the LCSD whether it proposed the barrier-free access facilities project with reference to the prevailing standard of its venues or in response to public complaints. Should the former be the case, he opined that Councillors should support the project proposal and no in-depth discussion was needed.

129. Mr LEUNG Chi-ming responded that installation of barrier-free access facilities was necessary under the standard requirements of the LCSD's venues. He further said that the proposed notice boards would be used for displaying the house rules for venue users.

130. Mr Barry WONG said that braille maps were provided in local MTR stations. He would like to know whether the LCSD would install notice boards with text-to-speech function in its venues as well for the convenience of the visually impaired.

131. The Chairman reckoned that the cost of notice boards with text-to-speech function was quite high. He opined that the proposed notice boards should be able to meet the prevailing standard in Hong Kong.

132. There being no further comments, the Chairman announced that funding was endorsed for implementing the project.

**Item 9: Report on Usage and Extension Activities of Public Libraries in YTM District (June to July 2014) and Their Extension Activities Program Plan (October to November 2014) by LCSD
(YTMDPMC Paper No. 60/2014)**

133. The Chairman welcomed Mrs Karen CHU, Senior Librarian (Yau Tsim Mong) and Ms Donna SIU, Librarian (Yau Ma Tei Public Library) of the LCSD to the meeting.

134. Mrs Karen CHU briefly introduced the captioned paper.

135. Councillors noted the contents of the paper and had no comment.

**Item 10: Funding Application for DMWs in Public Libraries in YTM District in 2014/15 by LCSD
(YTMDPMC Paper No. 61/2014)**

136. Mrs Karen CHU briefly introduced the captioned paper.

137. The Chairman enquired of the LCSD whether it would invite artists to paint wall murals for the public libraries in the district, or organise a drawing competition in which the winning entries would be used as the blueprints of wall murals.

138. Mrs Karen CHU responded that the LCSD would commission contractors to design and replace wall murals of public libraries by means of direct purchase through open tender.

139. The Chairman opined that the LCSD should provide the draft design of the wall murals for Councillors' perusal. He supplemented that it was the DFMC's usual practice to scrutinise the project designs submitted by departments when it considered the project proposals. He suggested Councillors endorse the project proposal first and requested the LCSD to consult Councillors on the design before replacing the wall murals of the libraries. There was no objection and the Chairman announced that the funding proposal was endorsed.

Item 11: Progress Report on DMWs Led by YTMDO in 2014-2015 (as at 24.8.2014)
(YTMDPMC Paper No. 62/2014)

140. The Chairman introduced the following representatives from government departments and the term project consultant present to join the discussion:

- (a) Ms Patty LEE, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO; and
- (b) Mr YAU Chun-fai, Senior Inspector of Works (Kowloon), Mr CHEUNG Fu-yin, Inspector of Works (Kowloon) 1 and Ms Elsa CHING, Architect (Works) 4 of the HAD.

(i) Outstanding Works Endorsed by the DFMC

Greening and Beautification Projects 2014-2015

141. Ms Cecilia PONG reported that the contractor had placed new artificial flowers in the railing planters at the section of Nathan Road off Chungking Mansions in early August. Moreover, the new phase of the beautification works of the footbridges at Argyle Street, Waterloo Road and Cherry Street had been completed in early September.

142. Ms KWAN Sau-ling said that she had received complaints from the public two weeks before the meeting, pointing out that some smokers disposed of cigarette butts into the railing planters outside Chungking Mansions, resulting in hygiene problems. She suggested posting bilingual notices on the planters to advise the public not to dispose of cigarette butts into the planters.

143. Mr Derek HUNG said that smokers often gathered outside Chungking Mansions. In view of this, he opined that a number of ashtrays should be installed on the roadside railings in the hope that the situation of cigarette butt littering could be improved.

144. Mr Barry WONG opined that the suggestion of Ms KWAN Sau-ling was worth considering. He also suggested replacing notices with signs and believed that this would be a more effective way to disseminate to the public the message of not to litter cigarette butts. He further said that apart from posting up signs or notices, the relevant departments should also step up enforcement efforts against littering of cigarette butts.

145. The Chairman asked the YTMDO whether it was necessary to add an agenda item to discuss the proposal of posting up signs or notices on the railing planters outside Chungking Mansions.

146. Ms Cecilia PONG responded that as the railing planters outside Chungking Mansions were managed by the YTMDO, Councillors might immediately decide whether to post up signs or notices on the planters. The cost would be settled under Greening and Beautification Projects 2014-2015.

147. The Chairman proposed that metal placards be installed on the planters so as to remind members of the public not to dispose of cigarette butts in the planters. There was no objection. The Chairman asked the YTMDO to follow up the design of the metal placard.

148. Ms Cecilia PONG reported that the beautification works for the exterior walls of Queen Elizabeth Hospital and Kwong Wah Hospital would be completed within the month. In addition, the theme of the exhibition panels on Mong Kok Road Footbridge would be changed within the month. The activity photos of “Children’s Song Composing and Singing Contest (literal translation) under the ‘Yau Tsim Mong District Civic Education Competition Series’” and “Active Life Carnival” organised by the Yau Tsim Mong District Organising Committee on Promotion of Civic Education, the award-winning entries and highlights of activities of the “35th International Children Drawing Contest cum Photography Competition” organised by the Junior Chamber International Harbour and collaborated by the Yau Tsim Mong Organising Committee on Cultural Arts Events, as well as highlights of activities of “Yau Tsim Mong Distance Run for Hong Kong Reunification Anniversary Celebration” would be displayed. She asked Councillors to give suggestions on the theme of the next round of exhibition.

149. The Chairman said that if Councillors wished to borrow the exhibition panels for displaying highlights of the activities organised by their district activities organising committees and working groups, they could contact the YTMDO before the next meeting.

150. Ms KWAN Sau-ling said that the Yau Tsim Mong Road Safety Organising Committee would like to borrow the exhibition panels for displaying highlights of their activities in the next round of exhibition. There was no objection.

(ii) Works Projects Endorsed in Principle by the DFMC

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

151. Ms Cecilia PONG reported that as there were a large number of underground utilities at the site, Councillors endorsed at the last meeting that benches with foundation would not be provided there. After consulting Councillor of the constituency concerned, the Works Section proposed erecting two sets of canopies without foundation at the site. Each set would provide two seats with spaces for standees. It would be enough for sheltering a few waiting passengers from the rain and heat.

152. The Chairman supplemented that the design of the proposed canopied benches was similar to that of the benches at Nullah Road SOA.

153. Ms Cecilia PONG continued that basing on the views of Councillors, the Works Section would install metal placards on the aforesaid benches to display the logos and titles of the YTMDC and the YTMDO. She supplemented that the YTMDO was consulting the departments concerned for their views on the whole proposal. The estimated cost of the project was \$430,000.

154. Mr LAU Pak-kei said that he initially proposed the provision of rain shelters to GMB stops of routes No. 46 and 78 at Sham Mong Road. However, due to the presence of a large

number of underground utilities at the GMB stops, the Works Section proposed constructing the rain shelters behind the two stops. He continued that quite a number of people waited at the two aforesaid GMB stops every day. He was glad to see that the construction of rain shelters near the stops would benefit the waiting passengers. In addition, he asked whether the proposed canopies were transparent ones; if yes, he would like to know whether the canopies could provide sun shading. Furthermore, he asked at which position of the canopied benches the metal placards would be installed. He also said that although the estimated project cost was high, he still supported the project as waiting passengers would not be tormented by the scorching heat and lashing rain.

155. Mr Chris IP said that the logo of the Tsuen Wan District Council (“TWDC”) was printed on most of the rain shelters constructed under its funding. The shelters were made of opaque plastic material which could provide sun shading. He proposed that the Works Section could make reference to that design.

156. Mr Barry WONG supplemented that many rain shelters in the Tsuen Wan District had adopted the same design. The TWDC logo could be seen on every shelter.

