

**Minutes of the 23rd Meeting of
District Facilities Management Committee
Yau Tsim Mong District Council (2012 – 2015)**

Date : 27 August 2015 (Thursday)
Time : 2:30 p.m.
Venue : Yau Tsim Mong District Council Conference Room
4/F., Mong Kok Government Offices
30 Luen Wan Street
Mong Kok, Kowloon

Present:

Chairman

Mr CHAN Siu-tong, MH, JP

Vice-chairman

Ms WONG Shu-ming

District Council Members

Mr CHUNG Kong-mo, JP	Mr IP Ngo-tung, Chris
Ms KO Po-ling, BBS, MH, JP	Ms KWAN Sau-ling
Mr CHAN Wai-keung	Mr LAM Kin-man
Mr CHOI Siu-fung, Benjamin	Mr LAU Pak-kei
Mr CHONG Wing-charn, Francis	The Honourable TO Kun-sun, James
Mr CHOW Chun-fai, BBS, JP	Mr WONG Chung, John
Mr HAU Wing-cheong, BBS, MH	Mr WONG Kin-san
Mr HUI Tak-leung	Mr YEUNG Tsz-hei, Benny, MH
Mr HUNG Chiu-wah, Derek	

Representatives of the Government

Mrs ARON Laura Liang, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
Miss NG Wai-chung, Jocelyn	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
Ms LEE Ka-mei, Patty	Senior Executive Officer (District Management), Yau Tsim Mong District Office	Home Affairs Department
Ms PONG Sze-wan, Cecilia	Executive Officer (District Management) 1, Yau Tsim Mong District Office	Home Affairs Department
Mr YAU Chun-fai	Senior Inspector of Works (Kowloon)	Home Affairs Department
Ms WONG Ying, Catherine	Architect (Works) 7	Home Affairs Department
Mr CHEUNG Kwok-wai, Alex	Senior Manager (Kowloon West/Cultural Services)	Leisure and Cultural Services Department
Mr CHAIONG David, Stanley	Chief Leisure Manager (Hong Kong West)	Leisure and Cultural Services Department

Mrs CHU LEE Mei-foon, Karen	Senior Librarian (Yau Tsim Mong)	Leisure and Cultural Services Department
Mr HSU Ka-man	District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Mr LEUNG Chi-ming	Deputy District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department

In Attendance:

Mr LUI Sai-tat	Senior Health Inspector (Cleansing/Pest Control) Mong Kok	Food and Environmental Hygiene Department
Mr CHAN Pak-hay, Simon	Town Planner/Yau Tsim Mong 2	Planning Department
Dr NG Chi-wa, Louis	Deputy Director (Culture)	Leisure and Cultural Services Department
Ms YEUNG Chi-lan, Elaine	Assistant Director (Performing Arts)	Leisure and Cultural Services Department
Ms CHU Ching-han, Heidi	Chief Manager (Urban/Cultural Services)	Leisure and Cultural Services Department
Ms Becky CHAN	Executive Manager	AOS Management Limited
Ms Maria CHEUNG	General Manager – Corporate Communication	New World Development Company Limited
Mr Jeff TUNG	Senior Project Director – Project Management	New World Development Company Limited
Mr Daniel PANG	Project Director – Project Management	New World Development Company Limited
Ms Livian HAR	Director, Integrated Development Consultancy	Knight Frank
Mr LAM Yuk-wah, Peter	General Manager, External Affairs Department	Henderson Land Development Company Limited
Mr Bill SO	Architectural Assistant	The Oval Partnership
Mr TANG Kwok-fai, Alan	Senior Executive Officer (General) 1	Food and Environmental Hygiene Department
Mr HO Siu-keung, Alan	Estate Surveyor/Mong Kok (District Lands Office, Kowloon West)	Lands Department
Mr MAK Chiu	Technical Secretary	Government Property Agency
Ms LAU Siu-mui, Lily	Manager (Kowloon West) Marketing, Programme and District Activities	Leisure and Cultural Services Department
Mr WONG Kwok-wai, Anthony	Assistant District Leisure Manager (Yau Tsim Mong)	Leisure and Cultural Services Department
Ms LI Shuk-ming, Selina	Senior Executive Officer (Planning) 6	Leisure and Cultural Services Department
Mr Johnny WONG	Senior Architect	Andrew Lee King Fun & Associate Architects Ltd
Ms SIU Yuk-yung, Donna	Librarian (Yau Ma Tei Public Library)	Leisure and Cultural Services Department
Mr CHEUNG Fu-yin	Inspector of Works (Kowloon) 1	Home Affairs Department

Secretary

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

Home Affairs Department

Absent:

Mr WONG Man-sing, District Council Member
Barry, MH

Opening Remarks

The Chairman welcomed Councillors and representatives from government departments to the District Facilities Management Committee (“DFMC”) meeting.

Item 1: Confirmation of Minutes of Last Meeting

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

Item 2: Matters Arising:
(ii) Enquiries on Progress of Enhancement Plan for Avenue of Stars (“AOS”) and Salisbury Garden (YTMDPMC Paper No. 77/2014)

3. The Chairman proposed to advance the discussion of Item 2(ii) because the government representatives who would be joining the discussion of Item 2(i) had not yet arrived. There was no objection.

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

- (a) Dr Louis NG, Deputy Director (Culture); Ms Elaine YEUNG, Assistant Director (Performing Arts); Ms Heidi CHU, Chief Manager (Urban/Cultural Services); Mr Stanley CHAIONG, Chief Leisure Manager (Hong Kong West) and Mr HSU Ka-man, District Leisure Manager (Yau Tsim Mong) of the Leisure and Cultural Services Department (“LCSD”);
- (b) Ms Becky CHAN, Executive Manager of AOS Management Limited;
- (c) Ms Maria CHEUNG, General Manager – Corporate Communication; Mr Jeff TUNG, Senior Project Director – Project Management and Mr Daniel PANG, Project Director – Project Management of New World Development Company Limited (“NWD”); and
- (d) Ms Livian HAR, Director, Integrated Development Consultancy of Knight Frank.

5. Ms Maria CHEUNG and Mr Jeff TUNG gave a PowerPoint presentation (Annex 1) on the progress of the enhancement plan for the Tsim Sha Tsui Promenade (including the AOS, Salisbury Garden and the vicinity of Tsim Sha Tsui Promenade) (“the enhancement plan”).

(Mr LAM Kin-man joined the meeting at 2:40 p.m.)

