

**Minutes of the 18th Meeting of
District Facilities Management Committee
Yau Tsim Mong District Council (2012 – 2015)**

Date: 6 November 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

Ms KO Po-ling, BBS, MH, JP

Mr CHAN Wai-keung

Mr CHOI Siu-fung, Benjamin

Mr CHONG Wing-charn, Francis

Mr CHOW Chun-fai, BBS, JP

Mr HUI Tak-leung

Mr HUNG Chiu-wah, Derek

Mr IP Ngo-tung, Chris

Ms KWAN Sau-ling

Mr LAM Kin-man

Mr LAU Pak-kei

Mr WONG Chung, John

Mr WONG Kin-san

Mr YEUNG Tsz-hei, Benny, MH

Representatives of the Government

Mrs ARON Laura Liang, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
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Miss NG Wai-chung, Jocelyn	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
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Ms LEE Ka-mei, Patty	Senior Executive Officer (District Management), Yau Tsim Mong District Office	Home Affairs Department
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Ms PONG Sze-wan, Cecilia	Executive Officer (District Management) 1, Yau Tsim Mong District Office	Home Affairs Department
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Mr CHAIONG David, Stanley	Chief Leisure Manager (Hong Kong West)	Leisure and Cultural Services Department
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Mrs CHU LEE Mei-foon, Karen	Senior Librarian (Yau Tsim Mong)	Leisure and Cultural Services Department
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Mr SO Ting-lut, Vincent	District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
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Mr LEUNG Chi-ming	Deputy District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
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In Attendance:

Dr NG Chi-wa, Louis	Assistant Director (Heritage & Museums)	Leisure and Cultural Services Department
Ms FONG Nga-man, Gladys	Senior Manager (Hong Kong Cultural Centre/Venue)	Leisure and Cultural Services Department
Ms CHEUNG Yat-sum	General Manager – Corporate Communication	New World Development Company Limited
Mr Jeff TUNG	Senior Project Director – Project Management Department	New World Development Company Limited
Ms Becky CHAN	Executive Manager	AOS Management Limited
Ms Livian HAR	Director	Knight Frank
Mr LUI Sai-tat	Senior Health Inspector (Cleansing/Pest Control) Mong Kok	Food and Environmental Hygiene Department
Ms YUEN Man-sin, Michelle	Senior Town Planner/ Yau Tsim Mong (Atg)	Planning Department
Mr MOK York-Yee, Cyrus	Project Manager (Works), Yau Tsim Mong District Office	Home Affairs Department
Mr Johnny WONG	Senior Architect	Andrew Lee King Fun & Associates Architects Limited
Ms Jackie LEE	Architectural Assistant	Andrew Lee King Fun & Associates Architects Limited
Ms FU Yim-ting, Jenny	Centre In-charge	New Home Association
Mr YEUNG Man-sing	Vice Chairperson	Hong Kong Mediation Council
Ms Bibian LO	Chairperson of the Community Services Committee	Hong Kong Mediation Centre
Mr Barbarossa WAN	Mediation Co-ordinator	Law Society of Hong Kong
Ms FUNG Mei-fung, Jenny	Deputy Principal Government Counsel (Mediation)	Department of Justice
Miss CHEUNG Wing-Sze, Venus	Senior Government Counsel (Mediation) (Atg)	Department of Justice
Miss CHO Hoi-man	Assistant Manager (Kowloon West) Marketing, Programme and District Activities	Leisure and Cultural Services Department
Ms SIU Yuk-yung, Donna	Librarian (Yau Ma Tei Public Library)	Leisure and Cultural Services Department
Mr WONG Kwok-wai, Anthony	Assistant District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Mr CHEUNG Fu-yin	Inspector of Works (Kowloon) 1	Home Affairs Department
Ms LI Shuk-ming, Selina	Senior Executive Officer (Planning) 6	Leisure and Cultural Services Department
Mr LEUNG Ka-chi, Jacky	Planning Assistant 1	Leisure and Cultural Services Department
Mr LAM Yuk-wah, Peter	General Manager, External Affairs Department	Henderson Land Development Company Limited

Mr James PIERCE	Director	The Oval Partnership
Mr Kent YIU	Senior Architect	The Oval Partnership
Mr Bill SO	Architectural Assistant	The Oval Partnership
Mr FUNG Shu-man	Architect	The Oval Partnership

Secretary

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

Mr HAU Wing-cheong, BBS, MH	District Council Member	
Mr WONG Man-sing, Barry, MH	District Council Member	
Mr CHEUNG Kwok-wai, Alex	Senior Manager (Kowloon West/Cultural Services)	Leisure and Cultural Services Department
Ms CHING Ka-Wai, Elsa	Architect (Works) 4	Home Affairs Department

Opening Remarks

The Chairman welcomed Councillors and representatives from government departments to the District Facilities Management Committee (“DFMC”) meeting. He then introduced Mr Stanley CHAIONG, the newly-appointed Chief Leisure Manager (Hong Kong West) of the Leisure and Cultural Services Department (“LCSD”), who attended the meeting for the first time. The Chairman reported that District Council Members Mr HAU Wing-cheong and Mr Barry WONG, Mr Alex CHEUNG, Senior Manager (Kowloon West/Cultural Services) of the LCSD and Ms Elsa CHING, Architect (Works) 4 of the Home Affairs Department (“HAD”) were absent due to other commitments.

Item 1: Confirmation of Minutes of Last Meeting

- Minutes of the last meeting were confirmed without amendment.

Item 12: Enquiries on Progress of Enhancement Plan for Avenue of Stars and Salisbury Garden
(YTMDPMC Paper No. 77/2014)

- The Chairman proposed to advance the discussion of Item 12 because the representatives of the LCSD had to leave early for other commitments. There was no objection.

- The Chairman welcomed the following representatives to the meeting:

- Dr Louis NG, Assistant Director (Heritage & Museums); Ms Gladys FONG, Senior Manager (Hong Kong Cultural Centre/Venue); Mr Stanley CHAIONG, Chief Leisure Manager (Hong Kong West); Mr Vincent SO, District Leisure Manager (Yau Tsim Mong) and Mr LEUNG Chi-ming, Deputy District Leisure

Manager (Yau Tsim Mong) of the LCSD;

- (b) Ms CHEUNG Yat-sum, General Manager – Corporate Communication and Mr Jeff TUNG, Senior Project Director – Project Management Department of the New World Development Company Limited (“NWD”);
- (c) Ms Becky CHAN, Executive Manager of AOS Management Limited; and
- (d) Ms Livian HAR, Director of Knight Frank.

5. Mr Chris IP and Ms Kwan Sau-ling supplemented the contents of the paper.

----- 6. Ms CHEUNG Yat-sum and Mr Jeff TUNG gave a PowerPoint presentation (Annex 1) on the enhancement plan for the Tsim Sha Tsui Promenade (including Avenue of Stars, Salisbury Garden and the vicinity of the Tsim Sha Tsui Promenade) (“the enhancement Plan”).

(Mr Benny YEUNG joined the meeting at 2:55 p.m.)

(Mr Francis CHONG joined the meeting at 3:00 p.m.)

7. The Chairman asked the LCSD whether the enhancement plan proposed by the NWD was feasible.

8. Dr Louis NG reported that the NWD proposed the enhancement plan in response to the views of the Yau Tsim Mong District Council (“YTMDC”). The LCSD was arranging for the NWD to discuss with the government departments concerned to finalise the details of the plan, including technology solutions, financial arrangements and mode of management, etc. He added that the proposed enhancement plan for the Tsim Sha Tsui Promenade had to be submitted to the concerned policy bureaux for consideration in accordance with the established policies. Since the NWD had proposed to change the mode of management of Tsim Sha Tsui Promenade, It would take time for the Government to scrutinise the proposal to ensure that all of the revenue would be handled in an open and fair manner under the new mode of management. Subject to approval by the concerned policy bureaux, the NWD and LCSD would sign a co-operation agreement on the works and management plan so that the works could commence as early as possible. He also indicated that the LCSD and NWD would follow up all of the suggestions raised by Councillors at the meeting.

9. Ms KWAN Sau-ling was glad that the public’s view to enhance the design of Tsim Sha Tsui Promenade had been incorporated in the enhancement plan. She looked forward to the early implementation of the works so as to bring a new face to the Promenade. Moreover, she supported the NWD’s proposal to revitalise Avenue of Stars, Salisbury Garden and Tsim Sha Tsui Promenade together. She opined that such a practice would take much less time than implementing the works by phases, thereby minimising the inconvenience to the public. She noted that the NWD signed an agreement with the Government in 2004 regarding the management of the Avenue of Stars, but it still could not make a profit in operating the Avenue of Stars. On top of that, the NWD had put forward a revitalisation plan that involved a capital cost much higher than that of the Avenue of Stars. She asked whether the NWD would ask for a longer contract period when signing a new contract with the Government in order to achieve fiscal balance.

10. Ms KO Po-ling agreed that the Tsim Sha Tsui Promenade should be enhanced in conjunction with the Avenue of Stars and Salisbury Garden. She indicated that the YTMDC had endeavoured to improve the facilities and accessibility of the Tsim Sha Tsui Promenade. She was therefore glad that the NWD had included the Tsim Sha Tsui Promenade in the enhancement plan to attract visitors so that they would not gather only at the Avenue of Stars and Salisbury Garden. She asked the representatives of NWD whether all three locations would be under the NWD's management after the completion of the enhancement works.

11. Mr Chris IP supported the enhancement plan. He said that although there were parking spaces for coaches near the Avenue of Stars, the number of parking spaces was inadequate. He asked whether the NWD had any measures to improve the situation. He also asked whether the carriageways near the Tsim Sha Tsui Promenade would be affected during the enhancement works.

12. Mr Derek HUNG indicated that NWD had presented the preliminary ideas to enhance the Tsim Sha Tsui Promenade to the YTMDC in 2012. He was glad that most of the suggestions raised by Councillors at that time were accepted. He added that if the enhancement works were carried out by phases, visitors would be exposed to the noise and dust impact due to the works when visiting the vicinity of the Tsim Sha Tsui Promenade. He therefore considered that it was more desirable to carry out all the enhancement works at the same time. He suggested the NWD improve the railings along the promenade by adopting materials and design compatible with the surrounding environment. He also asked the NWD whether performance venues would be set up along the Tsim Sha Tsui Promenade to divert the visitors to different locations. Furthermore, he enquired about the maintenance of climbing plants on pergolas.

13. Mr CHUNG Kong-mo considered the plan of the NWD comprehensive. He was glad that a number of areas were covered by the plan and hoped the works could commence and be completed as soon as possible. He further said that as there were many internationally renowned martial arts movie stars in Hong Kong, he suggested providing a thematic exhibition area on kung-fu at the Avenue of Stars to attract tourists. Moreover, he suggested the NWD co-operate with organisations such as the West Kowloon Cultural District Authority to introduce more local creative elements into the Avenue of Stars so that tourists could learn more about the culture of Hong Kong.

14. Mr CHAN Wai-keung would like to know how many resources would be allocated by the NWD for the enhancement plan (including future management and maintenance expenses). He considered that it was difficult for the operation of the Avenue of Stars to achieve fiscal balance unless the NWD charged organisations high hiring fees, but by doing so, considerable controversy would arise from the public.

15. The Vice-chairman thanked the NWD for funding the enhancement plan and approved of the company for fulfilling its corporate social responsibility. She hoped the works concerned could commence as soon as possible. She then enquired of the NWD whether it had to listen to the views of other advisory bodies on the enhancement plan. She urged relevant departments to accommodate the work by expediting technical feasibility studies and relevant vetting procedures.