157. Mr WONG Kin-san supported the funding for construction of canopies. He recalled that he had proposed the provision of rain shelters at Prince Edward Road West. Some Councillors had also proposed the construction of rain shelters on the pavement beside HGLYCC. However, the project proposals were turned down due to the presence of a large number of underground utilities at the site. In this connection, he asked the Works Section whether the design of the canopied benches adopted in this project was suitable for the aforesaid locations. He would also like to know the minimum width of the road section required for installing the canopied benches.

158. Mr CHUNG Kong-mo supported the project. He proposed that the Works Section should adopt the same design as far as possible for future construction of rain shelters or canopies. He considered that this would help residents to identify the facilities jointly constructed by the YTMDC and the HAD.

159. After discussion, the Chairman concluded that Councillors agreed that the Works Section should adopt a standard design for future construction of rain shelters or canopies in the district. The Chairman also asked the Works Section whether it was feasible to print the YTMDC logo on the canopies that were newly constructed under the funding of the YTMDC.

160. Mr CHEUNG Fu-yin said it was preliminarily estimated that the proposal was feasible. The Works Section would further conduct detailed studies.

161. The Chairman asked Councillors whether they endorsed earmarking an allocation of \$430,000 for the provision of two sets of canopies behind the GMB stops of routes No. 46 and 78 at Sham Mong Road. There was no objection.

162. Ms Cecilia PONG said that canopied benches were usually brown. She asked Councillors whether they agreed to pick brown benches for the project. There was no objection.

(ii) Proposed Beautification of Space Under Tai Kok Tsui Road Flyover off

Metro Harbour View and Provision of Planters in Adjoining Vacant Land

163. Ms Cecilia PONG reported that the Works Section planned to remove the sculptures in “Underwater World” (literal translation), carry out land formation and lift the manholes and planters. Moreover, after studying the layout plan of the underground facilities at the site, the Works Section proposed to conduct ground investigation to collect more work-related information. The estimated cost of the whole project including ground investigation was \$500,000. After completion of land formation, the YTMDO would plant in the planters the vegetation species as suggested by the LCSD.

164. Mr LAU Pak-kei supported funding for the said project. He said that many residents hoped that the YTMDO would plant more seasonal flowers with different colours in the new planters for beautification in addition to the green plants. He also expected that the LCSD would take up the responsibility to manage those plants in future.

165. The Chairman said that direct sunlight might not reach the site under the flyover. The department should pay more attention when choosing the plant variety. He continued to ask Councillors whether they agreed to earmark an allocation of \$500,000 for the Works Section to conduct ground investigation and related works at the site. There was no objection.

166. Ms Cecilia PONG supplemented that the cost for planting in the planters would be settled under the Greening and Beautification Projects 2014-2015.

167. Ms Cecilia PONG reported that regarding the provision of planter pots in the open space next to “Underwater World”, the YTMDO, the Works Section and Mr LAU Pak-kei, after site inspection, suggested placing 25 movable planter pots at the abutment and beside the railings at Chui Yu Road. The total cost of purchasing and installing the planter pots was \$75,000. After installation of the planter pots, the YTMDO would arrange a contractor to plant in the planter pots, and the cost involved would be settled under the Greening and Beautification Projects 2014-2015. She continued that both the TD and the HyD had indicated that the plants inside the planter pots should not be taller than the railings.

168. The Chairman enquired about the design of the planter pots that would be adopted by the Works Section.

169. Ms Cecilia PONG responded that the planter pots used in the project were similar to the railing planter pots at Chui Yu Road. Both of them were brown.

170. The Chairman said that placards printed with the logos and titles of the YTMDC and YTMDO would be attached to the planter pots. He then asked Councillors whether they agreed to earmark an allocation of \$75,000 for placing 25 planter pots in the open space next to “Underwater World”. There was no objection.

(iii) Cleaning of Cliff Road Staircase Canopy

171. Ms Cecilia PONG reported that Councillors had endorsed at the DFMC meeting on 3 July 2014 that tailor-made high-pressure washer guns would be used to clean the staircase canopy at Cliff Road. The Works Section had conducted an on-site trial of the washer guns on 14 August in the presence of the Chairman and Vice-chairman of the DFMC, Mr LAM

Kin-man and Mr Benny YEUNG's representative. Currently, the cleaners could wash away the dead leaves and dust on the staircase canopy by using the washer guns near the railing of the staircase. The contractor would also arrange workers to pull up a rope with scrub cloth from the ground level to remove the stains on the canopy.

172. The Chairman said that the cost of the high-pressure washer guns would be borne by the contractor without recourse to the DFMC. He also asked the YTMDO whether scaffolding was necessary when the EMSD staff replaced the florescent tubes of the staircase canopy at Cliff Road.

173. Ms Cecilia PONG responded that to the best of her knowledge, the EMSD staff was able to replace the florescent tubes of the staircase canopy at Cliff Road without scaffolding.

174. Mr Benny YEUNG was glad to know that the YTMDO actively responded to Councillors' requests.

175. Ms Cecilia PONG said that the contractor no longer erected scaffolds for routine staircase canopy cleaning at Cliff Road. She would like to know whether Councillors agreed to cancel the proposal to install a work platform next to the staircase.

176. The Chairman indicated that Mr Benny YEUNG, another proposer of the paper and he were satisfied with the new cleaning method. He suggested cancelling the proposal to install a work platform next to the staircase, and there was no objection. The Chairman announced that this item was deleted.

(iv) Installation of Tourist Map Boards and Indication Signs Between Soy Street and Sai Yeung Choi Street South and near the Entrance of Soy Street Subway (next to Sun Hing Building)

177. Ms Cecilia PONG reported that the YTMDO had consulted the relevant departments and public utility companies on the proposed project. The DSD indicated that some of its public utilities were under the site. During implementation of the works, the YTMDO had to keep away from those facilities as far as possible. The HyD pointed out that the proposed tourist map boards would be installed in front of Hollywood Plaza and next to Sun Hing Building. As both locations were behind the entrance of the pedestrian subway, the YTMDO should ensure that the tourist map board project would not affect the structure of the pedestrian subway. Before implementation of the works, the YTMDO was required to submit a survey report to the HyD for approval. Moreover, public utility companies like the Hong Kong Telecommunications Limited, Hong Kong and China Gas Company Limited and CLP Power Hong Kong Limited, etc. indicated that as their public utilities were located under the site, the tourist map boards should be kept away from those facilities. If such facilities were damaged due to the tourist map board project, the party concerned should bear the maintenance cost. In the light of the views, the Works Section proposed to conduct ground investigation at the site to study the feasibility of the project. The estimated cost of the investigation was \$55,000.

178. The Chairman asked Councillors whether they agreed to earmark an allocation of \$55,000 for the Works Section to conduct ground investigation at the site. There was no

objection.

(v) To Replace Existing Bench Outside Chui Yu Road Rest Garden with Erection of Canopies

179. Ms Cecilia PONG reported that the Works Section, after discussion with the Councillor of the constituency, considered that it was inappropriate to erect canopies at the said location. The Councillor of the constituency suggested retaining the existing bench outside Chui Yu Road Rest Garden while the LCSD would remain responsible for the maintenance. The Works Section proposed to install two sets of canopies without foundation at the section of Chui Yu Road ahead of the proposed site. Each set of canopied bench would consist of five seats and the estimated cost was \$430,000.

180. The Chairman asked whether Councillors agreed to earmark an allocation of \$430,000 for the provision of two canopied benches at Chui Yu Road. There was no objection.

181. Ms Cecilia PONG asked Councillors to decide at which position of the canopied benches the metal placards would be installed to display the logos and names of the YTMDC and the YTMDO.

182. Mr LAU Pak-kei asked the YTMDO and the Works Section to make a suggestion.

183. The Chairman would like to know at which position of rain shelters or canopies in other districts the Works Section usually installed the placards.

184. Mr CHEUNG Fu-yin responded that the preliminary idea of the Works Section was to install the placards on the pillars of the canopied benches.

185. Mr LAU Pak-kei did not oppose the installation of placards on the pillars of the canopied benches. Moreover, he asked the Works Section whether the logo of the YTMDC would be printed on the bottom of the canopy. He also asked whether the material of the canopy would be able to block sunlight.

186. Mr CHEUNG Fu-yin responded that the Works Section had to conduct a research before answering Mr LAU Pak-kei's enquiry.