6. Dr Louis NG reported that:

- (a) The Town Planning Board (“TPB”) had approved the planning application of the enhancement plan with conditions. The Government noted that the public had grave concern about the plan. The LCSD would continue to consult different stakeholders with the NWD in order to further enhance the project proposal.
- (b) The enhancement works of Tsim Sha Tsui Promenade would not commence until the design was fine-tuned.
- (c) The renovation and improvement works of AOS would commence in the fourth quarter of 2015, which would be approximately after the Golden Week of National Day.
- (d) The enhancement plan was aimed at revitalising the Tsim Sha Tsui Promenade and making it a more attractive public space to benefit tourists and Hong Kong residents.
- (e) To implement the enhancement plan, the LCSD, the Transport Department (“TD”) and the NWD would increase ancillary transport facilities, such as coach parking spaces, in the waterfront area of Tsim Sha Tsui. The LCSD thanked the Yau Tsim Mong District Council (“YTMDC”), especially Ms KWAN Sau-ling, the Councillor of the constituency concerned, for her efforts in liaising with different departments over the years.
- (f) The enhancement plan was not a property or commercial project. The proposed mode of operation was on a non-profit-making basis, so the Government had no intention to invite tenders for the project.

7. Mr Francis CHONG enquired of the NWD representatives about the amount of capital that would be invested in the project. He said that the public doubted if transfer of benefits was involved in the project. He asked if the operating profit of the Tsim Sha Tsui Promenade would be managed by an independent body, if the profit would be used to cover the daily operating expenses and if the balance would go to the Government’s coffer upon expiry of the operation agreement. If the answers to all the questions were in the affirmative, the enhancement plan was a pure non-profit-making project. In other words, the public’s allegation was unsubstantiated. He also asked if there were other organisations interested in operating the Tsim Sha Tsui Promenade.

8. Ms KWAN Sau-ling supported the enhancement plan. She urged the LCSD and NWD to fully consult all stakeholders, carefully consider both supporting and objecting opinions and tried to narrow the gap between both parties.

9. Mr CHUNG Kong-mo stated that he and several Councillors had jointly submitted a paper to the YTMDC in 2012 proposing to enhance the AOS and a section of the Tsim Sha Tsui Promenade adjacent to the AOS. He believed that Councillors and the majority of the public supported the enhancement plan. Recently there was doubt among the public that transfer of benefits and collusion between the Government and the business sector were involved in the enhancement plan. He was of the opinion that the plan was aimed at providing a better waterfront for enjoyment by both tourists and local visitors, and at promoting the AOS, which would help boosting the economic development of the waterfront area in Tsim Sha Tsui. He restated his support about the enhancement plan.

10. Mr CHUNG Kong-mo continued to say that the attractions of the waterfront in Tsim Sha Tsui were mainly at the AOS (near the building cluster of the NWD). The section close to Hung Hom was not utilised. Under the enhancement plan, the development of the waterfront would be extended to Hung Hom. This would benefit the tourism, hotel and retail industries of the whole Tsim Sha Tsui East, including shops not under the NWD. He recalled that at the DFMC meeting on 2 July 2015, Ms KWAN Sau-ling had conveyed the views from Tsim Sha Tsui East Property Developers Association Limited on the enhancement plan. Having noted the views, Councillors discussed the item and expressed their support. He opined that the YTMDC, especially the Councillor of the constituency concerned, had fully discharged the responsibility.

(Mr John WONG left the meeting at 3:00 p.m.)

11. Dr Louis NG assured the meeting that the LCSD and NWD would listen attentively to stakeholders' opinions in a non-biased manner, and would try the best to perfect the design. He continued that the LCSD was thinking of organising activities and adopting interim measures in the course of the enhancement works to allay the public concern. The LCSD would report to the YTMDC once a concrete proposal was ready and looked forward to closely co-operating with the YTMDC on the project.

12. Mr Jeff TUNG replied that the NWD would invest hundreds of millions of dollars in the enhancement plan. He pointed out that the TPB would offer further opinions about the enhancement plan to the NWD on 4 September. After consolidating the opinions of the TPB and stakeholders, the NWD would review the project design and would be able to confirm the exact amount of investment. He continued that Tsim Sha Tsui waterfront would be operated by a non-profit-making organisation. The income generated from commercial facilities would be managed by the non-profit-making organisation and would be used for the maintenance and provision of new facilities. If the project was in deficit, the NWD would invest additional resources. He added that all operating profits would go to the Government's coffer upon expiry of the operation agreement.

13. The Chairman requested the LCSD and the NWD to submit the works schedule of the enhancement plan to Councillors for perusal once it was confirmed. He then closed the discussion on this item.

(i) Urban Renewal Authority (URA)'s Area Improvement Plan for Shopping Areas of Mong Kok – Concern over Its Progress at Tung Choi Street and Nullah Road

14. The Chairman said the government representatives who would be joining the discussion of Item 2(i) had arrived and declared that the meeting would proceed to the discussion of Item 2(i).

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

- (a) Mr LUI Sai-tat, Senior Health Inspector (Cleansing/Pest Control) Mong Kok of the Food and Environmental Hygiene Department (“FEHD”);
- (b) Ms Patty LEE, Senior Executive Officer (District Management) and Ms Cecilia PONG, Executive Officer (District Management) 1 of the Yau Tsim Mong District Office (“YTMDO”); and
- (c) Mr Simon CHAN, Town Planner/Yau Tsim Mong 2 of the Planning Department (“PlanD”).

16. Mr WONG Kin-san said that the captioned paper was submitted by Councillors in 2013 and the item was discussed many times at the meetings. However, the pavement broadening works at Tung Choi Street and the conversion of the former gas station site at Nullah Road near Tung Choi Street into a carriageway were still at the preliminary stage of design and paper drafting. Both residents and shop operators were deeply disappointed. He continued that although the meeting was the last meeting of the current-term YTMDC, he hoped that the Government and the YTMDC could continue to pay attention to and monitor the two project items. He enquired of the PlanD representative about the progress of the gazettal of the pavement broadening works at Tung Choi Street and when the works would be gazetted. He also remarked that since the open space near Prince Edward Road/Nullah Road Garden had been left idle, Councillors had suggested making it part of the garden. He would like to know if the LCSD had devised the project proposal. He then conveyed residents’ view that they requested the FEHD to consider identifying a site for reprovisioning the refuse collection point at Nullah road.

17. Mr Simon CHAN said the PlanD had consulted the relevant departments about the draft gazettal documents. The departments were discussing how to handle the objections or claims which might be received upon gazettal of the project. The HyD would submit relevant documents to the Transport and Housing Bureau for gazettal purpose in due course.

18. The Chairman said Councillors were disappointed that the two projects were delayed due to various reasons. As the YTMDC would cease operation soon, he suggested the item be dealt with under “Matters Arising” in the new-term YTMDC. He asked the Secretariat to convey the suggestion to the new DFMC.