16. Mr CHOW Chun-fai opined that the enhancement plan could benefit the public, tourists and shop operators in the vicinity and hoped the works could commence soon. He

supported the concurrent revitalisation of the Avenue of Stars, Salisbury Garden and the Tsim Sha Tsui Promenade. He considered it reasonable for the NWD to sign a 20-year operating agreement with the Government. It was also desirable for the NWD to be responsible for the future management of the Tsim Sha Tsui Promenade.

17. The Chairman understood that transport issues fell within the terms of reference of the Traffic and Transport Committee (“TTC”) and asked the NWD whether it could answer Mr Chris IP’s enquiries on the spot. If not, he suggested the NWD send representatives to attend the TTC meeting two weeks later to explain the traffic-related matters of the harbourfront enhancement works.

18. Mr Jeff TUNG responded as below:

- (a) The NWD thanked Councillors for their valuable views on the enhancement plan and noted that Councillors urged the early implementation and completion of the works.
- (b) The NWD would discuss with the Government the feasibility of extending the period of the new agreement.
- (c) He had no information about the traffic impact of the enhancement plan on hand. The NWD would give a report on the issue at the TTC meeting on 20 November 2014.
- (d) The NWD hoped the revitalised Tsim Sha Tsui Promenade could bring about a leisure experience different from that of the Avenue of Stars and Salisbury Garden to the public. Hopefully, visitors would be attracted to the Promenade, thereby diverting the visitor flow of the Avenue of Stars and Salisbury Garden to other locations.
- (e) The NWD suggested that a new operation mode be adopted at the Tsim Sha Tsui Promenade in which the Government would commission non-profit making organisations to be responsible for the management and operation.
- (f) The NWD would consider carefully the views of Councillors on the railings at the promenade.
- (g) The NWD would provide performance venues at the open space under the Hung Hom Bypass and the Tsim Sha Tsui Promenade. It would report to Councillors upon completion of the detailed design.
- (h) The NWD would grow plants at the Tsim Sha Tsui Promenade in response to the views of the public and tourists that there was a lack of greenery. The NWD would choose species of climbing plants with lower requirement for maintenance.
- (i) The NWD was still discussing the enhancement plan with the Government and thus could not confirm the amount of investment, but it believed that the expenditure on the enhancement plan would be much higher than that on the Avenue of Stars. The NWD would estimate the works expenditure and report to Councillors upon finalisation of details of the enhancement plan.

- (j) The NWD considered the ideas of a thematic exhibition area at the Avenue of Stars and local elements at the Tsim Sha Tsui Promenade worthwhile. The NWD was studying how to enrich the cultural characteristics of the Tsim Sha Tsui Promenade and anticipated that it could report the findings of the study to Councillors after a few meetings.
- (k) With the support of Councillors, the NWD believed that it could sign a new agreement with the LCSD and commence the revitalisation works soon. Although the NWD still had to discuss with various parties the details of the enhancement plan, it had established the development direction of the works and would devote effort to implement the plan with the Government.

19. Ms CHEUNG Yat-sum said that the NWD would send representatives to attend the meeting of the Tourism Strategy Group to make a presentation on the new design and planning of the revitalisation of the Tsim Sha Tsui Promenade.

20. Dr Louis NG said that the enhancement plan involved the revitalisation of public space and co-operation with non-governmental organisations. The Government must handle the matter carefully according to established policies and legislation to conform to the principle of transparency and fairness. The LCSD pledged to undergo the administrative formalities as soon as possible with a view to commencing the plan soon. He further said that the Government supported the provision of revenue-generating facilities at the Tsim Sha Tsui Promenade to sustain its operation. Thus the enhancement plan would inevitably involve commercial elements. The LCSD was discussing with the NWD how to strike a balance between the commercial and cultural elements of the enhancement plan and would take Councillors' views raised at the current meeting into account.

21. Ms CHEUNG Yat-sum added that apart from sending representatives to attend the meetings of the Tourism Strategy Group, the NWD would also brief the Harbourfront Commission on the enhancement plan.

22. After discussion, the Chairman concluded that Councillors supported the concurrent revitalisation of the Avenue of Stars, Salisbury Garden and the Tsim Sha Tsui Promenade. They also supported the proposal of temporarily converting the Tsim Sha Tsui East Waterfront Podium Garden into a "Stars Garden" (literal translation) for displaying some of the sculptures at the Avenue of Stars for visitors. In addition, some Councillors considered that the arrangement for the NWD to sign a new 20-year agreement with the LCSD was reasonable and asked the LCSD and NWD to study the feasibility of extending the period of the new agreement. He further said that the NWD would send representatives to attend the TTC meeting on 20 November 2014 to answer traffic-related questions of the enhancement plan.

23. Mr Chris IP asked the Secretary to inform the Secretary of the TTC that the NWD would send representatives to attend the TTC meeting on 20 November.

24. The Chairman believed that if necessary, Councillors would be pleased to attend the meetings of other advisory bodies as a token of support for the enhancement plan. He proposed that the item be dealt with under "Matters Arising" and there was no objection. Furthermore, he proposed that the DFMC's Chairman, Vice-chairman and interested Councillors be authorised to follow up the details of the revitalisation project. There was no

objection.

(Mr WONG Kin-san joined the meeting at 3:45 p.m.)

Item 2: Matters Arising:

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

25. Mr LEUNG Chi-ming reported that the Works Section of the HAD (“Works Section”) had appointed a contract consultant to carry out the preparation work for ground investigation at the “small piece of barren land” (“the barren land”). The LCSD was discussing the land allocation arrangements with the Lands Department (“LandsD”) to facilitate the inclusion of a small portion of the “barren land” near Nathan Road for footpath improvement works, which would be carried out by the Transport Department (“TD”). He continued that the LCSD would regularly report the works progress of the project to the DFMC.

26. The Vice-chairman said the LCSD responded at the previous meeting that it was arranging a contract consultant to conduct ground investigation. In view of this, she would like to know the results of the ground investigation.

27. Mr LEUNG Chi-ming responded that the contract consultant was carrying out the preparation work for ground investigation. After the LandsD had finished the land allocation, ground investigation would be conducted.

28. Mr WONG Kin-san said that Councillors and members of the public had been looking forward to the works at “the barren land”. He hoped that the works could make substantive progress within the current District Council (“DC”) term. He asked the representative of the LCSD how long it would take for the LandsD to process the land allocation application for “the barren land” and when the works were expected to commence.

29. Mr LEUNG Chi-ming responded that the LCSD was discussing the land allocation issue with the LandsD. Once the LandsD confirmed the scope of land acquisition required by the TD, it would allocate the land to the LCSD. He added that the contract consultant would conduct the works within six months after obtaining the land.

30. The Vice-chairman said that residents hoped that the works of “the barren land” would commence as soon as possible. She proposed that the item be dealt with under “Matters Arising” and there was no objection.

31. Mr WONG Kin-san asked the representative of the LCSD what stage the works of “the barren land” would have reached at the next meeting.

32. Mr LEUNG Chi-ming reiterated that the consultant could conduct the ground investigation once the LandsD had allocated “the barren land” to the LCSD.

33. The Vice-chairman asked the District Officer (Yau Tsim Mong) (“DO”) to contact the LandsD and the TD, urging them to complete the formalities of land allocation as soon as possible so that the works could commence soon.

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

(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)

35. The Vice-chairman said that the written responses of the URA, the TD and the Highways Department (“HyD”) (Annexes 2 to 4) had been emailed to Councillors for perusal before the meeting. She then welcomed the following representatives to the meeting:

- (a) Mr LUI Sai-tat, Senior Health Inspector (Cleansing/Pest Control), Mong Kok District of the Food and Environmental Hygiene Department (“FEHD”); and
- (b) Ms Michelle YUEN, Senior Town Planner/Yau Tsim Mong (Atg) of the Planning Department (“PlanD”).

36. The Vice-chairman said that the HyD and the TD did not send representatives to attend the meeting, but simply submitted written responses.

(Mr LAM Kin-man left the meeting at 3:50 p.m.)

37. Mr WONG Kin-san said that at the last meeting, Councillors had requested the HyD to submit details about replacing the underground drainage pipes at Nullah Road at the current meeting, but it did not send any representatives to the meeting. He continued that although the HyD had undertaken to take up the responsibility of gazetting the broadening works of the pavements of Tung Choi Street, no progress had been made since then. He considered that the HyD and the TD were unable to give an account of the progress of the two projects in the written responses and hoped that the Chairman would urge both departments to give a report at the next meeting.

38. The Vice-chairman indicated that the public looked forward to the early implementation of the various projects under the area improvement plan for the shopping areas in Mong Kok. However, since the HyD and the TD had failed to cooperate with the DFMC and the URA, some projects had been delayed for a long time and were still under preliminary planning. In addition, she was displeased with the HyD and the TD for only giving written responses without sending representatives to the meeting. If the representatives of the two departments were absent from the next meeting again, she would consider lodging a complaint to the Office of the Ombudsman.

39. The Chairman said that the HyD and the TD had contacted him before the meeting, indicating that no progress had been made in the straightening works of the section of Nullah Road near the former gas station for connecting Tung Choi Street and Prince Edward Road West and in the broadening works of the pavement of Tung Choi Street. He suggested that Councillors authorise him, the Vice-chairman and interested Councillors to invite the departments concerned to hold an informal meeting later to review the difficulties encountered in the two projects.

40. Mr HUI Tak-leung said that the departments concerned should not refuse to send representatives to attend the meeting on the grounds of lack of progress, unless they admitted that they had committed dereliction of duty and failed to embark on the works which they had undertaken. He would submit a paper to the YTMDC to condemn the departments concerned if they were absent from the next meeting.

41. Ms KO Po-ling said that Councillors and the URA were deeply frustrated by the delay in the broadening works of the pavement of Tung Choi Street. She would like to know whether the HyD had gazetted the project.

42. The Chairman replied that the HyD had not gazetted the project yet.

43. Ms KO Po-ling said that Councillors had held two informal meetings to discuss the broadening works of the pavement of Tung Choi Street, yet the departments concerned had still not fulfilled the commitments made at the meetings. As a result, the project was unduly delayed. She remarked that if the DFMC hold an informal meeting with the departments concerned again, it should by all means set completion deadlines for the project.

44. Mr WONG Kin-san opined that the DFMC should persist in striving for the earliest commencement of the two projects. He hoped that the Chairman of the DFMC and the DO would invite the departments concerned to hold an informal meeting with Councillors, with a view to working out all the details of the projects in early 2015 at the latest.

45. Mr CHOW Chun-fai suggested that the Chairman write to relevant departments in the name of the DFMC after the meeting to request written responses explaining the difficulties encountered in the two projects and to ask the departments to send representatives to the next meeting to report on the works progress.

46. The Chairman proposed to continue the discussion of the item at the next meeting and asked the DO to help invite the departments concerned to hold an informal meeting with Councillors before the next meeting to follow up the two projects. There was no objection. He continued that the outcomes of the discussion at the informal meeting would be reported at the DFMC meeting to be held on 8 January 2015.

47. Mrs Laura ARON said that after the meeting, she would learn about the form of informal meetings held previously and arrange for Councillors to meet the departments concerned before the next meeting.

**(iii) Signature Project of Yau Tsim Mong (“YTM”) District
(YTMDPMC Paper No. 67/2014)**

48. The Chairman welcomed the following representatives from government departments and the project consultant to join Councillors in the discussion:

- (a) Mrs Laura ARON, DO; Miss Jocelyn NG, Assistant District Officer (Yau Tsim Mong) and Mr Cyrus MOK, Project Manager (Works) of the Yau Tsim Mong District Office (“YTMDO”);
- (b) Ms Michelle YUEN, Senior Town Planner/Yau Tsim Mong (Atg) of the PlanD;

- (c) Mr Johnny WONG, Senior Architect and Ms Jackie LEE, Architectural Assistant of Andrew Lee King Fun & Associates Architects Limited; and
- (d) Ms Jenny FU, Centre In-charge of the New Home Association (“NHA”).