187. Regarding the feasibility of erecting canopies without foundation at Prince Edward Road West, Ms Cecilia PONG said that the YTMDO had to consult relevant departments like the HyD and the TD for their views. If the relevant departments did not object to the erection of canopies at the site, the works should be feasible as she estimated that they would not be too difficult to be carried out. She added that the YTMDO was still consulting the relevant departments on the provision of benches at Chui Yu Road.

188. The Chairman thanked the representatives for joining the discussion of this item.

Item 12: Relocation of FEHD's Temporary Storage Area for Refuse Collection Bins Under Prince Edward Road West Flyover and Beautification of the Site and the Vacant Land Under Ferry Street Flyover Opposite to Cherry Street Park

189. The Chairman welcomed the following representatives to the meeting::

- (a) Mr LUI Sai-tat, Senior Health Inspector (Cleansing/Pest Control) of the FEHD;
- (b) Mr Alan AU, Town Planner/Yau Tsim Mong 3 of the PlanD;
- (c) Ms Sandy SIN, Senior Estate Surveyor/Kowloon South of the Lands Department; and
- (d) Mr LEE Sai-lok, Assistant Police Community Relations Officer, Mong Kok District of the Hong Kong Police Force (“HKPF”).

190. Mr WONG Kin-san and Mr CHUNG Kong-mo supplemented the contents of the paper.

191. Ms Cecilia PONG indicated that the YTMDO had consulted the relevant departments on the proposed project. The DSD pointed out that as there were large drains under the site, the YTMDO should keep the drains untampered with during land formation at the site. The HKPF remarked that the traffic on the roads under Ferry Street Flyover was very busy. If the temporary storage area for refuse collection bins was relocated there, the YTMDO should closely monitor the traffic condition in the vicinity to eliminate the possible danger posed to the staff accessing the site in future.

192. The Chairman said that if Councillors supported the proposal, the relevant departments would conduct the project design and technical feasibility study.

193. Mr WONG Kin-san would like to know whether it was necessary for the DFMC to finalise at this meeting the development plan of the temporary storage area for refuse collection bins under Prince Edward Road West Flyover.

194. The Chairman responded that as the DFMC had not yet endorsed the project proposed in the paper, Councillors needed not discuss in depth the development plan of the concerned site. However, Councillors could raise suggestions at the meeting for relevant departments’ consideration.

195. Mr WONG Kin-san proposed beautification and greening of the original site of the temporary storage area for refuse collection bins under Prince Edward Road West Flyover, or the construction of a mini meeting room or a multi-purpose room to relieve the demand for community halls and activity venues from organisations in the district.

196. Mr Barry WONG supported the proposal in the paper. He believed that it would benefit the residents and business operators nearby. He hoped that the concerned works would help beautify the environment of the community.

197. After discussion, the Chairman concluded that Councillors supported the proposal in the paper.

198. Ms Cecilia PONG added that the PlanD had pointed out that the FEHD should seek

prior approval from the TPB if the department was to use the site under Ferry Street Flyover as a temporary storage area for refuse collection bins over five years.

199. The Chairman requested the relevant departments to follow up the application for planning permission.

**Item 13: Proposed Erection of a Shelter over Cherry Street Walkway (from Footbridge Landing to Subway Exit)
(YTMDPMC Paper No. 64/2014)**

200. The Chairman said that the written response of the Architectural Services Department (Annex 6) had been distributed to Councillors by email for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (a) Mr FONG Wai-pang, District Engineer/Mong Kok of the HyD;
- (b) Ms Patty LEE, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO; and
- (c) Mr CHEUNG Fu-yin, Inspector of Works (Kowloon) 1 of the HAD.

201. Mr John WONG supplemented the contents of the paper.

202. Mr FONG Wai-pang said that the HyD and the TD had proceeded to study this project proposal. As far as he was aware, the TD was compiling statistics on the pedestrian flow at the road section with the proposed shelter. If the statistics indicated a high pedestrian flow, the HyD and the TD would consider bearing the construction cost. He added that even if the pedestrian flow there might not be high, the HyD would not object to the project proposal in principle if the DFMC undertook to bear the construction cost. He supplemented that if this project was to be implemented, the works agent needed to conduct ground investigation first to ensure that the site was suitable for construction of a shelter.

203. The Vice-chairman was pleased that the HyD and the TD had proceeded to study the project proposal. She enquired of the TD about the completion date of the statistical survey on pedestrian flow at the proposed site.

204. Mr Barry WONG supported the proposal in the paper. He also thanked the HyD and the TD for actively reviewing the possibility of bearing the construction cost. In this connection, he asked the HyD how to determine whether the pedestrian flow at the proposed site had met the standard.

205. Mr FONG Wai-pang responded that the statistical survey and analysis on pedestrian flow was conducted by the TD. He had no relevant information in hand for the moment. As far as he was aware, the TD had commenced the statistical survey at the proposed site.

206. Mr John WONG asked the HyD to provide a works schedule. He would also like to know when the statistical survey would be completed.

207. The Chairman said that even if the relevant departments decided not to bear the

construction cost of the proposed shelter upon completion of the statistical survey on pedestrian flow, Councillors could still consider settling the construction cost at the expense of the DFMC.

208. Mr FONG Wai-pang reiterated that as the statistical survey on pedestrian flow was conducted by the TD, he was not sure about the completion date of the statistical work. He would ask the TD for relevant information after the meeting in response to Councillors' enquiries. He continued that as the project still remained at the planning stage, the HyD had not worked out a works schedule yet.

209. The Chairman said that as the DFMC had not yet endorsed this project proposal, it was inappropriate to request the relevant departments to provide a works schedule at the moment.

210. Ms KO Po-ling supported the proposal in the paper. She suggested the DFMC endorse the project proposal to enable government departments to commence the technical feasibility study as early as possible. She continued that if the TD could not complete the statistical survey on pedestrian flow on time, and the HyD's estimated construction cost was low, Councillors should consider settling the construction cost at the expense of the DFMC for early implementation of the project.

211. There being no further comments, the Chairman concluded that Councillors supported the project proposal in the paper.

Item 14: Request for Further Enhancement of Illumination System in Lok Kwan Street Park
(YTMDPMC Paper No. 65/2014)

212. The Chairman said that the written response of the LCSD (Annex 7) was placed on the table for Councillors' reference. He then welcomed Mr Richard WONG, Chief Leisure Manager (Hong Kong West); Mr Vincent SO, District Leisure Manager (Yau Tsim Mong); Mr LEUNG Chi-ming, Deputy District Leisure Manager (Yau Tsim Mong) and Mr Anthony WONG, Assistant District Leisure Manager (Yau Tsim Mong) of the LCSD to the meeting.

213. Mr LAU Pak-kei supplemented the contents of the paper.

214. There being no further comments, the Chairman concluded that Councillors supported the proposal in the paper.

Item 15: Any Other Business

Application for Use of Facilities in HGLYCC:

- **Concern Group for Pets**
 - **Yau Ma Tei Concern for Resident Rights Association**
 - **Hong Kong Pioneer Advance Union**
-

215. The Chairman said that the Concern Group for Pets had applied for hiring the hall of HGLYCC for the whole day on 12 April 2015 (Sunday) to organise a cat exhibition. In addition, the Yau Ma Tei Concern for Resident Rights Association had applied for hiring the

hall of HGLYCC from 10:00 a.m. to 8:00 p.m. on 17 January 2015 (Saturday) to organise a sumo wrestling and judo competition. He continued that the Hong Kong Pioneer Advance Union had applied for hiring the covered play area of HGLYCC from 9:00 a.m. on 17 January 2015 (Saturday) to 6:30 p.m. on 18 January 2015 (Sunday) to organise the “Exhibition of Outdoor Construction of Model Crafts” (literal translation).

216. After discussion, Councillors supported the booking applications made by the three organisations.

217. There being no other business, the Chairman closed the meeting at 6:40 p.m. The next meeting would be held at 2:30 p.m. on 6 November 2014 (Thursday).