19. Ms KO Po-ling asked in case progress was made during the cessation of operation of the YTMDC, whether the departments concerned had to seek support from the new YTMDC before it could commence the works.

20. The Chairman replied that the usual practice was that project items which had been endorsed or supported by the DFMC could commence during the cessation of DC operation. If there was any progress, the departments concerned could provide written information through the Secretariat to Councillors for reference.

21. The Chairman added that he was just advised by the Secretary that information or documents not intended to be released to the public would not be circulated to the YTMDC during the cessation of operation. The departments concerned therefore would provide Councillors only with information that had already been released.

**(iv) To Urge the Government to Decide the Temporary Use of Mong
Kok Market Site Soonest
(YTMDPMC Paper No. 44/2015)**

22. The Chairman proposed to advance the discussion of Item 2(iv) because the representatives who would be joining the discussion of Item 2(iii) had not yet arrived. There was no objection.

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

- (a) Mr Alan TANG, Senior Executive Officer (General) 1 of the FEHD;
- (b) Mr Alan HO, Estate Surveyor/Mong Kok (District Lands Office, Kowloon West) of the Lands Department (“LandsD”);
- (c) Mr MAK Chiu, Technical Secretary of the Government Property Agency (“GPA”);
- (d) Mr Simon CHAN, Town Planner/Yau Tsim Mong 2 of the PlanD; and
- (e) Mrs Laura ARON, District Officer (Yau Tsim Mong) (“District Officer”).

24. Mr Simon CHAN said that the date of hearing of the appeal lodged by the TPB was not confirmed yet. He therefore suggested Councillors focus on the discussion of the temporary use of the site of the ex-Mong Kok Market (“the site of the ex-market”).

25. Mr Alan HO remarked that the LandsD would sell the site for commercial use after finishing the statutory planning process.

26. Mrs Laura ARON said she had reported at the last meeting that the Government was conducting a new round of internal consultation to see if there were any departments interested in using the site of the ex-market. She asked the GPA representative to report on the result.

27. Mr MAK Chiu reported that the GPA had issued a notice inviting departments to express interest in using the site of the ex-market for temporary use. A few departments had indicated interest to date.

28. The Chairman asked which departments had filed applications and what the intended use was. He pointed out that the Councillors who submitted the paper were inclined to use the site for the provision of dental or healthcare services.

29. Mr MAK Chiu responded that the Government planned to sell the site of the ex-market by auction. Since the judicial review was pending, it was not known when the site would be put up for sale. Hence, the GPA invited interested government departments to file application to use the site of the ex-market on a short-term basis. He continued that departments which had filed application intended to use the site for storage purpose.

30. The Chairman stressed that the Government would ultimately sell the site of the ex-market by auction and part of the floor area would be used for community purpose. He continued that as the development proposal of the site was involved in a judicial proceeding, some departments proposed to use the site for storage purpose on a short-term basis. He asked if Councillors agreed to the proposal.

31. The Vice-chairman opined that the performance of the Government in the handling of the site of the ex-market was poor. She pointed out that the Government intended to sell the land by auction but it was faced with a judicial review unexpectedly. Subsequently, the TPB lodged an appeal and the Government did not accede to Councillors' request for providing healthcare related services at the site temporarily. As a result, the land was left idle for a long time.

32. The Vice-chairman continued that the development of the site had been held up by the judicial proceeding for a long time. She was baffled why the PlanD and the LandsD did not allocate the land to other departments for temporary use, which had finally made the land idle for a prolonged period. She pointed out that the public was very concerned about the land use of Hong Kong. She urged the departments concerned to reflect on their poor performance. As the meeting was the last DFMC meeting of the current term, Councillors could not see to it that the Government would use the land for people-based facilities. The proposed use of the site of the ex-market for storage purpose was at least better than leaving it idle for a prolonged period. She asked the GPA representative which departments had filed applications, when they could use the land, and whether site formation and cleaning had to be done beforehand.

33. Mr HUI Tak-leung opined that the closure and redevelopment of the site of the ex-market was aimed at optimising the use of resources and improving the surrounding environment. He remarked that while using the land for storage purpose could avoid the waste of land resources, the hygiene of the surroundings could not be improved. The vicinity of the site of the ex-market was in poor hygienic condition and was plagued by rodent problem. He worried that using the land for storage purpose would make the situation worse. He pointed out that Councillors wished to improve the community environment by redeveloping the site, but the Government's proposal fell short of Councillors' expectation. As a judicial proceeding was involved in the redevelopment proposal, the Government could simply demolish the building and develop people-based facilities such as sitting-out area in situ. Moreover, he doubted why the PlanD insisted not to exclude the site from the draft Mong Kok Outline Zoning Plan.

34. Mr WONG Kin-san stated that as the site of the ex-market was a government property, the Government had the full discretion to decide to use the land for storage purpose

even if Councillors raised objection. He continued that Councillors wished to use the site for community medical facilities for residents' benefits, but not for storage purpose. He asked the department representatives present to undertake to ensure that the surrounding environment would not be polluted or the hygiene would not be aggravated if the site was used for storage purpose, and that chemical substances or dangerous goods would not be stored there.

35. Mr MAK Chiu replied that the government departments proposed to store office supplies such as documents at the site of the ex-market. There would not be any dangerous goods.

36. Mr Alan HO replied that the site of the ex-market would be redeveloped. When the demolition would be carried out was merely an issue of time.

37. The Chairman enquired which party would bear the cost of demolishing the market building and whether the land would be enclosed or allocated for temporary use upon demolition.

38. Mr Alan HO replied that the site of the ex-market was still under the management of the FEHD. Upon demolition of the market building, the site would be surrendered to the LandsD. The LandsD did not object in principle to the letting out of the site on short term tenancy for temporary use, but the use should not affect the Government's land sale programme. He added that the period of the temporary use of the site of the ex-market was one year.

39. The Chairman said the LandsD's reply suggested that it might not be feasible to develop the site of the ex-market into a sitting-out area.

40. Mr HUI Tak-leung said if the FEHD considered it appropriate to demolish the market building and surrender the site to the LandsD only after the completion of the judicial proceeding, it had better make it clear at the meeting.

41. The Chairman asked if Councillors agreed to support the proposal of allocating the site of the ex-market for temporary use or to maintain the present situation until the completion of the judicial proceeding.

42. The Vice-chairman raised a follow-up question about which departments had indicated interest in using the site of the ex-market. She restated that the departments should not store goods which would have an impact on the environment at the site. She continued that the public might consider it a waste of public funds if enormous resources were used to demolish the market building for temporary use but the land was put up for sale soon afterwards.