49. Mrs Laura ARON reported the progress of the preparatory work of the Multicultural Activity Venue at Battery Street (“the activity venue”) and preliminary promotional activities for the signature project of the YTM District as follows:

- (a) At the DFMC special meeting on 24 September 2014, Councillors selected one of the new designs proposed by the YTMDO. After that, the YTMDO amended the contents of the planning application accordingly and applied for planning permission to the Town Planning Board (“TPB”) again on 25 September. The Secretariat of the TPB had earlier informed the YTMDO that the new design of the activity venue conformed to the description of “single-storey structure”. The planning application concerned was scheduled for review at the meeting of the Metro Planning Committee of the TPB in late November.
- (b) Councillors agreed at the last DFMC meeting to discuss the name of the activity venue at the current meeting so as to enable the YTMDO to carry out the relevant planning work.
- (c) Councillors endorsed at the last meeting to use the HAD’s funds earmarked for each district office to organise five to ten multi-ethnic and multicultural drama (“cultural drama”) in the district as the preliminary promotional activities for the Signature Project. At present, the YTMDO could only confirm four performances as it needed to tie in with the availability of actors, the troupe and the venue. The total expenditure would be \$132,000. She invited Councillors to express their views on the number of performances.
- (d) If Councillors agreed to stage only four performances, there would be a balance of \$168,000 in the earmarked funds. She invited Councillors to express their views on the way of using the balance.

50. The Chairman said that Councillors agreed at the last meeting to temporarily name the activity venue “Yau Tsim Mong Multicultural Activity Centre”. He invited suggestions from Councillors on the name of the activity venue. He also asked Ms Jenny FU if the NHA agreed to name the activity venue “Yau Tsim Mong Multicultural Activity Centre”.

51. Ms Jenny FU responded that the NHA was fine with the name.

52. After discussion, the Chairman concluded that Councillors supported to name the activity venue “Yau Tsim Mong Multicultural Activity Centre”.

53. The Chairman said that the YTMDO could only stage four performances of cultural drama after taking in account of various factors. He asked if Councillors accepted the arrangement.

54. Mr Derek HUNG accepted staging only four performances. He continued that in 2014/2015 there would be four community involvement projects that could provide a forum for the cultural drama. According to past experience, many members of the public would be attracted to such a kind of activity. He believed that with the active promotion by Councillors, the cultural drama could also attract a large audience.

55. The Chairman said that if Councillors were interested in participating in the cultural drama, they could inform the YTMDO.

56. Ms KO Po-ling accepted the arrangement of only four performances.

57. The Chairman enquired if Councillors agreed the arrangement of only four performances of cultural drama. There was no objection. He then invited Councillors to express their views on the use of the remaining funds.

58. Ms KO Po-ling opined that the target of preliminary promotional activities should not be confined to the ethnic minorities (“EMs”). She proposed appointing the four Area Committees or schools in the district to organise promotional activities related to the theme of “promoting multiculturalism and advancing social cohesion” in the first half of next year, with a view to bringing out the concept of racial harmony in the community.

59. Mr Derek HUNG said that Councillors had proposed publishing special supplements promoting the Signature Project in the newspapers. If the proposal was accepted, he opined that apart from the Chinese newspapers, the special supplement should also be published in the newspapers of the EMs to strengthen the understanding of different ethnicities of YTM residents on the Signature Project.

60. Mr CHUNG Kong-mo proposed cooperation with the schools and social welfare organisations in the district serving the EMs to offer Chinese language classes to non-ethnic Chinese residents in the district, with a view to facilitating their integration into the community.

61. Mr Derek HUNG opined that it would not cost much to publish special supplements in the newspapers. Hence, the publication in the newspapers and the appointment of the four Area Committees or the schools in the district to organise promotional activities could both be carried out. He added that the Working Group on Ethnic Affairs had organised Chinese calligraphy classes for the EMs in the past few years. Those classes could serve as the blueprint of the proposed Chinese language classes.

62. The Chairman supported the provision of opportunity for the EMs to learn Chinese culture. He pointed out that the Yau Tsim District Junior Police Call (“JPC”) possessed the experience of organising activities for the EMs. It held the “Project Gemstone” the year before in the YTM District to provide EM students with training in the Chinese language. The outcome of the project was quite positive. He enquired of the DO if it would be possible for the DFMC and the Yau Tsim District JPC to co-organise events. He also proposed discussing the use of the funds allocated by the HAD at the next meeting.

63. Mrs Laura ARON said the YTMDO expected that the funds of \$300,000 allocated by the HAD would be utilised in full to organise preliminary promotional activities for the Signature Project before seeking funding approval from the Legislative Council in mid-2015.

64. Ms KWAN Sau-ling said that Chinese language classes were not suitable preliminary promotional activities for the Signature Project as long term funding might be involved. She considered that it was feasible to publish special supplements in the newspapers and suggested publicising the Signature Project through channels such as television, radio and leaflets.

65. Mr Derek HUNG said that an activity which had been arranged for the performance of the cultural drama would be held in January 2015. If Councillors agreed to publish a special supplement to promote the Signature Project in the newspapers, they should endorse the proposal at the current meeting. The YTMDO could then conduct a tender exercise after the meeting and publicise the activity in the newspapers before the activity was held.

66. The Vice-chairman supported the publication of a special supplement on EM newspapers to promote the Signature Project. She further said that it was a good idea for the DFMC and the Yau Tsim District JPC to co-organise Chinese language classes. She considered that the JPC had experience in organising Chinese language classes and would be able to achieve satisfactory results. She suggested Councillors endorse newspapers advertisements and Chinese language classes for EMs as the preliminary promotional activities for the Signature Project at the current meeting.

(Mr CHAN Wai-keung left the meeting at 4:20 p.m.)

67. The Chairman said that the expenditure on television advertisements was huge and the balance of the HAD's funds might not be sufficient to cover the expenses concerned. He further said that the DFMC had earmarked \$132,000 for staging four performances of cultural drama and suggested discussing the use of the balance at the next meeting. There was no objection. The Chairman asked the YTMDO to estimate the expenditure for other means of publicity proposed by Councillors at the meeting for reference at the next meeting.

(iv) Proposed Erection of a Shelter over Cherry Street Walkway (from Footbridge Landing to Subway Exit)
(YTMD FMC Paper No. 64/2014)

68. The Chairman said that the written responses of the Architectural Services Department and the TD (Annexes 5 and 6) had been emailed to Councillors for perusal before the meeting. He then welcomed Ms Patty LEE, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO to the meeting.

69. Mr John WONG considered that the written response of the TD was not detailed enough. It did not provide the details concerning the survey of pedestrian volume, nor did it explain how the department determined whether the pedestrian volume of the site had met the requirement for shelter erection.

70. Mr HUI Tak-leung said that Councillors proposed the works having regard to the request of residents. He did not see why the TD decided not to erect a shelter at the site. He proposed to continue the discussion of this item under "Matters Arising" and requested the TD to send representatives to the next meeting to answer enquiries of Councillors.

71. The Chairman asked Councillors whether they were satisfied with the response of the TD. If not, Councillors could request the TD to submit a detailed statistical report on pedestrian volume at the next meeting.

72. Mr John WONG and Mr Chris IP were dissatisfied at the TD's failure to send representatives to attend the meeting.

73. The Chairman asked Councillors whether they agreed to continue the discussion of this item under "Matters Arising". He requested the TD to submit a detailed statistical report on pedestrian volume at the next meeting and to send representatives to explain the number of pedestrians required for the erection of shelters. There was no objection.

(Mr Francis CHONG left the meeting at 4:30 p.m.)

Item 3 The Interim Report on the New Arrangement for the Extension for Provision of Community Venues for Mediation (YTMDPMC Paper No. 68/2014)

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

- (i) Mr YEUNG Man-sing, Vice Chairperson of the Hong Kong Mediation Council;
- (ii) Ms Bibian LO, Chairperson of the Community Services Committee of the Hong Kong Mediation Centre;
- (iii) Mr Barbarossa WAN, Mediation Co-ordinator of the Law Society of Hong Kong; and
- (iv) Ms Jenny FUNG, Deputy Principal Government Counsel (Mediation) and Miss Venus CHEUNG, Senior Government Counsel (Mediation) (Atg) of the Department of Justice.

75. Mr Barbarossa WAN briefly presented the contents of the paper.

76. The Chairman asked the Hong Kong Mediation Council and the Hong Kong Mediation Centre ("the two bodies") whether they wish to gain the support of Councillors to continue to book the Henry G Leong Yaumatei Community Centre ("HGLYCC") for mediation purpose in the following year.

77. Mr Barbarossa WAN said that at the meeting in January 2014, the DFMC approved the two bodies to use the HGLYCC in 2014/2015. The two bodies would submit paper again to apply for the continued booking of the HGLYCC for mediation purpose before the expiry of the existing arrangement.

78. Ms KWAN Sau-ling said that according to the captioned paper, the two bodies had handled a total of eight mediation cases in the HGLYCC from 1 January to 21 October 2014. She would like to know how many of the cases were successfully handled.

79. Mr Chris IP quoted from the captioned paper that the Pilot Project on Community

Venues for Mediation (“Pilot Project”) had received “generous support” from the YTMDC, a statement which he deemed false and unsubstantiated. In fact, Councillors had expressed severe reservations about the two bodies’ previous booking applications for the HGLYCC for mediation purpose because the effectiveness of the service had been unsatisfactory. He requested the two bodies to refrain from distorting the facts in the papers to be submitted in future.

80. The Vice-chairman shared the view of Mr Chris IP. She then enquired about the reasons of the two bodies for rejecting the 12 applications for mediation in the year before as mentioned by Mr Barbarossa WAN in his presentation. She remarked that most owners’ corporations in the district would take disputes to court rather than seeking mediation services from the two bodies. In this connection, she enquired of the two bodies whether they had publicised their mediation services.

81. Mr HUI Tak-leung took the view that the two bodies had given inadequate publicity to the mediation services. As a result, members of the public who were engaged in disputes did not know that they could seek their assistance. He said that Councillors had not proposed scrapping the Meet-the-Public Scheme under the YTMDC despite the lukewarm response on the grounds that it could help those in need. By the same token, Councillors exercised their discretion to grant renewal of the booking arrangement to the two bodies in the past despite the low utilisation rate of their mediation services. He enquired of the two bodies’ representatives whether mediation was successful in the eight cases it had dealt with to date and requested them to provide detailed information on the cases referred to government departments for follow-up action within the year for Councillors’ reference. He supported the two bodies be allowed to continue to use the venues in the district for mediation purpose.

82. Mr WONG Kin-san enquired whether all the applicants for mediation in the eight cases received in 2014 were residing in the YTM District. He added that it was a waste of resources for the two bodies not to provide mediation services at the HGLYCC for certain months. He urged them to step up the publicity efforts for the Pilot Project in order to enhance public awareness of the mediation services.

83. Mr LAU Pak-kei said that as the Pilot Project had already been implemented for a few years, he enquired whether the two bodies would consider extending the Project to all districts in Hong Kong if it was really a worthy cause.

84. Ms Jenny FUNG responded that the discussions during the mediation process would not be disclosed without the consent of the clients and the mediators. Therefore, the two bodies were not able to provide the number of successful cases.

85. Mr Chris IP clarified that Councillors had not requested for the particulars of mediation cases. What they would like to know was, among the eight mediation cases processed by the two bodies in 2014, the number of clients who were residing in the YTM District and the number of successfully mediated cases.

86. Mr Babarossa WAN responded that the mediators were not compelled under the Pilot Project to submit reports on whether mediation was successful. Therefore, relevant statistics were not available. He added that according to the Government’s statistics, the success rate of mediation in Hong Kong was approximately 50%.