Yau Tsim Mong District Council Secretariat
October 2014

本檔案編號: WCD/CM/Revit/MK/GC(GOVT)/235528



九龍聯運街三十號
旺角政府合署四樓
油尖旺區議會
地區設施管理委員會秘書
(經辦人: 駱仲耿先生)

駱先生:

關於: 第十七次油尖旺區議會地區設施管理委員會會議

多謝油尖旺區議會地區設施管理委員會於2014年8月28日之來信,邀請本局參與第十七次油尖旺區議會地區設施管理委員會會議,本局謹覆如下:

本局已在7月提交了通菜街擴闊行人路工程的設計圖則予路政署以準備刊憲之用。

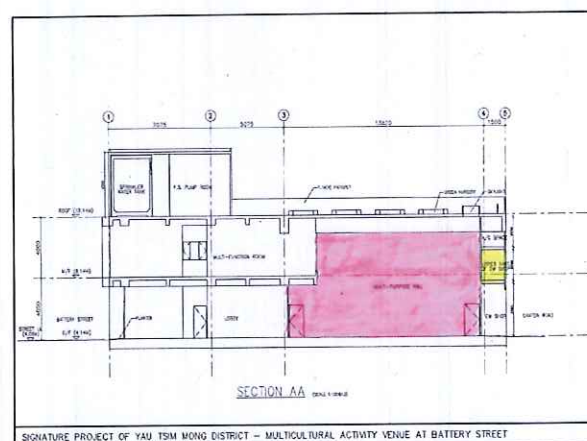
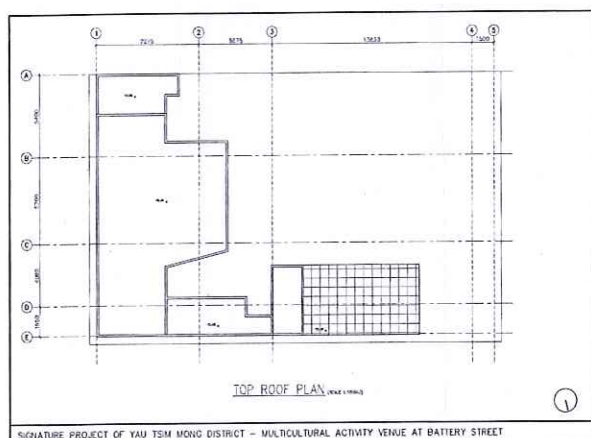
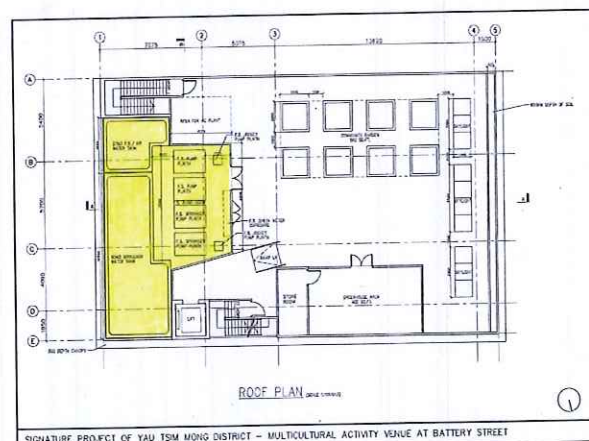
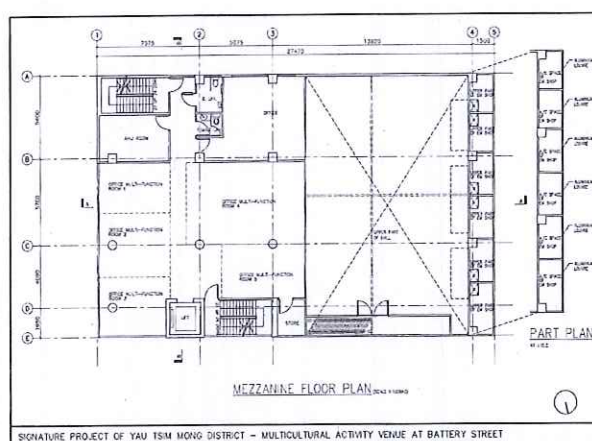
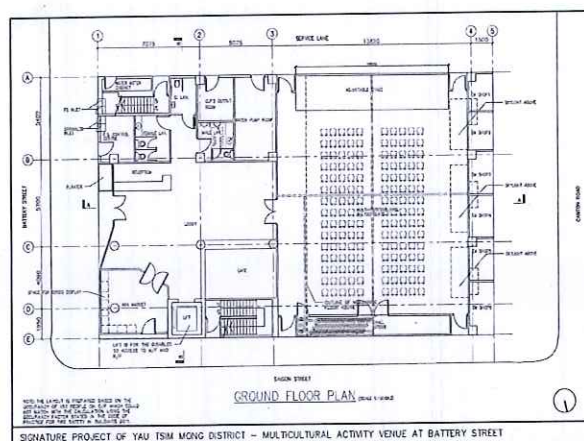
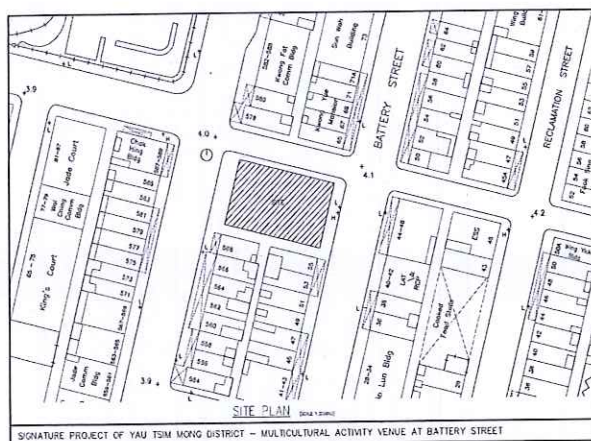
另外,路政署在2014年7月3日的第十六次油尖旺區議會地區設施管理委員會會議中,表示會負責通菜街擴闊行人路工程的刊憲工作,但本局會提供有關刊憲資料予路政署進行刊憲工作。本局重申已提交設計圖則予路政署配合其刊憲工作,而其他刊憲所需文件需由其他政府部門提供。