43. Mr HUI Tak-leung asked if the title to the site of the ex-market was still held by the FEHD if the site was used for temporary storage purpose.

44. Mr MAK Chiu replied that the Labour Department and the Trade and Industry Department had indicated interest in using the site of the ex-market for storing documents and office furniture.

45. Mr Alan TANG replied that the FEHD was the main department to manage the site of the ex-market. The departments which planned to use the site were aware that they had to return the property to the FEHD when necessary.

46. Mr Derek HUNG opined that the site had been left idle for a prolonged period and should be effectively utilised. He said that it was not known when the judicial proceeding would finish. Since the site could be utilised by government departments to store documents and office furniture and there would not be any dangerous goods, he did not oppose the proposal.

47. The Chairman asked if Councillors supported the proposal that the FEHD lend the site of the ex-market to other departments for storage purpose. There was no objection. He stressed that Councillors were opposed to the storage of any chemical substances or dangerous goods so as to avoid any potential risks to the public.

(Mr CHAN Wai-keung left the meeting at 3:30 p.m.)

(iii) Concern over Community Renewal in Tai Kok Tsui
(YTMDPMC Paper No. 78/2014)

48. The Chairman said that the representatives who would be joining the discussion of Item 2(iii) had arrived and declared that the meeting would proceed to the discussion of Item 2(iii).

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

- (a) Mr Peter LAM, General Manager, External Affairs Department of Henderson Land Development Company Limited (“HLD”); and
- (b) Mr Bill SO, Architectural Assistant of the Oval Partnership.

50. Mr Peter LAM thanked Councillors for their valuable opinions on the Street Beautification Project in Tai Kok Tsui (“TKT”). The HLD was discussing the project with the departments concerned. Matters under discussion included the proposal of paving the pedestrian way and the carriageway with granite paving blocks and concrete paving blocks. He undertook to continue consulting Councillors about the project.

----- 51. Mr Bill SO gave a PowerPoint presentation (Annex 5) on the design of the Street Beautification Project in TKT.

52. Having noted that the HLD would use materials approved by the HyD for the paving blocks, the Chairman asked if the HyD would accept the HLD’s design of the Street Beautification Project.

53. Mrs Laura ARON said that although the HyD were not invited by Councillors to the meeting, the YTMDO had been maintaining close communication with the HyD and would follow up the matter after the meeting.

54. Mr Benjamin CHOI said that the Councillors of the constituency concerned had talked with the TD and the Police about the serious shortage of parking spaces in the district. He believed that the demand for parking spaces would further increase upon completion of the renewal project. Hence, the HLD should closely pay attention to the demand and supply of the public parking spaces and loading/unloading areas in the district, and to provide a certain number of public parking spaces in its private residential projects. He noted that the HLD was discussing street beautification matters with the owners of Li Tak Street (a private street). He enquired of the HLD about the number of owners who had to grant their consent before it could initiate the project, or whether it could go ahead with the project as long as no objection was received.

55. Mr Peter LAM responded as follows:

- (a) At the early planning stage of the Street Beautification Project in TKT, the HLD had discussed the shortage of parking spaces in the district with the HyD and the YTMDO. The number of parking spaces in TKT would not be reduced because of the captioned project, but the HLD would adjust the locations of some parking spaces subject to the HyD's approval.
- (b) The HLD was discussing the Street Beautification Project with the owners' corporations of individual buildings on Li Tak Street and the URA which were carrying out two redevelopment projects on Li Tak Street. The HLD had to seek the consent of the owners concerned before it could implement the captioned project.
- (c) Some owners of buildings on Li Tak Street emphasised that they should not be incurred additional repair and maintenance expenses of the HLD's Street Beautification Project. He was discussing with the management of the HLD whether it could bear all relevant repair and maintenance expenses.
- (d) The HLD would first start the Street Beautification Project at the junction of Kok Cheung Street and Li Tak Street. A public podium for recreation purpose would be provided at the residential and commercial complex.
- (e) It was the HLD's original intention to green Kok Cheung Street, but the plan was abandoned because of the presence of a large number of buried utilities.

56. The Chairman asked if Councillors supported the HLD's Street Beautification Project in TKT. There was no objection. He hoped that the HyD would support the HLD's proposal of resurfacing the carriageway with paving blocks. He asked the District Officer to contact the departments concerned and requested them to closely follow up the captioned project. He then requested the HLD to provide public information related to the project to Councillors through the Secretariat.

Item 3: Report on District Free Entertainment Programmes and District Arts and Cultural Events in Yau Tsim Mong ("YTM") District by LCSD (YTMDFMC Paper No. 55/2015)

57. The Chairman welcomed Mr Alex CHEUNG, Senior Manager (Kowloon West/Cultural Services) and Ms Lily LAU, Manager (Kowloon West) Marketing, Programme and District Activities of the LCSD to the meeting.

58. Ms Lily LAU briefly introduced the captioned paper.

59. Councillors noted the contents of the paper and had no comments.

Item 4: Report on Recreation and Sports Activities and Management of Facilities in YTM District by LCSD (June to November 2015)
(YTMDPMC Paper No. 56/2015)

60. The Chairman welcomed Mr Stanley CHAIONG, Chief Leisure Manager (Hong Kong West); Mr HSU Ka-man, District Leisure Manager (Yau Tsim Mong); Mr LEUNG Chi-ming, Deputy District Leisure Manager (Yau Tsim Mong); Mr Anthony WONG, Assistant District Leisure Manager (Yau Tsim Mong) and Ms Selina LI, Senior Executive Officer (Planning) 6 of the LCSD to the meeting.

61. Mr LEUNG Chi-ming briefly introduced the captioned paper. He continued that the discussion on legal documents in relation to the Man Cheong Street Park project between the Government and the Sino Land Company Limited (“Sino Land”) had entered the final stage. He asked the representative of the LCSD’s Planning Section to report on the details.

62. Ms Selina LI reported that the Government’s legal advisers had perused the legal documents in relation to the Man Cheong Street Park project newly submitted by Sino Land and had no special comment on the contents. The LCSD had informed Sino Land about the result. It would immediately commence the advance works of the Man Cheong Street Park project, including tender invitation, subject to Sino Land’s agreement on the arrangement and signing of the project documents.

63. The Chairman asked how long the works would take.

64. Ms Selina LI responded that Sino Land would execute the works by phases and the process would take approximately nine months to a year. When the works would commence was dependent on when Sino Land would finish the tender process.

65. Mr Derek HUNG remarked that the Man Cheong Street Park project was put forward as early as three to four years before. Moreover, this was not the first time that the Government implemented such project jointly with the private sector. He did not see why the works were still at the stage of discussion of legal documents. He urged the early implementation of the works to avoid repeated delays.