87. The Chairman pressed the two bodies to explain whether they had not recorded the districts of residence of the applicants for mediation services.

88. Mr Barbarossa WAN responded that the mediators did not record the addresses of applicants because the Pilot Project could cover cases from various districts. He continued to explain that 12 mediation cases were not entertained by the two bodies this year thus far because the venues at the HGLYCC had already been booked when mediators made the booking applications.

89. The Chairman enquired why the two bodies did not book the community halls in the Sham Shui Po District where the number of community halls was much more than that in the YTM District.

90. Ms Jenny FUNG responded that the Pilot Project was being tried out at the community halls in the Wan Chai and YTM Districts. The Government had been trying to identify more venues for mediation to further promote mediation services. The Steering Committee on Mediation had earlier reached an agreement with the URA to borrow the Urban Renewal Resource Centre under the URA in Tai Kok Tsui as a venue for mediation. However, as the venue could only be used for the mediation of disputes relating to the URA's services, it could not replace the HGLYCC as a testing ground under the Pilot Project.

91. Mr Chris IP reiterated that the captioned paper was misleading. Councillors had substantial reservations about the two bodies' application for the renewal of booking arrangement. Some Councillors were even opposed to the application.

92. The Chairman requested the two bodies to be more careful about the wording of the papers to be submitted in future.

93. Mr WONG Kin-san said that as the mediation services offered by the two bodies were still on trial, it was necessary for them to find out the place of residence of the applicants. Such information would be useful in reviewing whether community venues in other districts should be used instead in future so as to save applicants the trouble of travelling a long distance to mediation venues.

94. The Vice-chairman said that the two bodies did not book the HGLYCC for six months in 2014, resulting in resources wastage. She would like to know how the two bodies had promoted the Pilot Project in the past.

95. Mr LAU Pak-kei was discontented with the responses given by the two bodies and considered that they had not fully utilised the venues approved by the DFMC. Although the Pilot Project had been implemented for five years already, the utilisation rate was still very low and publicity was insufficient. The number of cases handled in the YTM District was less than 20 every year, which suggested that the Pilot Project was a failure.

96. Mr HUI Tak-leung said that whenever the two bodies applied for extending the booking arrangement of the HGLYCC, Councillors requested them to submit more comprehensive information in future applications. However, the situation had not improved so far. Some Councillors even considered that the two bodies had not set a good example of mediation when negotiating venue booking with Councillors. He continued that although the Pilot Project was worth support as it could benefit the public, he would not offer his

support if the two bodies still failed to provide the information requested by Councillors in the coming year.

97. Ms Bibian LO responded that the Hong Kong Mediation Centre proactively promoted mediation services recently, for example, posting advertisements on the buses running on the Hong Kong Island and in Kowloon. It had set up booths on street in districts such as Tsing Yi and Sha Tin to promote mediation services to residents. In addition, the Hong Kong Mediation Centre had earlier obtained the approval from the DCs of Tsuen Wan, Kwai Tsing, Sha Tin, Yuen Long and North District to display banners promoting mediation services. She added that the whole cost of the publicity campaigns would be borne by the Hong Kong Mediation Centre.

98. Mr Chris IP said that it was not the first time for the two bodies to submit applications to the DFMC for booking the HGLYCC. However, the performance of the two bodies was disappointing as they did not provide adequate information, nor were they well prepared to answer Councillors' enquiries. Councillors were not convinced that their applications should be approved.

99. The Chairman said it was very likely that the DFMC would reject the two bodies' future applications for the continued booking of venues if they still failed to provide the information requested by Councillors. The two bodies would then have to look for community venues in other districts.

100. Ms KO Po-ling said that since there was a shortage of community venues in the YTM District, Councillors were very concerned about whether the Pilot Project implemented by the two bodies at the venues in the district could genuinely benefit residents in the district. Furthermore, she was puzzled that the two bodies did not request the YTMDC to let them display banners for promotion in the district.

101. Ms KWAN Sau-ling opined that since the two bodies booked venues in the YTM District to provide mediation services, they should have promoted the service to residents in YTM and nearby districts, instead of doing publicity in the New Territories where the Pilot Project was not tried out. She continued that while the Free Legal Advice Scheme provided by the Duty Lawyer Service had been very effective, the utilisation rate of the mediation service offered by the two bodies was rather low. She considered that the Pilot Project a waste of community venue resources.

102. The Vice-chairman proposed that the two bodies provide Councillors with leaflets, posters and banners for promoting the mediation service to the public.

103. Mr CHUNG Kong-mo said that when the two bodies applied for continued booking of the venue for mediation purpose in early 2014, Councillors had quite a number of queries about the service performance of and information provided by the two bodies. Therefore, Councillors requested them to submit an interim report for review of the effectiveness of the Pilot Project. He hoped that the two bodies would provide the information and data requested by Councillors in their next application for booking the HGLYCC, otherwise the chance of the application being approved was slim.

104. The Chairman believed that Councillors would support the implementation of the Pilot Project in the district as long as community venue resources were not wasted. He

urged the two bodies to bear in mind to provide all information requested by Councillors when applying for continued booking of the venue in the coming year.

105. Ms Bibian LO thanked Councillors for their opinions. She said that the Hong Kong Mediation Centre had previously applied to 18 DCs for displaying promotional banners in respective districts. Five DCs had granted approval and other DCs were still considering the proposals. She asked the Chairman which section the Centre should contact if it wished to distribute leaflets and posters in the YTM District.

106. The Chairman replied that the Hong Kong Mediation Centre could contact the YTMDO and Councillors. The contact method of each Councillor was available on the website of the YTMDC.

107. The Vice-chairman suggested that the Hong Kong Mediation Centre mail the promotional leaflets and posters to Councillors.

108. The Chairman proposed that the Hong Kong Mediation Council and the Hong Kong Mediation Centre consider extending the scope of the Pilot Project to the New Territories. He continued that Councillors expected the two bodies to provide the statistical information about the district of residence of clients when applying for continued booking of venues next time. He believed that the statistics would be useful for Councillors to discuss the matter and for the two bodies to review the effectiveness of the Pilot Project. He further stated that if the two bodies failed to provide comprehensive information and data to Councillors when applying for continued booking of venues in the district next time, their applications would most likely be rejected.

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

**Item 4: Report on District Free Entertainment Programmes and District Arts and Cultural Activities in YTM District by LCSD
(YTMDFMC Paper No. 69/2014)**

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

111. Miss CHO Hoi-man briefly introduced the captioned paper.

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

**Item 5: Report on Usage and Extension Activities of Public Libraries in YTM District (August to September 2014) and Their Extension Activities Programme Plan (December 2014 to January 2015) by LCSD
(YTMDFMC Paper No. 70/2014)**

113. 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.

114. Mrs Karen CHU briefly introduced the captioned paper.

115. 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 (August 2014 to January 2015)
(YTMDPMC Paper No. 71/2014)

116. The Chairman welcomed Mr Stanley CHAIONG, 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.

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

118. The Chairman said that the LCSD had removed a number of withered old and valuable trees at the section of the Park Lane Shopper's Boulevard ("Park Lane Boulevard") opposite to the Tsim Sha Tsui District Kai Fong Welfare Association. He would like to know whether the LCSD would plant trees at the planters in situ in compensation for the removal of trees.

119. Mr Vincent SO responded that in light of the recommendations made by the Expert Panel on Tree Management, the LCSD had requested the HyD to take the opportunity to widen the planters while resurfacing Nathan Road. The HyD had undertaken to take up the responsibility of widening the planters and was discussing with the LCSD the works details. Upon completion of the widening works, the LCSD would plant Banyan trees in the planters as recommended by the Expert Panel.

120. The Chairman said that a number of trees at the section of the Park Lane Boulevard were diseased and withered at the same time. He would like to know whether the virus was spread among trees through soil. If yes, the LCSD should replace the soil at the site as soon as possible to prevent the newly planted trees from being infected. He further said that to his knowledge, the granite planters at the Park Lane Boulevard had certain historical significance. He would like to know whether the HyD would use the same granite coping stones for planter enlargement so as to avoid the incompatibility of new planters with others at the site.

(Mr HUI Tak-leung and Ms KWAN Sau-ling left the meeting at 5:15 p.m.)

121. Mr Vincent SO responded that upon removal of withered trees at the section of the Park Lane Boulevard in question, the LCSD had replaced and disinfected the soil at the site. He further said that there should be no difference between the granite coping stones used for making the planters at the Park Lane Boulevard and ordinary granite blocks. He believed that the HyD would use the same kind of stones for widening the planters at the site to maintain the consistency of the appearance of planters.

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

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. 72/2014)

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

124. The Vice-chairman said that the improvement works of Mong Kok Civic Triangle was delayed to early November because of the “occupy movement”. She continued to say that the LCSD should report delays of other works projects in the district due to the “occupy movement”, if any, to Councillors.

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

Item 8: Funding Application for DMWs and EIPs in LCSD’s Venues in YTM District in 2014/15
(YTMDPMC Paper No. 73/2014)

126. Mr LEUNG Chi-ming said that there were three project proposals in the paper and the total amount of funds applied for was \$307,000.

(1) Installation of Handrails at the Fences of the Cherry Street Park

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

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

(2) Replacement of the Elderly Fitness Equipment at the Cherry Street Park

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

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

(3) Lighting Improvement Works at the Lok Kwan Street Park

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

132. Mr LAU Pak-kei opined that the project cost was quite high but he still supported the works project as it could improve the law and order situation of the park.

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

Item 9: Progress Report on DMWs Led by YTMDO in 2014-2015 (as at 20.10.2014)
(YTMDPMC Paper No. 74/2014)

134. The Chairman welcomed the following representatives from government departments and the project consultant to join Councillors in 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 CHEUNG Fu-yin, Inspector of Works (Kowloon) 1 of the HAD.

(i) Outstanding Works Endorsed by the DFMC

(1) Greening and Beautification Projects 2014-2015

135. Ms Cecilia PONG reported that the contractor had furnished the flowers beds at the junction of Sai Yee Street and Soy Street with new artificial flowers in mid-October. In addition, the beautification works for the exterior walls of Queen Elizabeth Hospital and Kwong Wah Hospital were also completed. She continued that in response to the request of the Councillor of the constituency concerned, the YTMDO had posted signs on the planters outside Chungking Mansions to remind the public not to throw cigarette butts into the planters.

136. Ms Cecilia PONG added that the DFMC had earlier endorsed an allocation of \$3.5 million for the greening and beautification projects in the district, in which \$1.6 million was allocated to the LCSD for the horticultural maintenance and the greening works in the district. Furthermore, the YTMDO had earlier allocated an additional \$185,000 to the LCSD as per its request for the replacement of plants damaged in the “occupy movement”.

137. Mr CHUNG Kong-mo would like to know if the aforementioned expense of replacing the plants damaged in the “occupy movement” was borne by the DFMC.

138. Ms Cecilia PONG responded that the expense concerned would be paid out of the \$3.5 million allocated by the DFMC.

139. Ms Cecilia PONG reported that there were 39 flagpoles which had been erected for over 10 years at Flower Market Road, the section of Prince Edward Road West near the Flower Market, and the Yau Tsim Mong Pet Garden. The Works Section suggested refurbishing those flagpoles, such as re-painting the pillars, improving the parts and replacing the stainless steel bars (78 pieces in total) supporting the flagpoles. The project cost was about \$380,000. The expense concerned would be included in the account under Greening and Beautification projects 2014-2015.

140. Mr WONG Kin-san said that some of the flagpoles at the aforementioned locations were funded and erected by the URA. He would like to know if the funds in question would cover the cost of refurbishing the flagpoles erected by the URA.

141. Ms Cecilia PONG replied that the project did not include the refurbishment of the flagpoles erected by the URA.

142. Mr WONG Kin-san worried that the appearance of flagpoles refurbished by the Works Section would not be in harmony with those erected by the URA.