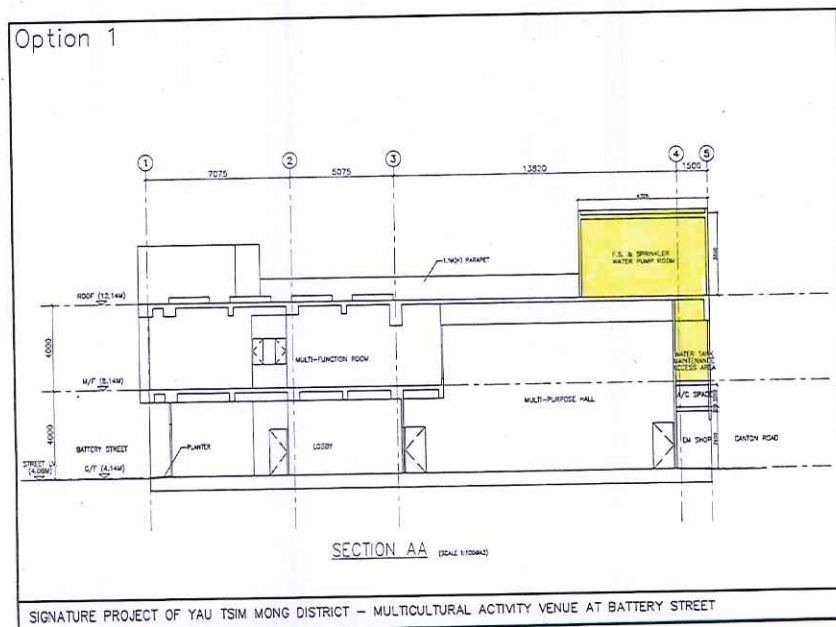
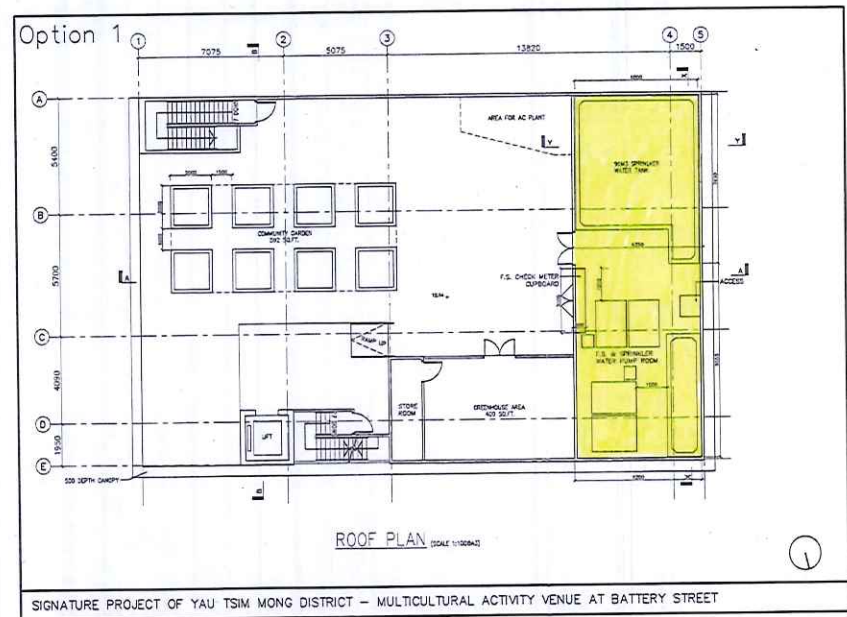
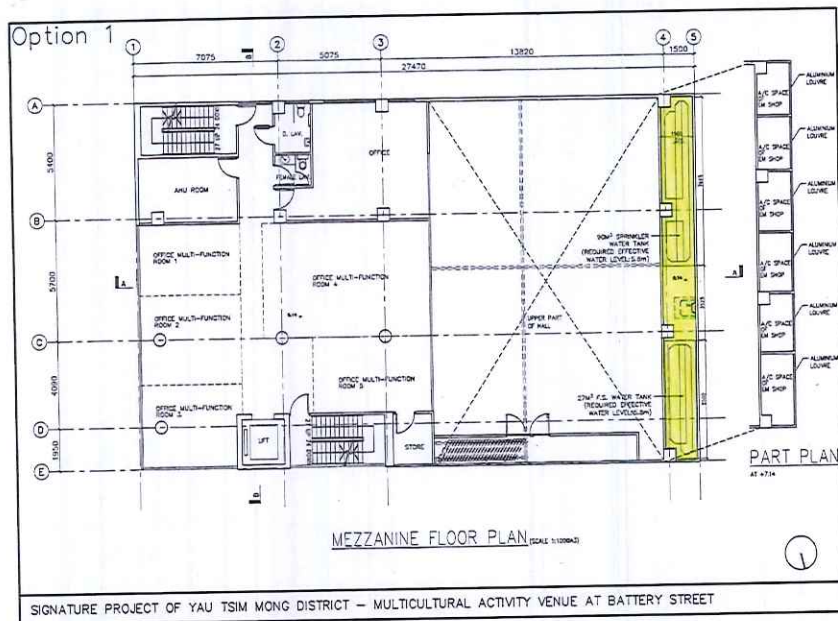
本局暫未有任何補充,所以不會派員出席會議。如有任何問題,請致電2588 2206與本人聯絡。

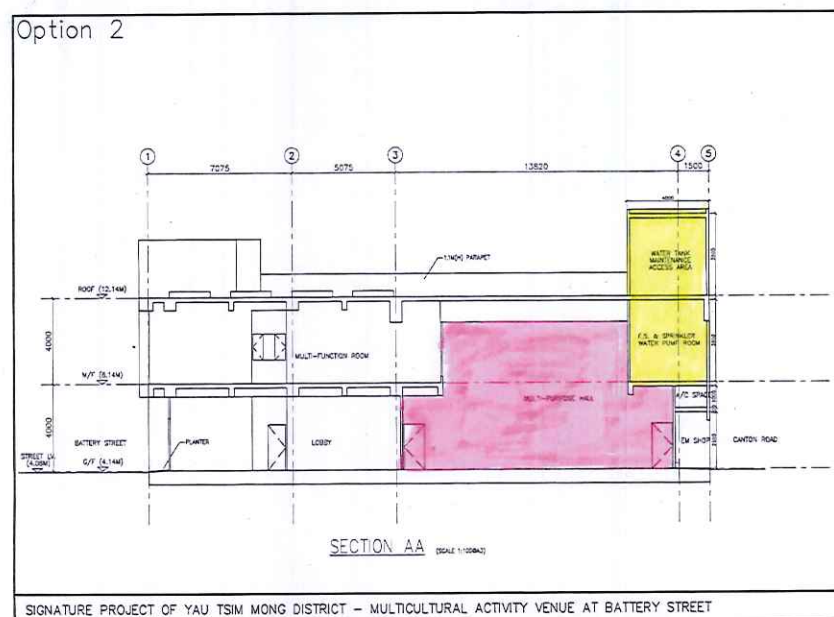
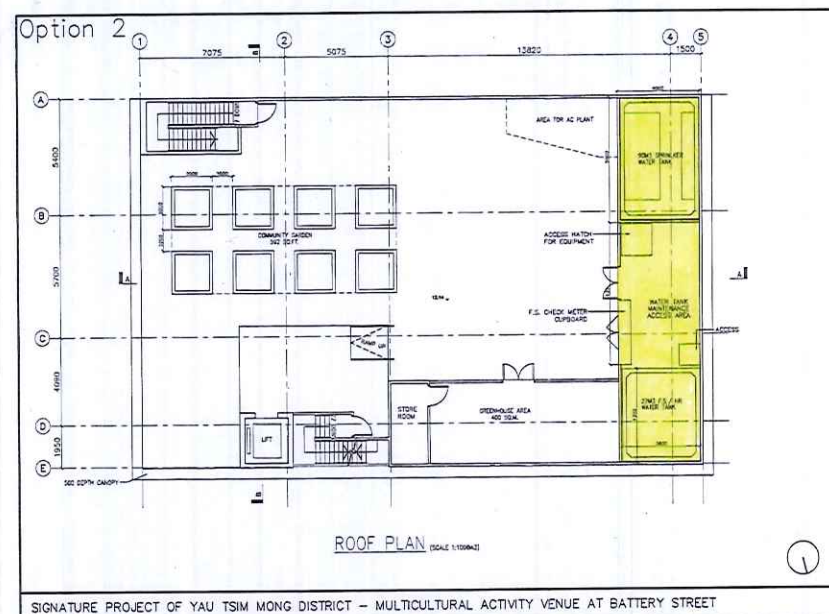
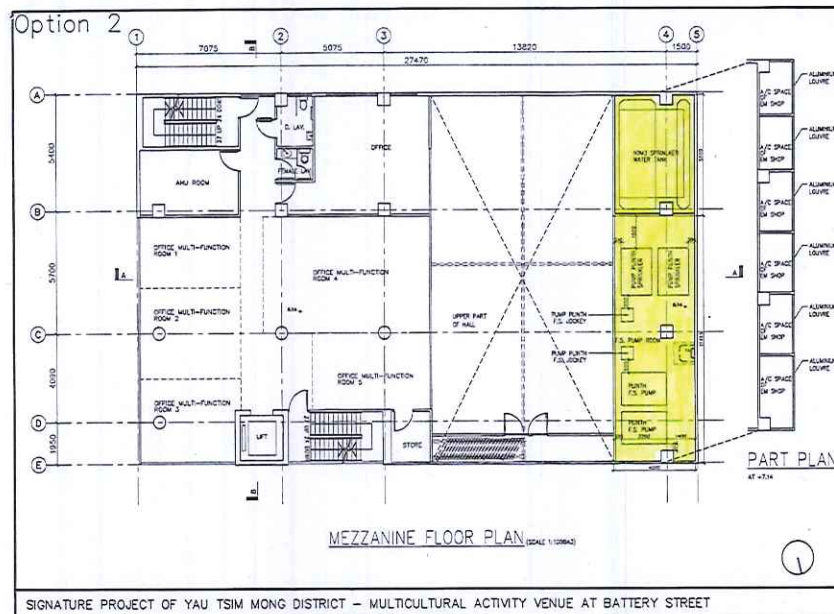
劉佩玲