66. Mr Benny YEUNG said that he and residents were looking forward to the early completion of the Man Cheong Street Park. He continued that as the Park would link up Prosperous Garden, the Coronation and Man Wah Sun Chuen, he hoped that the departments concerned could extend the Man Cheong Street Park to the West Kowloon Cultural District in future planning, and to provide facilities like jogging track and cycling track in the park.

67. The Chairman was glad to know that the discussion on legal documents in relation to the Man Cheong Street Park project had entered the final stage. He asked the LCSD to inform Councillors of the commencement date and construction period of the works after the Government had signed the works contract with Sino Land. He thanked the departments concerned for the efforts they had made over the years and hoped that the construction period could be shortened as much as possible.

68. Mr LEUNG Chi-ming briefly explained the remaining parts of the paper.

69. Ms KO Po-ling asked why as many as 20 trees were removed.

70. The Vice-chairman said that several old trees were removed recently on the Hong Kong Island. The public had queries about the tree inspection procedures of the Tree Management Office and the mechanism for the Government to notify DCs of tree removal. She urged the Government to improve the relevant procedures and mechanism to allay public concern.

71. Mr HSU Ka-man replied that the 20 trees which had been removed were of different species from different areas in the district. He pointed out that there was salt water mains burst in the vicinity of Kowloon Park, which had led to soil erosion. Several trees withered because of that. Several trees on Hoi Fai Road were removed because they had withered as a result of fungal infection. The LCSD would plant other species of trees invulnerable to that type of fungal infection so as to reduce the risk of contracting the disease.

72. The Chairman asked if the LCSD would carry out compensatory planting in situ subsequent to tree removal.

73. Mr HSU Ka-man replied that the LCSD would carry out in-situ compensatory planting as far as practicable. He added that compensatory planting had already been carried out at Kowloon Park.

74. The Chairman asked whether the LCSD would plant new trees at Luen Wan Street as compensation for the removal of a large tree.

75. Mr HSU Ka-man replied that Luen Wan Street was too narrow and there were many pedestrians. The LCSD was considering another location for the new tree.

76. The Chairman said that the two concrete bases used to stabilise the tree had occupied much road space and had narrowed the pavement. He asked if the supporting bases would be removed.

77. Mr HSU Ka-man replied that there was an old tree in that area. According to the relevant guidelines, a study had to be conducted to see if the works would affect the roots of the old tree in order to decide if the supporting bases could be removed. Even if the supporting bases could not be removed, the space between the two bases would be broadened for the convenience of pedestrians.

78. The Chairman said that the supporting bases were installed in recent years and did not see why a study had to be conducted.

79. Mr HSU Ka-man replied that the roots of the nearby old tree might be harmed if the supporting bases were removed. The Government had to act prudently. The LCSD hoped that the departments concerned could come up with a method to remove the supporting bases safely.

80. The Chairman urged the early removal of the supporting bases to broaden the pavement for the convenience of pedestrians and passengers boarding or alighting from public buses and light buses nearby.

81. Councillors noted the contents of the paper and had no other comments.

Item 5: Report on District Minor Works (“DMWs”) and Environmental Improvement Projects (“EIPs”) at LCSD Venues in YTM District in 2012-2015
(YTMDPMC Paper No. 57/2015)

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

- (a) Ms Catherine WONG, Architect (Works) 7 of the Home Affairs Department (“HAD”); and
- (b) Mr Johnny WONG, Senior Architect of Andrew Lee King Fun & Associate Architects Ltd.

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

84. Mr Francis CHONG noted that the LCSD was going to replace the light bulbs in the Urban Council Centenary Garden (“Centenary Garden”). He would like to know if the new light bulbs were more energy-saving and if the LCSD would replace the light shades as well.

85. Ms KWAN Sau-ling asked when the works of providing rain shelters and adding armrests to benches in the Centenary Garden would be finished.

86. Mr LEUNG Chi-ming replied that Councillors had endorsed the fund application of \$15,000 at the previous meeting for the LCSD to replace the light bulbs in the Centenary Garden. The new 35W bulbs were brighter and more energy-saving than the old 70W bulbs. He went on to explain that the works of providing rain shelters in the Centenary Garden were expected to finish in December 2015.

87. Councillors noted the contents of the paper and had no other comments.

(Mr Benjamin CHOI and the Hon James TO left the meeting at 4:10 p.m.)

Item 6: Funding Application for DMWs and EIPs at LCSD Venues in YTM District in 2015/16
(YTMDPMC Paper No. 58/2015)

88. Mr LEUNG Chi-ming said that there were two project proposals in the captioned paper and the total amount of funds applied for was \$1,943,500.

**(1) Improvement Works for Lighting Systems at King's Park
Recreation Ground, King's Park Rest Garden and King's Park Rise
Garden**

89. Mr LEUNG Chi-ming briefly explained the relevant parts of the captioned paper and said that the amount of funds applied for was \$1,858,000. The LCSD had submitted the fund application at the previous meeting. Councillors had expressed concern over the project cost and requested the LCSD to study if the existing model of light shades in the Centenary Garden could be used at the captioned venues to save cost. After the meeting, the LCSD consulted the Electrical and Mechanical Services Department which advised that the proposal was infeasible because the lighting systems at the captioned venues and the Centenary Garden were different. He added that the light would only be diffused from the lower part of the new model of light shades which was non-opaque, thereby reducing the light nuisance to nearby residents. At the same time, the light would be reflected to the ground through the upper part which was opaque, thereby enhancing the lighting of the venues. He added that even if using the old model of light shades, the project cost would still be as high as \$1,572,765.

90. Mr Francis CHONG asked if all light bulbs and light shades at the captioned venues were broken. He also asked if the models of light bulbs at the captioned venues and the Centenary Garden were the same. He pointed out that the replacement cost of each light bulb in the Centenary Garden was only \$1,250, but the average replacement cost of each set of light bulb and new model of light shade at the captioned venues was around \$7,037. In other words, the average replacement cost of each new light shade at the captioned venues was as high as \$5,787. He asked if the project cost could be further lowered, for example, by replacing only the light bulbs and keeping the light shades.

91. Mr LAM Kin-man declared that he was the Councillor of the constituency where the captioned venues were located. He said that as the lighting systems of the captioned venues and the Centenary Garden were different, it would be unreasonable if the light shades same as those in the Centenary Garden were used at the captioned venues. He also pointed out that the new model of light shades could reduce the light nuisance while raising the illumination level. In addition, the project cost would still amount to over 1.5 million even if the pre-existing model was used, which was not considerably different from the some 1.8 million if the new model of light shades was used. Hence, he supported the fund application.