143. Ms Cecilia PONG responded that the YTMDO could inform the URA of the works so that it could take corresponding actions.

144. The Vice-chairman asked the YTMDO to discuss with the URA to ensure that the flagpoles were consistent in design.

145. Ms Cecilia PONG replied that the URA had made reference to the YTMDO’s

flagpoles when designing its flagpoles, so there would not be any problems of inconsistency.

146. After discussion, the Chairman concluded that Councillors supported the funding application.

147. Ms Cecilia PONG reported that the theme of the exhibition panels on the Mong Kok Road Footbridge (“footbridge exhibition panels”) was changed in late-September. It was tentatively scheduled for display until December. She continued that during the meeting in September 2014, the DFMC endorsed to reserve some footbridge exhibition panels for the Yau Tsim Mong Road Safety Campaign Organising Committee to display activities photos in the next round of exhibition. In addition, after the last meeting, the Mong Kok Kai-Fong Association Limited and the Yau Tsim Mong Organising Committee on Cultural Arts Events requested to use the footbridge exhibition panels in the next exhibition period to display photos about the highlights of the 10th Tai Kok Tsui Temple Fair and the Oral History Theatre Project: Yau Tsim Mong District respectively. She added that the next exhibition period was tentatively set at January to March 2015.

148. The Chairman enquired if Councillors approved the request of the three organisations mentioned to use the footbridge exhibition panels in the next round of exhibition. There was no objection.

149. The Chairman said that some Councillors had reflected to him that captions were missing on some of the photos on the exhibition panels, such as the names of the activities and the names of the winners of the competitions, etc. He asked the YTMDO to remind the contractor to be more careful. He added that if Councillors wished to borrow the exhibition panels after the next exhibition period for displaying highlights of activities organised by their District Activities Organising Committees or Working Groups, they could make the request at the next meeting.

(Post-meeting note: The YTMDO conducted a site visit to the footbridge and confirmed that all photos on the footbridge exhibition panels were captioned with the names of activities. The exhibition panels for the award-winning entries of the 35th International Children Drawing Contest cum Photography Competition were captioned with the names of the winners and the awards. In future, if the exhibition panels were used to display the award-winning entries of competitions, the YTMDO would check with the relevant organisations the schools of the winners and the titles of the award-winning entries (if any), and to print the information on the panels for public reference.)

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

150. Ms Cecilia PONG reported that Councillors endorsed the allocation of \$430,000 for the Works Section at the DFMC meeting on 11 September 2014 to erect two canopies without foundation fixings at the site in question. Councillors also proposed printing the logo of the YTMDC on the canopies. The Works Section had completed the preliminary design of the canopies and had obtained the support from the Councillor of the concerned constituency.

151. Mr CHEUNG Fu-yin added that the area of light transmission of light-shading

aluminium plates used in the current design was almost the same as the old aluminium plates.

152. Mr LAU Pak-kei did not object to the design of the new canopies. He noted that the proposed canopies were made of porous material and doubted if it was effective to provide protection from rain.

153. Mr CHEUNG Fu-yin responded that the canopies would be made of porous aluminium panels combined with light-transmitting plastic panels and could provide protection from rain and transmit sunlight at the same time.

154. Mr LAU Pak-kei requested the Works Section to erect the canopies at a suitable location so as to avoid narrowing the walkway.

155. The Vice-chairman proposed the Works Section invite the Councillor of the concerned constituency to visit the site.

156. Mr CHUNG Kong-mo asked if the proposed canopies could block strong sunlight as they allowed penetration of sunlight.

157. Mr CHEUNG Fu-yin responded that the light-transmitting plastic panels of the canopies could reduce ultraviolet light radiation.

158. After discussion, the Vice-chairman concluded that Councillors supported the design of the canopies newly submitted by the Works Section.

159. Ms Cecilia PONG said that the canopies would bear the logo of the YTMDC. Moreover, metal plates with the logos and names of the YTMDC and YTMDO would also be put on the pillars. She added that the Works Section had invited tender for the provision of canopies.

160. Ms Cecilia PONG said that at the last meeting, Mr WONG Kin-san enquired about the feasibility of erecting canopies without foundation fixings at the section of Prince Edward Road West between Cheung Lo Church and Sai Yee Street Substation. In this connection, she reported that the width of the road where the GMB stop of routes no. 12, 17M and 46 were located and the pavement near the retaining wall of Queen Elizabeth School were only 3 metres and 2.5 metres respectively. The concrete base of the canopy without foundation fixings was 1.7 metres in width. If the canopy was erected at the two aforementioned sections, the width of the walkway would be reduced to less than 2 metres, which did not meet the requirement set by the TD. It was therefore not feasible to provide canopies at the aforementioned section.

(3) Beautification of Space Under Tai Kok Tsui Road Flyover off Metro Harbour View (Ocean World) and Provision of Planters in Adjoining Vacant Land

161. Ms Cecilia PONG reported that Councillors endorsed an allocation of \$500,000 at the meeting on 11 September 2014 to conduct the works concerned. The contractor would soon carry out ground investigation at the site to study the feasibility of the works.

162. Ms Cecilia PONG added that Councillors also endorsed an allocation of \$75,000 at

the same meeting for the Works Section to place planters at the open space next to the “Ocean World”. The Works Section was inviting tender for this project.

(4) Erection of Canopies Outside Chui Yu Road Rest Garden

163. Ms Cecilia PONG reported that Councillors endorsed an allocation of \$430,000 at the DFMC meeting on 11 September for the Works Section to erect two canopies without foundation fixings at the site. The canopies would bear the logo of the YTMDC. Metal plates with the logos and names of the YTMDC and YTMDO would also be put on the pillars. She added that the Works Section would soon invite tender for this project.

164. Mr LAU Pak-kei said that as there were several trees on the road at the site, the Works Section needed to plan carefully when erecting canopies there so that the road would not be so narrow as to causing obstruction to pedestrians.

(5) Improvements to Audio Facilities in HGLYCC and Mong Kok Community Hall (“MKCH”)

165. Ms Cecilia PONG reported that Councillors endorsed an allocation of \$1 million at the meeting on 11 September 2014 for the Electrical and Mechanical Services Department (“EMSD”) to carry out facility improvement work at the HGLYCC and the MKCH. In addition, Councillors agreed that the hall of the HGLYCC would be temporarily closed from 5 March 2015 to 11 April 2015 for the EMSD to replace the audio equipment. The YTMDO had informed the public of the temporary closure by posting notices at the HGLYCC. The YTMDO would report to the DFMC again once there was any new progress in the works.

166. The Chairman reflected complaints from many successful applicants of the HGLYCC that they did not know there were problems with the audio equipment in the hall and as a result could not make preparations in advance. He requested the YTMDO to inform the organisations which had booked the venue of the problems with the audio equipment in the hall of HGLYCC as soon as possible.

167. Ms Patty LEE reported that the YTMDO would inform the person-in-charge of the affected organisations by phone after the meeting.

(ii) Works Projects Endorsed in Principle by the DFMC

(i) 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)

168. Ms Cecilia PONG reported that Councillors endorsed an allocation of \$55,000 at the meeting on 11 September 2014 to conduct the works concerned. The Works Section was arranging ground investigation.

(ii) Site Formation of Open Space Under Ferry Street Flyover off Cherry Street Park for Reprovisioning of FEHD’s Temporary Storage Area for Refuse Collection Bins Under Prince Edward Road West Flyover, and Beautification of the Vacant Areas of Both Sites

169. Ms Cecilia PONG reported that the YTMDO was studying the feasibility of the works with the relevant departments. Because of the busy traffic near the site, the lack of access for workers and works vehicles, as well as the lack of vehicle holding area, the YTMDO had started to discuss with the Works Section and TD the traffic arrangements during the course of works.

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

**Item 10: To Study the Feasibility of Erecting a Canopy Above Nathan Road Walkway Between Exit E2, MTR Mong Kok Station and Bank Centre
(YTMDPMC Paper No. 75/2014)**

171. Mr CHOW Chun-fai supplemented the contents of the paper.

172. Ms Cecilia PONG reported that YTMDO had consulted the TD and HyD about the works proposal. The TD indicated that it was not the department's usual practice to erect a canopy at walkways connecting to private properties and therefore was opposed to the works proposal. The HyD responded that the site was already packed with pedestrians. More pedestrians would be attracted to the site if a canopy was provided there, making the walkway even more crowded.

173. Mr CHOW Chun-fai asked if it was possible to provide a canopy at the site if it was not connected to private properties.

174. The Chairman enquired about the feasibility of providing a large canopy instead of a small one.

175. Ms KO Po-ling said that the TD's objection to the provision of a small canopy connecting to private properties was understandable. She continued that as there were many pedestrians at the site, erecting a large canopy there could provide protection for many pedestrians from the elements.

176. The Chairman indicated that there were often many crowds gathering at the site. If a small canopy was erected at the site, pedestrians would likely stay under the canopy and make the walkway even more crowded. Such a problem would not arise if a large canopy was used instead. He therefore considered that a large canopy was more feasible than a small one. He requested the relevant departments to study the feasibility of providing a large canopy there.

177. Mr CHOW Chun-fai asked if it was feasible for the property management company of the Bank Centre ("the PMC") to finance the provision of a large canopy at the site.

178. The Chairman responded that YTMDC had accepted district facilities donated by external organisations in the past, so it should be possible for private organisations to finance the provision of a large canopy and then donate it to the YTMDC. If the PMC of the Bank Centre was willing to finance a large canopy, he suggested Mr CHOW Chun-fai invite the PMC to send representatives to the next meeting and present the works project to Councillors. He added that the works proposal had to be supported by relevant departments before it could be taken forward.

179. Ms KO Po-ling expressed concern over the potential hazard to pedestrians posed by the pillars of the canopy as shown in the captioned paper. She requested Mr CHOW Chun-fai to ask the PMC of the Bank Centre to amend the design and to consult relevant departments accordingly.

180. Ms Cecilia PONG indicated that any private organisations intended to provide a self-financed canopy had to obtain prior approval from the departments concerned, such as the LandsD, HyD and TD. Moreover, unless the private organisation was willing to bear the repair cost of the canopy in future, it had to obtain approval from the government departments concerned to take over the canopy and to bear the repair and maintenance cost before it could donate the canopy to the YTMDC. Also, the YTMDO had to obtain permission from the HAD in respect of the YTMDC's acceptance of the canopy and to complete other related administration formalities.

181. After discussion, the Chairman concluded that Councillors agreed in principle to provide a large canopy at the site. He requested relevant departments to study the feasibility of the works. He also asked Mr CHOW Chun-fai to invite the organisation which intended to finance a canopy at the site to send representatives to the next meeting and explain the works design to Councillors.

182. Mr CHOW Chun-fai responded that he would contact the organisation concerned after the meeting. He also asked whether it was feasible to use public money to provide a large canopy at the site.

183. The Chairman opined that it would be difficult to a certain extent to provide a large canopy by public money. He believed that it would be easier to implement the proposal if the canopy could be financed by private organisations.

**Item 11: Concern over Latest Progress of Provision of a Park North of Sorrento
(YTMDFMC Paper No. 76/2014)**

184. The Chairman said that the written responses of the HyD, MTR Corporation Limited, LCSD and LandsD (Annexes 7 to 10) had been emailed to Councillors for perusal before the meeting. He then welcomed Ms Selina LI, Senior Executive Officer (Planning) 6; Mr Jacky LEUNG, Planning Assistant 1 and Mr Vincent SO, District Leisure Manager (Yau Tsim Mong) of the LCSD to the meeting.

(Mr CHUNG Kong-mo left the meeting at 5:55 p.m.)