劉佩玲
市區重建局
工程及合約高級經理

2014年9月8日







活動場所內消防水缸按不同位置設計之比較

	原本設計	新設計 1	新設計 2
分項比較			
頂層可用樓面面積 (增加/減少)	319m ²	317m ² (-2m ²)	355m ² (+36m ²)
樓層房面積 (天台加隔樓)	103m ² (103m ² + 0m ²)	140m ² (109m ² + 31m ²)	142m ² (71m ² + 71m ²)
閣樓少數族裔商店舖面	30m ²	0m ² 不可提供	0m ² 不可提供
地面層少數族裔商店	樓高約 3.4m	樓高約 2.6m	樓高約 2.6m
禮堂空間	不變	不變	減少約 140m ² (35m ² x 4m 高)
消防水缸位置	多用途活動室上面的天台	少數族裔商店及多用途禮堂上面的天台	少數族裔商店及多用途禮堂上面的天台
消防水缸高度(從天台地面起計)	4.2m 高	3.8m 高	3.8m 高
天窗	可提供	不可提供	不可提供
垂直綠化	可提供	不可提供	不可提供
總結			
	<ul style="list-style-type: none"> 新加園協會贊成此方案 各項功能面積均能平衡滿足 相對其他 2 個選擇，此方案水缸高 0.4m 	<ul style="list-style-type: none"> 消防處需要更多時間審批非典型的防火水缸及樓層設計 相對其他 2 個選擇，此比較低成效水缸及預房的位置安排會產生額外維修費用 減少頂層可用樓面面積 2m² 	<ul style="list-style-type: none"> 增加頂層可用樓面面積 36m² 但損失 30m² 閣樓儲物室面積，及禮堂閣樓空間減少約 140m² (閣樓傢俬伸延至禮堂頂部，整體美觀會受影響) 比較難以進入泵房維修

梁顯利油麻地社區中心 音響系統提升工程

陳浩棧 先生
電子工程師／工程策劃分部 3

王耀新 先生
助理電子督察／工程策劃分部 3

機電工程署 EMSD

項目管理

流程	一般需時
確認項目經費	-
招標 - 擬備招標文件 - 進行投標程序 - 評審標書及確認中標承辦商	12 至 16 星期
前期工序 - 評定新系統詳細設計 - 訂購設備 - 制定施工計劃	6 至 8 星期
施工	4 至 6 星期
新系統開始使用	-
新系統保養期	52 星期

機電工程署 EMSD

項目管理

流程	一般需時
確認項目經費	-
招標 - 擬備招標文件 - 進行投標程序 - 評審標書及確認中標承辦商	12 至 16 星期
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施工	4 至 6 星期
新系統開始使用	-
新系統保養期	52 星期

實際施工日期可與
場地主管商議後確定

機電工程署 EMSD

施工計劃大綱

工序大項	第 1 星期	第 2 星期	第 3 星期	第 4 星期	第 5 星期	第 6 星期
拆除現有音響系統						
檢視現有音響線路導管；並設計及建造新線路導管						
鋪設新音響線路						
安裝新音響系統 - 硬件安裝						
安裝新音響系統 - 軟件及觸控面板安裝						
測試及調校						
系統驗收及舉辦操作簡介						

機電工程署 EMSD

施工計劃大綱

工序大項	第 1 星期	第 2 星期	第 3 星期	第 4 星期	第 5 星期	第 6 星期
拆除現有音響系統						
檢視現有音響線路導管；並設計及建造新線路導管						
鋪設新音響線路						
安裝新音響系統 - 硬件安裝						
安裝新音響系統 - 軟件及觸控面板安裝						
測試及調校						
系統驗收及舉辦操作簡介						

部分工序可分開及在較後時間
進行；實際時間可與場地主管
商議後確定

機電工程署 EMSD

關於旺角社區會堂維修空調機組事宜

親愛的客戶：

由於本年八月十一日晚上的一場雷雨，導致安裝於本會堂天台的空調機組電路版受到破壞，不能正常操作。由於事出突然，原廠的空調機代理商亦因內部問題，相關的檢查和維修亦延至八月十五日。

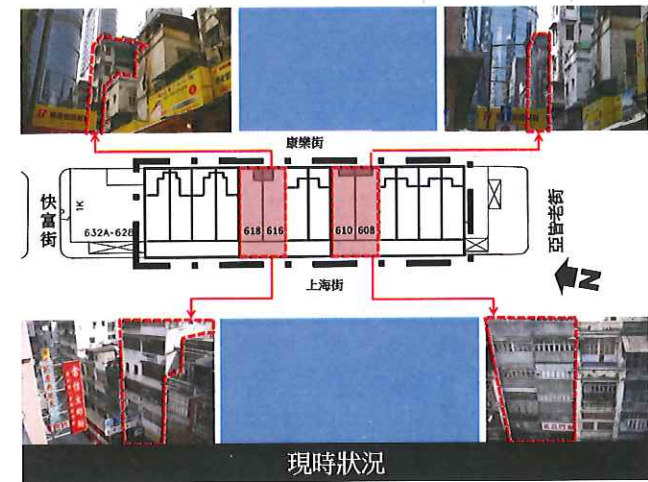
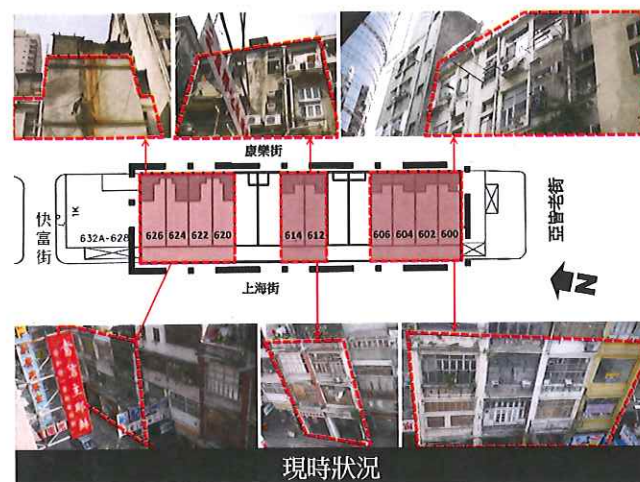
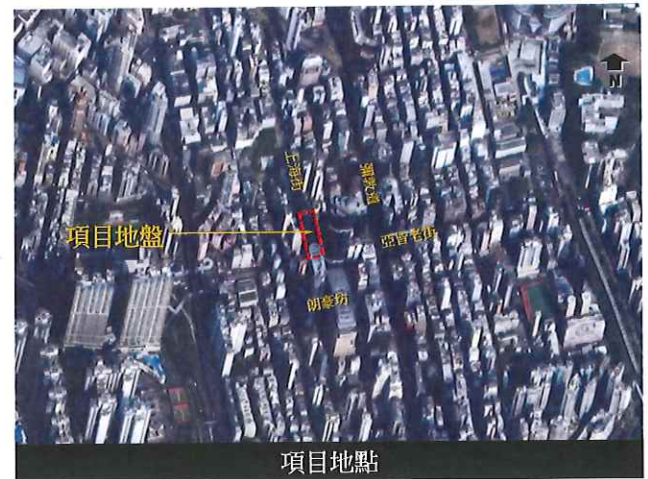
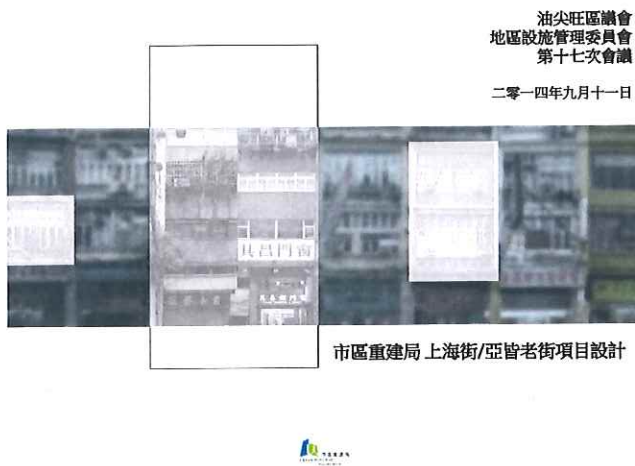
在確定機組問題後，代理指出所需零件要至十月初才能由日本運抵本港，由於這會嚴重影響客戶的運作及服務，本部門得悉後亦對代理商表示不能接受。但考慮到近年空調機的改革性技術發展，如：環保雪種、變頻、多聯式控制等等。本場地的機組型號 (超過十年)已經相對地變得落後，香港和其他地區代理對於舊型號機組零部件儲存量很少，部份零部件更要預訂和重新生產，此相對較長的訂貨期亦很常見。