92. Mr LEUNG Chi-ming reiterated that the lighting systems at the captioned venues and the Centenary Garden were different. It was therefore impossible to use the Centenary Garden's light shades at the captioned venues. He added that the LCSD would lay new cables in addition to replacing light bulbs and light shades.

93. Mr Francis CHONG pressed the LCSD to reply if it was feasible to replace only light bulbs but not the light shades.

94. Mr LEUNG Chi-ming replied that the light shades at the captioned venues had worn out. In light of this, the LCSD suggested replacing light shades together with light bulbs.

He emphasised that the new model of light shades could mitigate light nuisance and enhance the illumination level at the same time.

95. The Chairman asked why the new model of light shades could mitigate light nuisance while enhancing the illumination level. He was also baffled by the high project cost.

96. Mr LEUNG Chi-ming explained that the existing light shades at the captioned venues were made of non-opaque materials and therefore would affect nearby residents. The upper part of the new model of light shades was opaque. Nearby residents would not be affected while the illumination level would be enhanced because the light was reflected onto the ground.

97. Mr CHOW Chun-fai said that the light shades at the captioned venues were becoming old and were covered with moss, which had worsened the illumination level. He approved of the advanced design of the new light shade and opined that the project was worth supporting.

98. Mr CHUNG Kong-mo believed that Councillors supported in principle all proposals which could benefit the community, but they had to make sure that the project cost was reasonable. He continued that the existing light shades were covered with moss, which was obviously a result of lack of regular cleaning and maintenance. He urged the LCSD to strengthen the cleaning and maintenance of light shades in the gardens, or the brightness of lights would become weak after some time even if light shades were replaced.

99. Ms KO Po-ling supported the fund application.

100. Mr Francis CHONG said that the paint of lamp posts at the captioned venues had started to flake off and would like to know if the LCSD would refurbish those lamp posts as well.

101. Mr LEUNG Chi-ming replied that the LCSD would repaint those lamp posts. He reiterated that the project cost included the works of laying new cables.

102. There being no other comments, the Chairman announced that the fund application was endorsed. He asked the LCSD to note Mr CHUNG Kong-mo's opinion and strengthen the cleaning and maintenance of light shades in the gardens.

(2) Installation of CCTVs at Tai Kok Tsui Sports Centre

103. Mr LEUNG Chi-ming briefly explained the relevant parts of the captioned paper and said that the amount of funds applied for was \$85,500.

104. There being no comments, the Chairman announced that the fund application was endorsed. He asked the LCSD to put up notices to notify the public of the presence of CCTVs at the captioned venue.

Item 7: Recreation and Sports Programmes to be Organised in YTM District by

LCSD in 2016-17 (April to June 2016)
(YTMDPMC Paper No. 59/2015)

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

106. The Chairman stressed that the fund applications of recreation and sports programmes to be organised in 2016-17 had to be endorsed by the YTMDC of the next term.

107. There being no comments, the Chairman concluded that Councillors supported in principle the programmes set out in the paper.

(Mr Francis CHONG left the meeting at 4:27 p.m.)

**Item 8: Report on Extension Activities and Usage (June to July 2015) and
Extension Activities Program Plan (October to November 2015) of
Public Libraries under LCSD in YTM District
(YTMDPMC Paper No. 60/2015)**

108. 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.

109. Mrs Karen CHU briefly introduced the captioned paper.

110. Councillors noted the contents of the paper and had no comments.

**Item 9: Funding Application for DMWs in Public Libraries under LCSD in
YTM District in 2015/16
(YTMDPMC Paper No. 61/2015)**

111. Mrs Karen CHU briefly introduced the captioned paper.

112. There being no comments, the Chairman announced that the fund application was endorsed.

**Item 10: Progress Report on DMWs Led by YTMDO in 2015-2016 (as at
9.8.2015)
(YTMDPMC Paper No. 62/2015)**

113. The Chairman introduced the following representatives from government departments participating 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 YAU Chun-fai, Senior Inspector of Works (Kowloon) and Mr CHEUNG Fu-yin, Inspector of Works (Kowloon) 1 of the HAD.

Outstanding Works Endorsed by the DFMC

(1) Greening and Beautification Projects 2015-2016

114. Ms Cecilia PONG reported that the HAD had finished the beautification works for the exterior walls of Queen Elizabeth Hospital and Kwong Wah Hospital in mid-July 2015 and had replaced the decals on the columns at the footbridge at Cherry Street, Argyle Street and Waterloo Road in early August. The mural beautification works of the slope near Signal Hill Garden, Minden Row in Tsim Sha Tsui were also finished.

115. Ms Cecilia PONG continued to report that the Works Section of the HAD (“Works Section”) proposed to renovate and optimise the staircase canopy at Cliff Road at the last meeting. The Works Section had inspected the canopy again and found that the degree of wear and tear was minimal and there were not any potential risks in the structure. In addition, the contractor had improved the way of cleaning the canopy in that erection and removal of scaffolding was not necessary. It was proposed to withdraw the project to avoid causing inconvenience to residents. She added that the repair and maintenance of the canopy at Cliff Road would be carried out according to the usual procedures.

116. There being no comments, the Vice-chairman concluded that Councillors agreed to withdraw the project.

(2) Relocation of Proposed Canopies at Junction of Sham Mong Road and Chung Wui Street and Outside Chui Yu Road Rest Garden to Yau Tsim Mong Pet Garden and the GMB stop of route No. 43M at the Coronation at Yan Cheung Road

117. Ms Cecilia PONG reported that at the meeting on 2 July 2015, Councillors had endorsed the provision of three canopies at Yau Tsim Mong Pet Garden and one canopy at the GMB stop of route No. 43M at the Coronation at Yan Cheung Road (“route no.43M GMB stop”). The YTMDO was discussing the specific arrangements and schedule of works with the LCSD and the Works Section for the three canopies with foundation fixings at the Yau Tsim Mong Pet Garden.

118. Mr CHEUNG Fu-yin added that the Works Section had revised the design of the canopy at Yau Tsim Mong Pet Garden having regard to the LCSD’s safety concerns. As a result, the estimated project cost would be increased from the \$1,150,000 reported at the last meeting to \$1,500,000. He added that the estimated amount would be the maximum project cost if everything went smoothly.

119. Mr Benny YEUNG said he learned that the CLP Power Hong Kong Limited (“CLP”) was carrying out certain works near the route no.43M GMB stop. He requested the YTMDO to ask the CLP when the works would be finished and urged the YTMDO to erect the canopy as soon as possible. He added that there were no facilities near the route no.43M GMB stop for the public to take shelter from the elements. Residents of the Coronation hoped to see the early completion of the canopy.