185. Mr Derek HUNG supplemented the contents of the paper.

186. Councillors noted the contents of the written responses and had no comment. The Chairman thanked the representatives of relevant government departments for joining the discussion on this item.

**Item 13: Concern Over Community Renewal in Tai Kok Tsui ("TKT")
(YTMDFMC Paper No. 78/2014)**

187. The Chairman welcomed Mr James PIERCE, Director; Mr Kent YIU, Senior

Architect; Mr Bill SO, Architectural Assistant and Mr FUNG Shu-man, Architect of the Oval Partnership to the meeting.

188. Mr Benjamin CHOI and Mr John WONG supplemented the contents of the paper.

----- 189. Mr Bill SO gave a PowerPoint presentation (Annex 11) on the community and street beautification project in TKT.

190. The Chairman would like to know the scale of the acquisition and redevelopment project in TKT carried out by Henderson Land Development Company Limited (“HLD”).

191. Mr Bill SO responded that the HLD had engaged more than one consultant for the redevelopment project in TKT. One was responsible for property acquisition and the Oval Partnership was responsible for redevelopment planning and design.

192. The Chairman thanked the Oval Partnership for explaining to Councillors the planning brief and preliminary design of the redevelopment project in TKT. He said that since Councillors were more concerned about the details of the acquisition, they had submitted a paper to invite the HLD to report on the progress and present relevant information of the acquisition of old buildings in TKT.

193. Mr John WONG asked whether the HLD had sent any representatives to attend the meeting.

194. Mr LAU Pak-kei supported the proposal of incorporating green elements in the redevelopment project in TKT put forward by the Oval Partnership. However, he considered that the HLD should explain the information of the acquisition to Councillors before arranging its consultant to talk about the redevelopment project. He continued that according to the present redevelopment project, revitalisation would be carried out only at some of the sections of certain streets. He wondered if this implied that the HLD had no plan to acquire the properties at the remaining road sections.

195. The Chairman said that Mr Peter LAM, General Manager, External Affairs Department of the HLD had just arrived at the conference room. He invited Mr Peter LAM to brief Councillors on the HLD’s acquisition and redevelopment project in TKT.

196. Mr Peter LAM indicated that the HLD was carrying out an acquisition project in TKT which involved properties on Li Tak Street, Fuk Chak Street, Kok Cheung Street and some other streets. He continued that the HLD had engaged several consultants to handle different aspects in respect of the acquisition and redevelopment project in TKT, including planning of shopping malls and residential buildings, landscaping works etc. He further stated that since the acquisition was still in progress, the HLD could not disclose which buildings were included in the project at the present stage. Upon completion of the acquisition, the HLD would report the information to Councillors. He then confirmed the authenticity of a recent newspaper report about the HLD’s application to the Judiciary for an order for compulsory sale for redevelopment (“compulsory sale”).

197. The Chairman asked Mr Peter LAM to briefly explain the contents of the report.

198. Mr Peter LAM said that the HLD’s redevelopment project in TKT involved 12 old

buildings on 8 - 30 Ka Shin Street and 8A - 30A Fuk Chak Street. The HLD had earlier unified the title of one of the old buildings at \$135 million through compulsory sale. The acquisition of the remaining buildings had been completed in 2012.

199. The Chairman invited Councillors to comment on the revitalisation project in TKT proposed by the Oval Partnership and determine whether the YTMDC should accept the district facilities to be donated by the HLD under the project. He added that even if Councillors agreed to accept the district facilities donated by the HLD, the acceptance of which was subject to approval by relevant departments and confirmation of maintenance responsibility.

200. Mr John WONG requested the HLD to announce the scope of the acquisition project as soon as possible while he understood that details had to be kept confidential. In addition, he suggested that the HLD build an Olympic themed community by adding sports elements in the redevelopment project. He also urged the HLD to collect the opinions of stakeholders through various consultation platforms, with a view to balancing the needs of different groups of people.

(Mr CHOW Chun-fai left the meeting at 6:30 p.m.)

201. The Chairman asked Councillors whether they agreed to accept the district facilities donated by the HLD upon completion of the redevelopment project. If Members agreed to do so, he suggested continuing the discussion of this item at future meetings so that the HLD could regularly report on the progress of the acquisition and redevelopment project to the DFMC.

202. Mr Derek HUNG said that since the planning of the redevelopment project would last for years, the HLD might not be able to report on the updates of the project at every meeting. Therefore, he considered that it was impractical to continue the discussion of this item at future meetings.

203. The Chairman clarified that the HLD would be invited to report to the DFMC only when there were any updates on the acquisition and redevelopment project.

204. Mr Benjamin CHOI agreed in principle that the YTMDC would take over the district facilities donated by the HLD under the redevelopment project provided that the HLD would make an effort to revitalise all the streets comprehensively. The overall landscape of the streets would otherwise be destroyed and Councillors could hardly explain to the residents of the buildings near the streets outside the scope of the revitalisation project.

205. The Chairman asked the HLD if it could undertake to revitalise all the streets comprehensively in respect of the redevelopment project to allay Mr Benjamin CHOI's concern.

206. Ms KO Po-ling supported the revitalisation proposal put forward by the consultant in principle. She thought that in addition to a beautified and greened environment in TKT, the traffic condition could also be improved. She was glad that the HLD agreed not to reduce the number of parking spaces in TKT after redevelopment and hoped that it could honour the undertaking. Moreover, she supported the consultant's suggestion of choosing the materials usually used by the Government in road resurfacing. She believed that by doing so, much

time could be saved in works approval. She continued that as the redevelopment project involved a private street, the HLD might encounter certain difficulties in the course of implementation. She suggested the HLD communicate with the owners through the YTMDO and Councillor of the constituency concerned to seek their consent to revitalise the private street.

207. Mr John WONG supported the HLD's concept of the revitalisation proposal of TKT in principle. However, there were still many details which needed to be discussed further between Councillors and the HLD.

208. The Chairman indicated that Councillors had to decide whether to support the redevelopment idea proposed by the HLD at the current meeting, while details of the project design could be discussed at subsequent meetings. He added that if Councillors agreed to the redevelopment idea, he suggested the matter be followed up by the Chairman, Vice-chairman and interested Councillors. If there were any updates on the project, representatives from the HLD and relevant departments would be invited to report the progress at DFMC meetings. He asked Mr Peter LAM again whether the HLD could undertake that the problem Mr Benjamin CHOI mentioned would not occur in the redevelopment project and whether the HLD would be willing to discuss the details of the redevelopment project with Councillors.

209. Mr Peter LAM responded that the HLD welcomed views from Councillors and the community. He added that the HLD would revitalise the streets comprehensively during the implementation of the redevelopment project.

210. The Chairman asked Councillors whether they supported the redevelopment idea put forward by the HLD and the Oval Partnership. There was no objection. He requested representatives of the HLD to attend DFMC meetings and to report to Councillors the latest progress of the redevelopment project, if any. He also requested relevant departments to start studying the redevelopment project to review whether the donation was possible.

(Mr Derek HUNG and Mr Chris IP left the meeting at 6:46 p.m.)

Item 14: Any Other Business

Organisation of Activities in MKCH Affected by "Occupy Movement"

211. Mr WONG Kin-san indicated that many district organisations could not hold the activities in MKCH as scheduled due to the "occupy movement". He hoped that the Administration would address the issue.

212. The Chairman responded that many activities scheduled to be held in MKCH had been cancelled or postponed due to the "occupy movement". As any matters related to the "occupy movement" could not be handled at the DFMC level, he requested the DO to note Mr WONG Kin-san's views.

213. There being no other business, the Chairman closed the meeting at 6:50 p.m. The next meeting would be held at 2:30 p.m. on 8 January 2015 (Thursday).

Yau Tsim Mong District Council Secretariat
December 2014

星光大道及梳士巴利公園之優化計劃進度

2014年11月6日



優化尖沙咀星光大道的背景

新世界發展有限公司(新世界)就有關項目的優化計劃於：

- 2012年10月25日 油尖旺區議會會議；及
- 2012年11月15日 油尖旺區議會地區設施管理委員會(設管會)

作出介紹，兩個會議皆要求政府及新世界發展跟進以下事宜：

- 眾議員認為星光大道的設施已開始老化*，吸引力不復當年。應儘快更新星光大道的設施及檢討其運作情況，以保持其吸引力。
- 新世界發展銳意提升尖沙咀海濱的環境，重新打造此景點，以吸引本地及海外遊客到訪。油尖旺區議會建議新世界轄下的「星光大道管理有限公司」在完成籌劃改善工程的計劃後，直接向設管會匯報。

* 國際傳媒於2011年8月亦有相關報導

議程

- 2012年的區議會跟進事項
- 星光大道及梳士巴利公園之優化計劃簡介
- 訪客調查重點
- 世界各地的成功個案參考
- 整體概念設計
- 建議施工計劃
- 星光花園(施工期暫設於尖沙咀東海濱平台花園)
- 建議興建及營運模式

星光大道及梳士巴利公園之優化計劃整體發展建議

把星光大道及梳士巴利公園改造成為香港最受歡迎的好去處，並成為：

- 一個能讓本地居民與遊客享受的多功能休閒目的地



訪客(本港市民及海外遊客)調查

■ **84%** 的受訪者對現在的尖沙咀海旁評價為喜歡或非常喜歡，大多數受訪者喜歡到尖沙咀海旁的原因為香港的景色

■ **96%** 的受訪者對新海濱發展設計圖的初稿表示歡迎

■ **90%** 的受訪者願意在新設計實施後前來到訪

■ 大部份受訪者皆期望在此景點能有更多娛樂活動及飲食設施供應



*受訪人數: 500 (香港市民: 400 / 訪港旅客: 100)

參考世界各地的成功 海濱設計個案



整體概念設計

梳士巴利公園現況

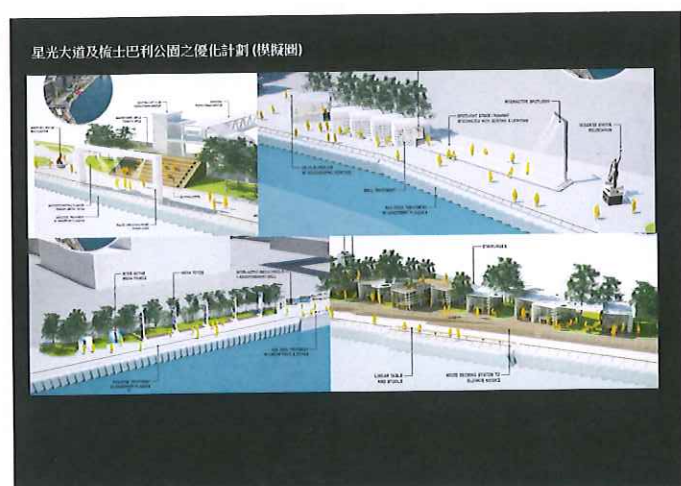
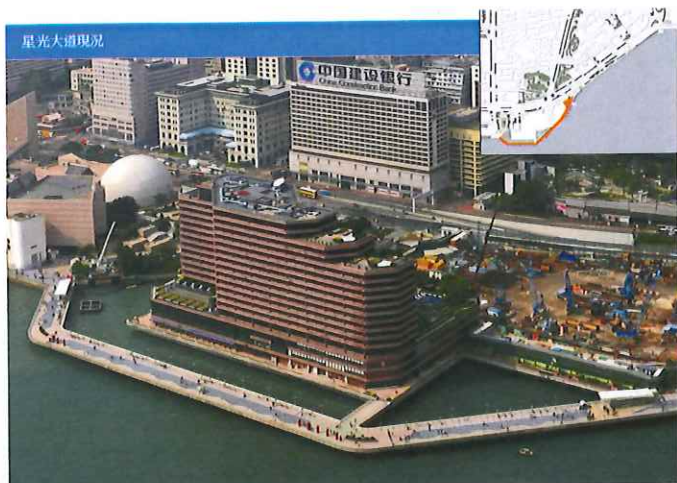