我們希望客戶明白，當收到客戶對空調故障的通知，本部門已經非常重視，我們亦不斷催促代理加快進度，最後亦將零件由航運轉為空運提前到港，以加快維修進度和減少對客戶的不便。其間本部門亦安裝了臨時空調機，盡量使對客戶的影響減至最少，最後維修於九月三日完成，希望客戶能從上述的過程理解此維修所須的時間。

長遠來說，如要減低機組故障對會堂的影響，我們可以考慮：(一)從代理預早訂購可能故障的零件，但數量之多可能要花數十萬港圓，而且此機種亦接近被淘汰；(二)安排續批更換空調機組，費用大約為二百五十萬港圓，我們將會在來年的機組更換建議中提出。其實，我們已經在去年作出類似建議，更換本會堂禮堂部份的空調機組，更換工程亦正在安排當中。我們認為當本會堂的空調機組全面更換後，系統運作的穩定性將會有顯著提高。

綜合工程(九龍區)維修分部
機電工程署

2014 年 9 月 18 日



樓宇狀況欠佳



建築物內部現況，普遍出現失修現象及結構欠佳

現時狀況



- 諮詢結果**
- 普遍贊成活化「騎樓式」唐樓群
 - 活化後應作一般民生/街坊用途如食肆及零售等
- 2008年10月諮詢油尖旺區議會及舉行了約200人出席的集思會

公眾諮詢

參考例子

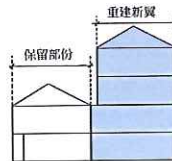
索菲特新加坡特色酒店 (Sofitel-So, Singapore)



參考例子

陳桂蘭街特色公寓,新加坡 (Tan Quee Lan Suites, Singapore)

被政府規劃作「保育區」



鋼筋混凝土

- 鋼筋混凝土強度不能承受將來活化後之承重要求
- 普遍出現混凝土剝落情況，已達設計壽命極限
- 因結構安全及承重要求關係，必須重鑄鋼筋混凝土



結構堪探結果

磚牆

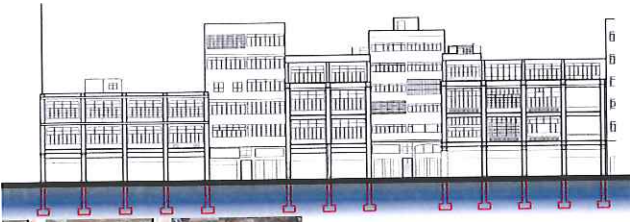
- 現存磚牆雖然完整，但已出現表面剝落情況，亦不能承受將來活化後之承重要求。



結構堪探結果

地基

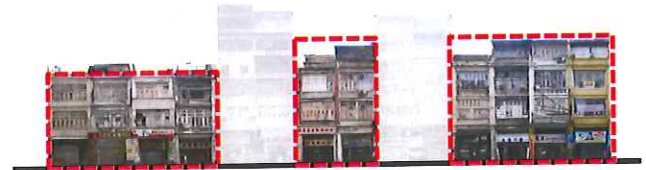
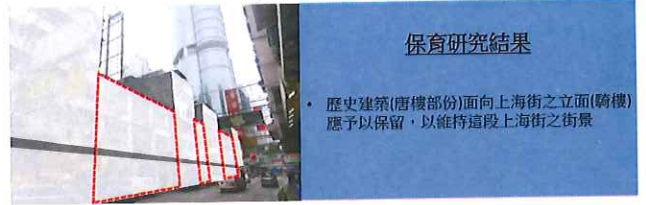
- 現有地基一般不能承受活化後之承重要求



結構堪探結果

保育研究結果

- 歷史建築(唐樓部份)面向上海街之立面(騎樓)應予以保留，以維持這段上海街之街景



保育研究結果

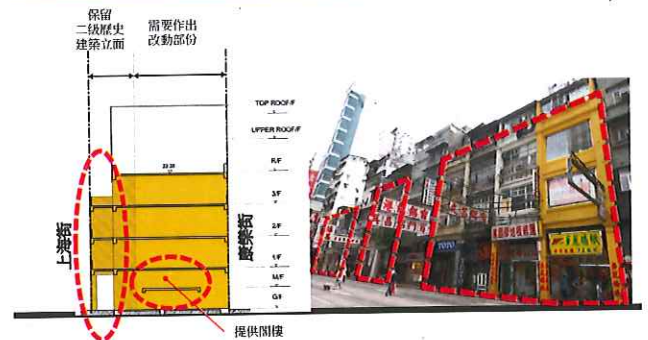
保育研究結果

- 而面向康樂街之立面應予以重塑，使之成為一連續之臨街景觀



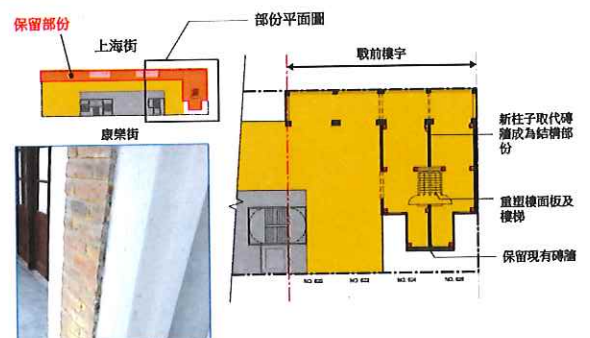
保育研究結果

保留歷史建築立面



保育及設計方案

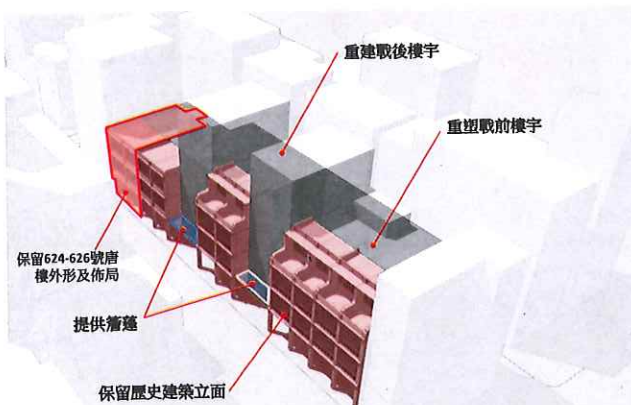
保留上海街624-626號外形及佈局



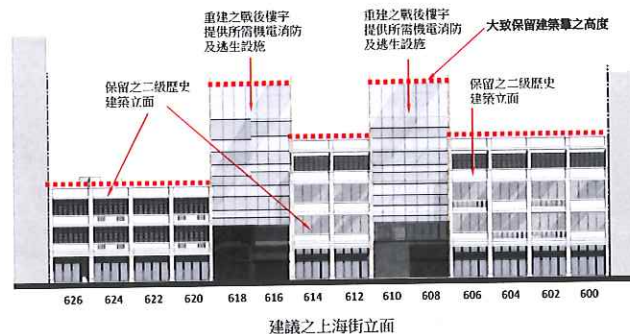
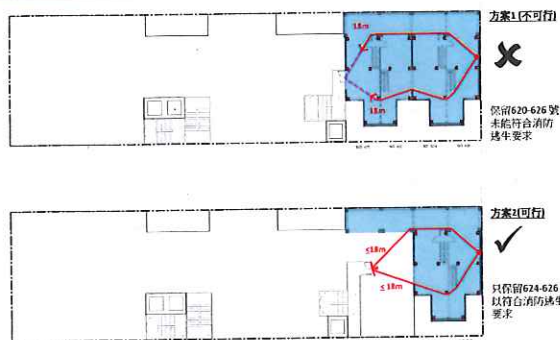
市建局茂蘿街活化項目