120. Ms Cecilia PONG said that the YTMDO had consulted the TD about the proposed erection of canopy near route no.43M GMB stop. The TD considered the proposal feasible

because there was still enough space for the use of pedestrians after the erection of a canopy at the road section concerned. She continued that the YTMDO had requested the CLP to speed up the works and resurface the pavement so that the canopy project could start as soon as possible.

121. The Chairman enquired about the CLP's expected completion date of the works.

122. Ms Cecilia PONG replied that the CLP expected to finish the works in December 2015 but it had undertaken to try to speed up so as to finish the works earlier.

123. After discussion, the Chairman concluded that Councillors agreed to increase the amount of funding for the Works Section to conduct the captioned works.

(Mr Benny YEUNG left the meeting at 4:35 p.m.)

124. Ms Cecilia PONG added that the estimated cost of the project was originally \$860,000, but had increased by \$640,000 to \$1,500,000.

(3) Beautification of Space Under Tai Kok Tsui Road Flyover off Metro Harbour View ("Ocean World")

125. Ms Cecilia PONG reported that the Works Section would soon award the works contract.

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

126. Ms Cecilia PONG reported that the Works Section had awarded the works contract for the indication signs. The YTMDO had invited tenders for the production of the street map and was evaluating the tender submissions.

(5) Provision of Planters on "Small Barren Land" next to Nullah Road Sitting-out Area

127. Ms Cecilia PONG reported that the Works Section had awarded the works contract and had applied to the LandsD for the temporary use of government land for the execution of the works.

128. The Chairman would like to know when the project of placing planters at the piece of "small barren land" and removing the wired fences would commence and finish.

129. Mr CHEUNG Fu-yin replied that the contractor was producing the planters and the whole project was expected to finish in December 2015.

(6) Proposed Provision of Benches in Vacant Space along Walkway of Hoi

Wang Road (near Charming Garden) and Open Space Outside Hoi Fu Court

130. Ms Cecilia PONG reported that Councillors had agreed to earmark an allocation of \$220,000 for the provision of a total of 13 three-seater benches at the two captioned sites at the meeting on 2 July 2015. The Works Section was preparing the required documents and expected to invite tenders for the project soon.

131. The Chairman said the tender process would usually take around three months, so the captioned project would finish in 2016.

(7) Temporary Placement of Planters at Former Gas Station Next to Prince Edward Road/Nullah Road Garden Pending Conversion of the Site to Carriageway by the HyD

132. Ms Cecilia PONG reported that at the meeting on 2 July 2015, Councillors had agreed to earmark an allocation of \$40,000 for repairing planters in the YTMDO depot at Hoi Fan Road and delivering the planters to the captioned site. The Works Section was going to arrange the delivery and placing of planters and the YTMDO was inviting tenders for the growing of plants. Furthermore, the YTMDO had reached a consensus with the LandsD and the HyD. Planters would be placed at the captioned site on a temporary basis and the site was still under the ownership of the LandsD. The Works Section and the YTMDO would be responsible for the maintenance of planters and the plants therein respectively. The LandsD or the HyD would inform the YTMDO to remove the planters approximately two months prior to the commencement of the captioned works of converting the site into a carriageway.

133. Mr WONG Kin-san requested the departments concerned to provide the works schedule.

134. Mr CHEUNG Fu-yin replied that the works period was approximately two months and the works were expected to finish by the end of October.

(8) 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

135. Ms Patty LEE reported that at the meeting on 2 July 2015, Councillors had endorsed an allocation of \$2,500,000 for partial fencing, construction of a platform under Ferry Street Flyover, and placing planters on both sides of the vacant area under the flyover. The YTMDO would place 118 and 58 rectangular concrete planters respectively on each side of the vacant area. The YTMDO and the FEHD were preparing the tender documents. It was expected that the tender period was around three months and the project would commence in early 2016.

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

Item 11: Suggestions to Improve Facilities of Saigon Street Playground
(YTMDPMC Paper No. 63/2015)

----- 137. The Chairman said that the written response of the LCSD (Annex 6) had been emailed to Councillors for perusal before the meeting. He then welcomed Mr HSU Ka-man, District Leisure Manager (Yau Tsim Mong) of the LCSD to the meeting.

138. The Chairman hoped that the improvement works would start as soon as possible for the benefit of residents.

139. The Chairman thanked the representative of the LCSD for joining the discussion of this item.

Item 12: Request for Plants for Greening of Footbridge near Yim Po Fong Street
(YTMDPMC Paper No. 64/2015)

----- 140. The Chairman said that the written response of the LCSD (Annex 7) had been emailed to Councillors for perusal before the meeting. He then welcomed the following representatives to the meeting:

- (a) Mr HSU Ka-man, District Leisure Manager (Yau Tsim Mong) of the LCSD;
 and
- (b) Ms Patty LEE, Senior Executive Officer (District Management) and Ms
 Cecilia PONG, Executive Officer (District Management) 1 of the YTMDO.

141. Mr LAM Kin-man supplemented the contents of the paper. He said that two street sleepers on the footbridge at Yim Po Fong Street near Waterloo Road had quit street sleeping, but returned to street sleeping on the footbridge on 13 August. Although there were not any large illegal structures yet, he considered that the departments concerned and Councillors should study ways to revitalise the footbridge and explore ways to solve the street sleeping problem there in the long run.

142. Ms KO Po-ling remarked that the returning of street sleepers to the footbridge at Yim Po Fong Street near Waterloo Road was unacceptable. She worried that street sleepers who had left would be attracted to resume street sleeping at the footbridge. She would like to know how government departments would follow up the matter to eradicate the street sleeping problem at the captioned footbridge.

143. The Chairman asked if the two street sleepers used to reside on that footbridge.

144. Mr Derek HUNG said that departments such as the Social Welfare Department (“SWD”) and the YTMDO had been using different methods to help street sleepers in the district. There were also street sleepers in Tsim Sha Tsui West who had quit street sleeping but later returned to the original site for street sleeping. He understood that the task was not easy and hoped that the departments and social welfare organisations would help street sleepers to quit street sleeping permanently.

145. Ms Patty LEE replied that the two street sleepers used to reside on the footbridge at Yim Po Fong Street near Waterloo Road. Having noted that there were street sleepers returning to the footbridge, the YTMDO had informed the SWD and the Salvation Army's Integrated Services Team ("Salvation Army") to follow up. It was learned that one street sleeper was being helped to rent private housing units.

146. The Chairman asked if the departments concerned would take joint action again or adopt other measures to solve the street sleeping problem at the captioned footbridge.