星光大道及梳士巴利公園之優化計劃 (模擬圖)



星光大道及梳士巴利公園之優化計劃 (模擬圖)





尖沙咀海濱花園橋底 (現在)



現在橋底的情況

星光大道及梳士巴利公園之優化計劃 (模擬圖)

建議例子



AOS EXTENSION - ACTIVATED UNDERPASS (DAY)



手印擺放位置的設計概念



建議施工計劃

建議的施工計劃

原則：

- 盡量減少施工為公眾帶來不便
- 儘早完成整個優化工程

建議施工計劃：

- 現有星光大道及尖沙咀海濱花園同時關閉，進行工程，可大幅縮短整個施工時間

工程開展年份	1	2	3	4	5
現有星光大道					
建議計劃					
尖沙咀海濱花園					
梳士巴利公園					

(以上時間表只作參考用途)

建議的施工計劃

- 星光大道及尖東海旁的工程同時進行，一氣呵成，可大幅縮短工期，約兩年後可逐步開放*
- 施工可在較為安全的環境進行，避免因地方狹窄，造成不便及危險
- 同一時間進行施工，可統一部署，提供簡單清晰的時間表，減少公眾因場地在不同時段關閉，導致訊息混亂
- 施工期間，在鄰近暫設星光花園，擺放部份星光大道雕像，及香港電影資料及圖片，以照顧向隅訪客

*如所有工地的技術問題(包括地下管道設施分佈及地上使用權)能適時解決，工程順利開展，建議時間表應可完成

分階段關閉衍生的問題

- 由於分階段進行施工，這會令到**整個工程時間長達5年或以上**
- 由於整個尖沙咀海旁的面積有限，空間較狹窄，如分階段關閉，即在尖東海旁一段繼續提供景點，而又在另一段展開工程，**遊人可走動的地方會很擠迫**，可能產生**安全問題**，**影響負面**。



星光花園 (施工期暫設於尖沙咀東海濱平台花園)



星光花園設計草圖

星光花園設計草圖



建議興建及營運模式



現時星光大道的興建及營運模式

- 現時星光大道，原由香港旅遊發展局倡議，商界捐款興建及營運，是政府及私營機構合作的例子。
- 新世界在2003年捐出四千萬元，作為整個星光大道項目的興建費用
- 2004年，康文署委託新世界，以一元的象徵式收費，負責管理、保養及營運星光大道，為期20年。目前，新世界旗下的星光大道管理有限公司負責營運及管理星光大道。
- 在合約20年內，營運若有盈餘，新世界要與政府平分；若錄虧損，新世界一方承擔。

建議的合作及營運模式

新世界發展有限公司一如既往，秉承對社會的企業責任，支持興建優化設施

建議落成以後的管理模式：參考現行星光大道和本地的公私營合作模式；與世界各地管理同類型設施的成功例子

考慮中的方向：

- 將以非牟利團體 (NPO) 模式營運
- 參考現時星光大道20年的合約年期
- 參考現時處理虧損盈餘的安排
- NPO須每年向康文署呈交管理計劃書，並由署方審核認可
- 整個項目由康文署及其他有關政府部門成立的“管理委員會”監管；並由政府部門及相關機構、專家、地區及社會人士成立的“諮詢委員會”提供意見

現有星光大道與建議優化計劃的重點項目比較

主要項目	現有星光大道	建議優化計劃
倡議機構	香港旅遊發展局	油尖旺區議會建議管理公司檢討該景點設施及運作情況，進行翻新優化星光大道計劃
興建		
- 建築及設計	新世界	大致相同，細節仍在相議中
- 興建費用	由新世界捐出	大致相同，細節仍在相議中
- 總投入款項	4,000萬	規劃中

現有星光大道與建議優化計劃的重點項目比較

主要項目	現有星光大道	建議優化計劃
管理及營運		
- 管理及營運模式	政府以一元象徵式代價，委託新世界負責管理，保養及營運有關場地	政府委託非牟利團體 (Non-Profit Organization) 營運，負責管理，保養及營運有關場地
- 管理及營運機構	新世界轄下的星光大道管理有限公司負責營運	由非牟利團體負責營運
- 盈餘及虧損 (合約期內)	如有虧損，由新世界承擔；若有盈餘，新世界與政府平分	參考現時處理虧損盈餘的安排
- 監督制度	由康文署、其他有關政府部門及相關機構成立的“管理委員會”監管	由康文署及其他有關政府部門成立的“管理委員會”監管；並由政府部門及相關機構、專家、地區及社會人士成立的“諮詢委員會”提供意見
- 合約年期	20年 (2004 - 2024)	20年



本檔案編號: WCD/CM/Revit/MK/GC(GOVT)/235894



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：第十八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 10 月 27 日之電郵，邀請本局參與第十八次油尖旺區議會地區設施管理委員會會議，本局謹覆如下：

本局已在今年 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 10 月 30 日

副本致：路政署 - 方偉鵬先生 (區域工程師/旺角)



Annex 3

油尖旺地區設施管理委員會第 41 / 2013 號文件
書面回應

2012 至 2015 年度油尖旺區議會

地區設施管理委員會

運輸署就

關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道進度

所作的書面回應

就水渠道進度一事，路政署現正進行前期規劃工作。

2014 年 11 月

Annex 4

油尖旺地區設施管理委員會第 41/2013 號文件
書面回應

2012 至 2015 年度油尖旺區議會

地區設施管理委員會

路政署就

關注市建局開展「旺角購物區地區改善計劃」通菜街及水渠道進度

所作的書面回應

有關將靠近水渠道的一段通菜街拉直的方案，本署現正就重建地下渠道的工程進行前期工作。

2014 年 11 月

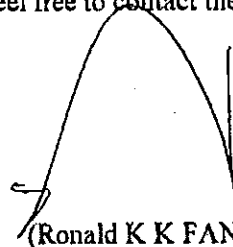
MEMO

Assistant Director (Property Services) Architectural Services Department		To	Secretary, YTMDFMC	
() in ASD.PB PC-023-09001-000 Pt.		(Attn.:	Mr Chris LUO	
No.	2773 2521	Your Ref.	()	In
No.	2765 0259	dated	29.10.2014	Fax No. 2722 7696
	30.10.2014	Total	1	

**18th 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 06.11.2014.
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 6

油尖旺地區設施管理委員會第 64 / 2014 號文件
書面回應

2012 至 2015 年度油尖旺區議會

地區設施管理委員會

運輸署就

建議於櫻桃街(行人天橋與隧道之間的路段)加設上蓋

所作的書面回應

運輸署曾派員於早上及下午的繁忙時段作實地視察並統計行人流量。由於現時行人流量未符合興建有蓋行人道的標準，因此本署暫未有計劃在櫻桃街的行人天橋與隧道之間的路段加設上蓋。

2014 年 11 月

[]



**HIGHWAYS DEPARTMENT
RAILWAY DEVELOPMENT OFFICE**

1st FLOOR, HO MAN TIN GOVERNMENT OFFICES
88 CHUNG HAU STREET, HOMANTIN, KOWLOON, HONG KONG
Web site : <http://www.hyd.gov.hk>

路政署

鐵路拓展處

香港九龍何文田忠孝街八十八號
何文田政府合署一樓
網址 : <http://www.hyd.gov.hk>

本署檔案 Our Ref. : (7X5A) in HYD RDO/16-3/17/8/4/1
來函檔號 Your Ref. :
電話 Tel. : 2762 3465
圖文傳真 Fax : 2714 5297

九龍聯運街三十號
旺角政府合署四樓
油尖旺區議會秘書處
(經辦人：行政主任 (區議會)4 駱仲耿先生)

駱先生：

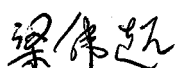
回應交還西九龍擎天半島以北地段的時間表

多謝 貴會2014年10月27日轉達油尖旺區議會孔昭華及陳少棠議員提呈之文件。現就議員之關注，本署謹此書面回覆如下:-

為配合廣深港高鐵香港段工程項目，及附近路段的建造工程，佐敦道擎天半島以北對出的用地，現暫作臨時公共交通總站及旅遊車與電單車停車位之用，港鐵公司預計在佐敦道以北的永久公共交通交匯處啟用後，該用地於2018年交回地政署。

謝謝油尖旺區議會議員的關注。如閣下對題述事宜尚有任何查詢，歡迎致電 2762 3465 與下方簽署人聯絡。

路政署鐵路拓展處
總工程師/鐵路拓展2-3

(梁偉超  代行)

二零一四年十月三十日

副本送：

香港鐵路有限公司
路政署，市區(九龍)

(經辦人：胡定嘉女士)
(經辦人：吳天賜先生)

傳真：2208 3208
傳真：2758 3394



本函檔號: XRL/2014/C178

九龍聯運街三十號
旺角政府合署四樓
油尖旺區議會秘書處
(經辦人: 行政主任 (區議會) 駱仲耿先生)

駱先生:

回應交還西九龍擎天半島以北地段的時間表

貴處 10 月 27 日轉達油尖旺區孔昭華及陳少棠議員提呈之文件收悉。抱歉本公司因公務未能出席 貴會 11 月 6 日之地區設施管理委員會會議，現就議員之關注謹覆如下：

因應高鐵香港段項目預計可於 2017 年年底提供客運服務的修訂時間表，及配合附近路段的建造工程，佐敦道以北的永久公共交通交匯處及相關設施預計將於 2018 年陸續落成，而佐敦道擎天半島以北對出的用地會在該永久公共交通交匯處啟用後交回相關政府部門。

現時港鐵公司項目團隊會適時檢討施工進度，並會研究可行的追回進度方案，以配合推展工程。期間相關政府部門及港鐵公司將適時透過議會更新工程的最新進度。

如就上述回覆有任何查詢，請致電 2208 3094 與社區聯絡主任李婉華小姐聯絡。

公共關係經理－項目及物業


葉麗儀

二零一四年十月三十日

副本呈： 路政署高級工程師／廣深港高速 (1) 梁偉超先生

Annex 9

油尖旺區議會轄下地區設施管理委員會

第76/2014 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

關注擎天半島以北地段興建休憩公園的最新進度

所作的書面回應

就上述文件的提問的第二及第三點，本署謹覆如下：

2. 本署曾於 2007 年 8 月 30 日的油尖旺區議會社區建設委員會（委員會）會議上就「連翔道/佐敦道交界的休憩用地」的工程發展範圍建議諮詢委員會的意見（詳情請參考油尖旺社區建設委員會第 52/2007 號文件），工程的擬建設施主要包括：靜態園景花園連蔭棚及座椅、健體設施及緩跑徑、兒童遊樂場、長者健身角及相關附屬設施，建議獲得委員會的支持。
3. 本署其後獲知上述土地須配合廣深港高速鐵路總站的建造工程，於 2009 年底起用作臨時公共交通總站及旅遊車與電單車停車位。
4. 路政署的最新資料顯示，港鐵公司預計可於 2018 年交還該地作休憩用地發展。本署現正按上述第 52/2007 號文件的工程發展範圍進行策劃工作。

康樂及文化事務署

2014年10月

Annex 10

油尖旺地區設施管理委員會第 76 / 2014 號文件
書面回應

2012 至 2015 年度油尖旺區議會

地區設施管理委員會

地政署就

關注擎天半島以北地段興建休憩公園的最新進度
所作的書面回應

擎天半島以北位於渡華路的土地現時由運輸署以臨時撥地形式持有，作公共交通交匯處以及旅遊巴士和電單車停泊用途。由於該土地須於永久的公共運輸交匯處完成興建後才能騰出作發展休憩公園的用途，故路政署會直接向地區設施管理委員會回覆交還土地的時間表。至於該土地的長遠發展，一旦康樂及文化事務署有確實的發展計劃，九龍西區地政處定會積極配合，作出適時的撥地安排。