保育及設計方案

保育及設計方案



保留上海街624-626 號之設計考慮



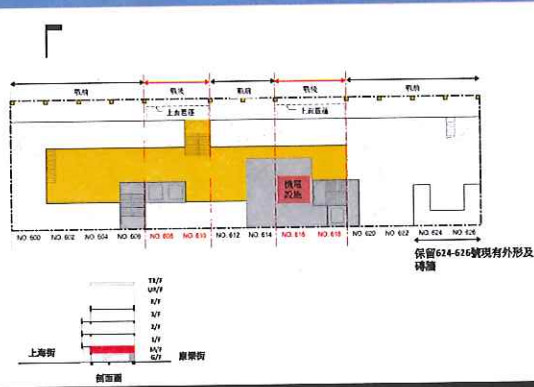
保育及設計方案

地面平面圖



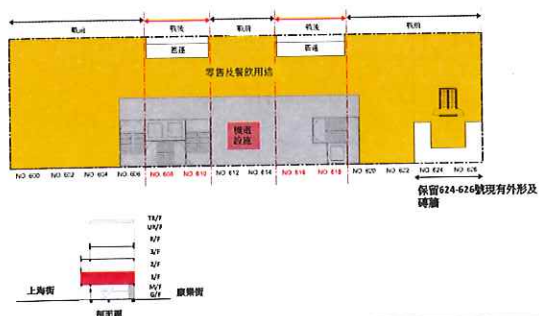
初步設計方案

閣樓



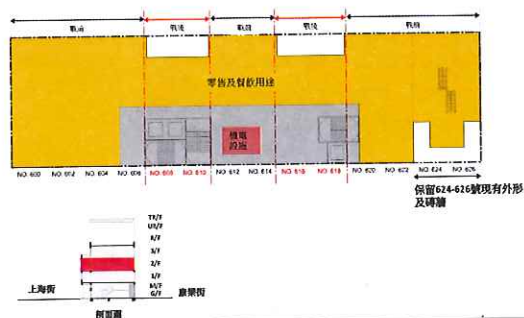
初步設計方案

一樓平面圖



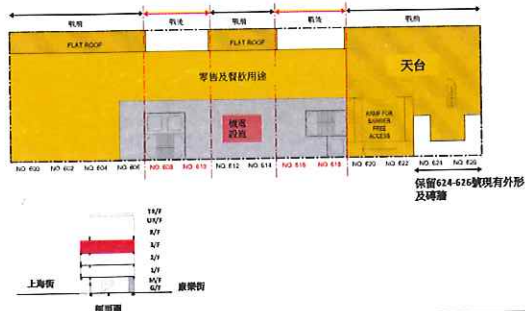
初步設計方案

二樓平面圖



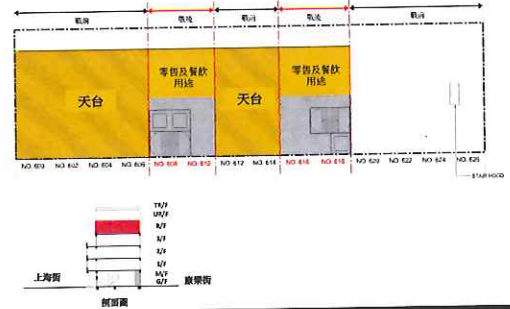
初步設計方案

三樓平面圖



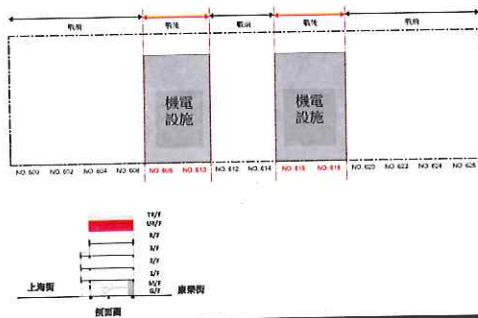
初步設計方案

天台



初步設計方案

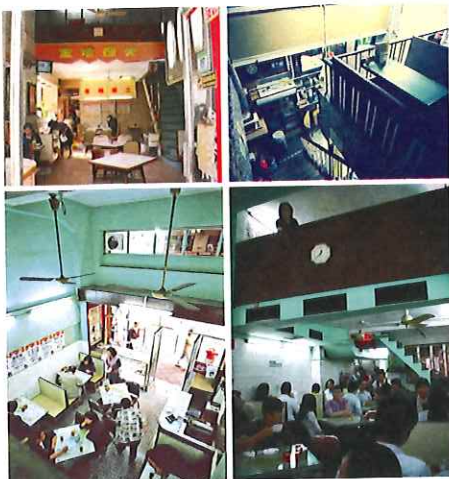
上層天台



初步設計方案



初步設計構想



活化後用途
參考例子:
傳統之港式餐飲氛圍



市建局茂蘿街項目內之地道茶餐廳
(右面為老店，而左面為新店)



市建局茂蘿街項目內之涼茶店

租務管理



參考例子 - 市建局太子道西項目內之地道花店

租務管理

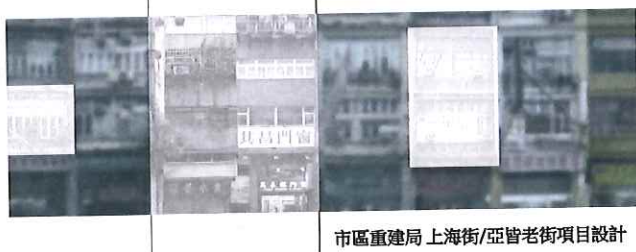


時間表

- 2014年底遞交設計供城規會審批
- 2015年上半年展開工程

油尖旺區議會
地區設施管理委員會
第十七次會議

二零一四年九月十一日



市區重建局 上海街/亞皆老街項目設計

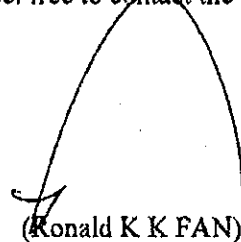
MEMO

From Assistant Director (Property Services) Architectural Services Department	To Secretary, YTMDPMC
Ref. () in ASD.PB PC-023-09001-000 Pt.	(Attn.: Mr Chris LUO
Tel. No. 2773 2521	Your Ref. () In
Fax No. 2765 0259	dated 28.08.2014 Fax No. 2722 7696
Date 01.09.2014	Total 1

**17th Meeting of the District Facilities Management Committee (DFMC) of the
Yau Tsim Mong District Council
(建議於櫻桃街(行人天橋與隧道之間的路段)加設上蓋)**

I refer to your memo on the captioned.

2. Please be advised that the subject location is outside the government accommodation maintained by ArchSD. Please be informed that we will not attend the subject meeting on 11.09.2014.
3. Should you require further information, please feel free to contact the undersigned.



(Ronald K K FAN)
for Assistant Director (Property Services)
Architectural Services Department

Annex 7

油尖旺區議會轄下地區設施管理委員會

第 65/2014 號文件

2012 至 2015 年度油尖旺區議會

地區設施管理委員會

康樂及文化事務署

就「要求進一步改善樂群街公園照明系統」

所作的書面回應

就委員提出進一步改善樂群街公園緩跑徑附近照明的建議，康樂及文化事務署(康文署)及機電工程署(機電署)曾於9月4日晚上與委員在上述位置進行實地視察。機電署建議將現有燈柱的燈泡改為較強光度的燈泡並於燈柱頂部加裝反射板，將燈光反射在緩跑徑上。機電署會於兩至三星期內改裝一支燈柱作為試點，在檢討照明效果後會再作進一步適當安排。委員同意有關建議。

康樂及文化事務署

油尖旺區康樂事務辦事處

2014年9月