2014 年 10 月



美化大角咀社區 - 規劃大綱



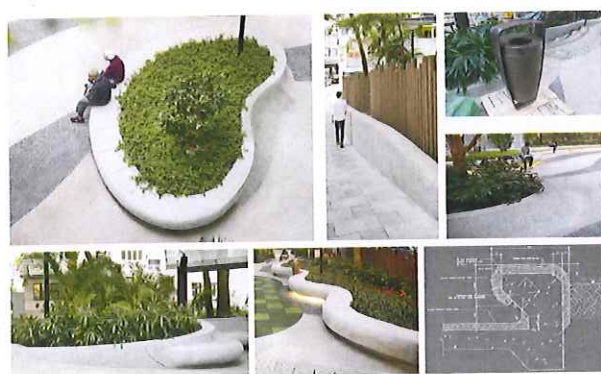
美化大角咀社區 - 規劃概念



美化大角咀社區 - 規劃顧問 the Oval Partnership 傲華賈顧問公司



美化大角咀社區 - 城市設計元素參考 - 灣仔里街



美化大角咀社區 - 規劃大綱

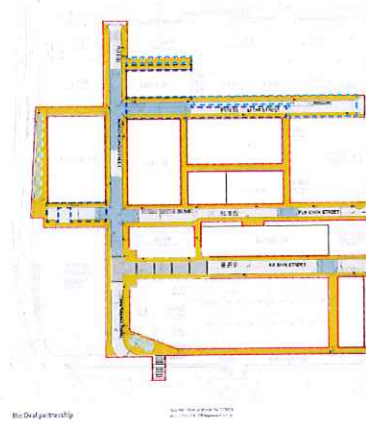


美化大角咀社區 - 現存行人及交通問題及其改善建議



Page 2

美化大角咀社區 - 美化建議平面圖



①

美化社區主旨

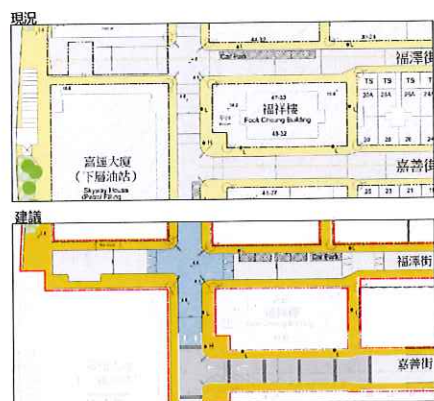
增設傳統文街行人過路設施, 有助行人往來公共交匯處
翻新路面, 有助連接旺角/奧運站的社區
使用新設計和新物料, 提升區內環境衛生
增設減速平台, 更為安全和方便行人過路

大角咀街道美化 - 圖例

- 建議街道美化範圍
- 現有綠化
- 新建護 - 行人路面
- 新建護 - 行車路面
- 新建護 - 減速平台
- 由其他私人擁有公眾街道
- 由發展商私人擁有公眾街道

Page 3

美化大角咀社區 - 局部放大平面圖



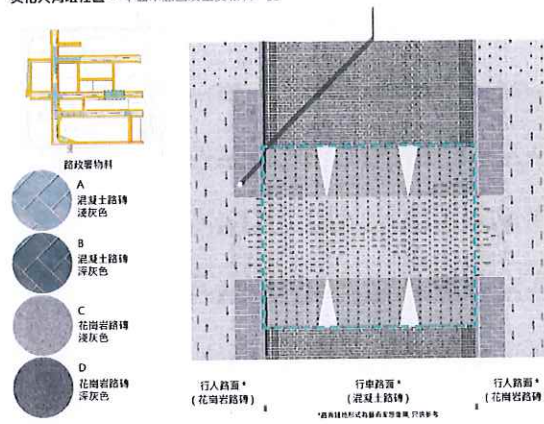
減速平台
以其升高路面令駕駛者減速
提供行人過路優先的條件
導致安全的社區街道環境

大角咀街道美化 - 圖例

- 新建護 - 行人路面
- 新建護 - 行車路面
- 新建護 - 減速平台

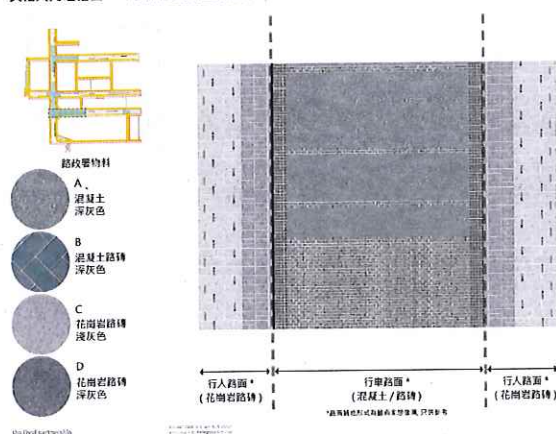
Page 4

美化大角咀社區 - 平面示意圖及主要物料一覽



Page 5

美化大角咀社區 - 平面示意圖及主要物料一覽



Page 6

美化大角咀社區 - 效果圖 1 - 由福澤街西望



Page 7

美化大角咀社區 - 效果圖 2 - 由彌敦街西望



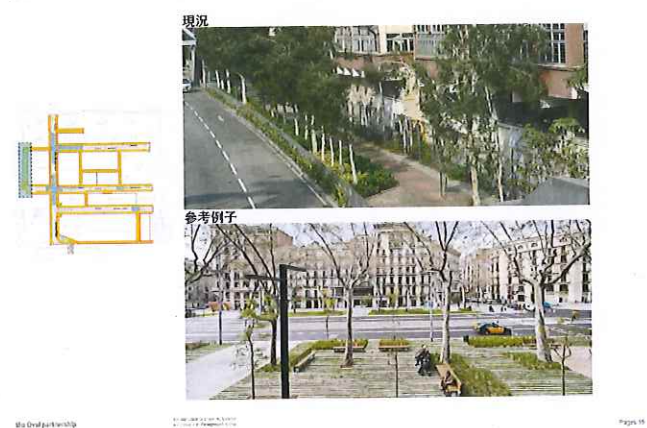
美化大角咀社區 - 香港其他區份設計元素參考



美化大角咀社區 - 添旺道綠化休憩空間 灣仔區例子



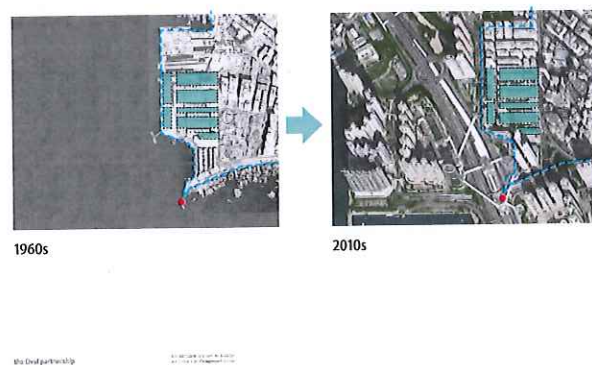
美化大角咀社區 - 活化深旺道旁的綠化為該區休憩走廊 - 外國參考例子



美化大角咀社區 - 美化博文街/角祥街轉角



美化大角咀社區 - 美化博文街/角祥街轉角 - 大角咀發展



美化大角咀社區 - 美化博文街/角祥街轉角 - 大角咀發展



Wu Dong Partnership

WU DONG PARTNERSHIP
10/F, 100, Nathan Road, Tsim Sha Tsui
Tel: 2770 1111 Fax: 2770 1112

Figure 18

美化大角咀社區 - 美化博文街/角祥街轉角 - 大角咀發展

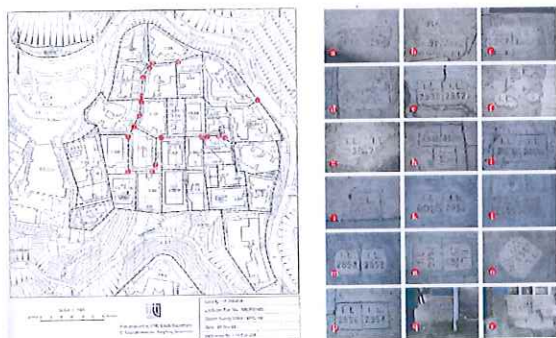


Wu Dong Partnership

WU DONG PARTNERSHIP
10/F, 100, Nathan Road, Tsim Sha Tsui
Tel: 2770 1111 Fax: 2770 1112

Figure 19

美化大角咀社區 - 新增地面界石, 反映舊區城市肌理

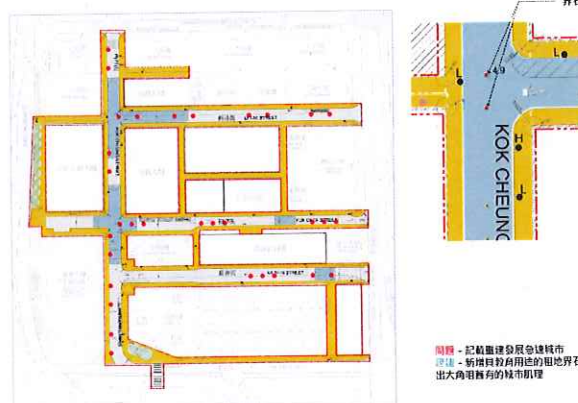


Wu Dong Partnership

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Tel: 2770 1111 Fax: 2770 1112

Figure 20

美化大角咀社區 - 新增地面界石, 反映舊區城市肌理

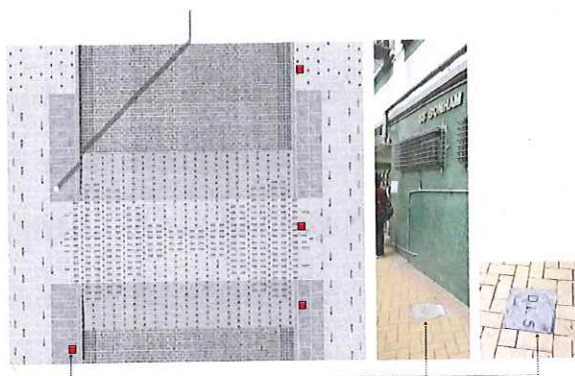


Wu Dong Partnership

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10/F, 100, Nathan Road, Tsim Sha Tsui
Tel: 2770 1111 Fax: 2770 1112

Figure 21

美化大角咀社區 - 新增地面界石, 反映舊區城市肌理

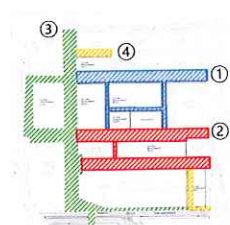


Wu Dong Partnership

WU DONG PARTNERSHIP
10/F, 100, Nathan Road, Tsim Sha Tsui
Tel: 2770 1111 Fax: 2770 1112

Figure 22

美化大角咀社區 - 初步工程發展



工程共分四階段*
階段 1:利得街
階段 2:福澤街及嘉善街
階段 3:角祥街
階段 4:角祥街及博文街後巷

程序一覽*
諮詢期2014年中至2015年初
提交及審批 (6個月)
採購及招標 (6個月)
建造 (9個月至18個月不等)

*工程有待政府批准

	2014	2015	2016	2017	2018	2019	2020
階段 1							
階段 2							
階段 3							
階段 4							

草擬 提交及審批 採購及招標 建造

*是以現時工程進度為參考, 倘有變動, 將另行通知

Wu Dong Partnership

WU DONG PARTNERSHIP
10/F, 100, Nathan Road, Tsim Sha Tsui
Tel: 2770 1111 Fax: 2770 1112

Figure 23

香港九龍大角咀
社區街道美化項目
新增建議項目
11.2014