147. Mr HAU Wing-cheong said that the utilisation of the footbridge at Yim Po Fong Street near Waterloo Road was already not high. The concentration of street sleepers there had further discouraged pedestrians from using the footbridge. He therefore had reservation about revitalising the footbridge by placing plants there. He continued that the YTMDO, the FEHD, the SWD, other departments concerned and the Salvation Army had conducted many joint operations at the footbridge, but some street sleepers returned to the footbridge soon afterwards. He requested the departments concerned to launch joint operations again.

148. Mr LAM Kin-man shared Ms KO Po-ling's views in that street sleepers' return to the footbridge was unacceptable. He pointed out that after the District Officer had coordinated the efforts of the departments concerned and had held ad-hoc meetings to follow up the street sleeping problem, the number of street sleepers at the footbridge had dropped from 11 to only 2. As the meetings were effective in tackling the problem, he asked if the District Officer would continue to coordinate the work of the departments concerned and hold similar ad-hoc meetings to follow up the street sleeping problem. He continued that although pedestrian crossings were provided underneath the footbridge at Yim Po Fong Street near Waterloo Road recently, the TD still refused to close the footbridge. He opined that the Government had to close or revitalise the footbridge in order to solve the street sleeping problem permanently.

149. The Chairman stated that the TD and relevant departments refused to close the footbridge at Yim Po Fong Street near Waterloo Road on the grounds that it was a main pedestrian link. In this connection, he asked the District Officer to request the departments concerned to consider dismantling or closing the footbridge. He hoped that the departments concerned would actively follow up the street sleeping problem at the footbridge and to notify Councillors of any cleaning or joint operations through the Secretariat beforehand.

Item 13: To Examine Venue Booking Application(s) for Community Centres in the District

150. The Chairman said that the applications from the Concern Group for Pets and Yau Tsim District Yin Ngai Society had been emailed to Councillors before the meeting for perusal.

151. The Chairman reported that Yau Tsim District Yin Ngai Society had been approved to hire the hall of Henry G. Leong Yaumatei Community Centre ("HGLYCC") from 9:00 a.m. to 9:00 p.m. on 23 December 2015 (Wednesday) to organise the "Yau Tsim Mong Christmas Singing Evening Party" (literal translation). The Society applied for extending to use the hall until 10:00 p.m. He asked if Councillors agreed to the application. There was no objection.

152. The Chairman continued to report that the Concern Group for Pets had applied to hire the hall of HGLYCC on 26 and 27 March 2016 (Saturday and Sunday) to organise a cat exhibition. He asked if the current-term DFMC was entitled to approve applications for hiring of community centres in the next term.

153. The Secretary replied that the Secretariat had contacted the YTMDO upon receipt of the application. After consulting the HAD and searching the relevant guidelines, the YTMDO found that there were no limitations on the authority of the current-term YTMDC to approve venue applications in the next term.

154. The Chairman said that the decision to leave the application to the next-term YTMDC for consideration should rest with Councillors. He asked if Councillors supported the application. There was no objection.

Item 14: Any Other Business

155. There being no other business, the Chairman thanked Councillors for their efforts and contribution to the DFMC of the current-term DC. The meeting was adjourned at 5:00 p.m.

Yau Tsim Mong District Council Secretariat
September 2015

星光大道及梳士巴利公園 之優化計劃進度

地區設施管理委員會

2015年8月27日

進度報告 - 議程

- 持份者的參與
- 整體概念設計
- 施工計劃
- 星光花園及星光影廊(臨時設施)
- 小結

持份者的參與

油尖旺區議會 (2012 - 2015)

日期	曾出席/將會出席的會議
2012年10月25日	區議會大會
2012年11月15日	地區設施管理委員會
2013年1月10日	地區設施管理委員會
2013年3月21日	交通運輸委員會
2014年11月6日	地區設施管理委員會
2014年11月20日	交通運輸委員會
2015年1月8日	地區設施管理委員會
2015年5月14日	地區設施管理委員會(只提交書面進度報告)
2015年5月21日	交通運輸委員會(只提交書面進度報告)
2015年7月2日	地區設施管理委員會
2015年8月27日	地區設施管理委員會
2015年9月4日	交通運輸委員會

其他主要持份者

曾諮詢的機構

海濱事務委員會
(九龍、新灣及葵青海濱發展專責小組)
香港旅遊發展局
香港旅遊業議會
旅遊業策略小組
香港電影金像獎
香港電影工作者總會
經濟發展委員會轄下會展及旅遊業工作小組
東尖沙咀地產發展商聯會有限公司
博普廣識有限公司(麥兜)
李小龍會
芳心齋(梅艷芳歌迷會)

公眾問卷調查

於星光大道、尖沙咀、旺角、銅鑼灣及沙田共訪問了500位公眾(包括400位本地居民及100位外地遊客)，收集公眾對優化尖沙咀海濱的意見及期望

星光大道 — 持份者之主要建議 (參考圖片)

地標性建築
文化元素

以電子元素展示星光大道/香港電影的資料



增加電影元素、活動和裝置



加設更多座位及遮蔭地方



更多輔助/公用設施及零售、飲食場所、紀念品商店/攤位



主要意見/建議

增加香港文化的元素、增加香港電影的元素、增設地標式建築、增設展場元素以展示香港電影的資料
增設大量遮蔭地方及增設座位供遊人休息或欣賞海景、增設洗手間、零售、食肆、售賣紀念品地方及各種輔助設施、
於星光大道兩邊位置增設小型展覽館、在尖沙咀海濱不高於兩層的建築物以容納各類設施、增設水上設施或流輪船
橋、明星手印下宜置在地上、加強紅磡與尖沙咀的鐵路連接

整體設計概念

綜合設計概念



梳士巴利公園 (設計概念模擬效果圖)



星光大道現址 (設計概念模擬效果圖)



圖片僅供參考之用

尖沙咀東海濱長廊 (設計概念模擬效果圖)



圖片僅供參考之用

施工計劃

項目最新情況

1. 尖沙咀海濱優化工程

- 「城市規劃委員會」已於8月21日在有附帶條件下通過「康文署」與「新世界發展」就尖沙咀海濱花園土地用途提出的規劃申請。
- 我們會跟進有關的附帶條件，並會就公眾對尖沙咀東海濱長廊的設計意見，諮詢各相關持份者，改善設計內容，並研究執行有關計劃的可行性，再落實施工。

2. 現有星光大道的整修及改善工程

- 現有星光大道的整修及改善工程將於2015年第四季展開。

暫定施工日期



星光花園及星光影廊 (臨時設施)

星光花園及星光影廊

- 星光大道擬在**2015年第四季關閉**進行整修及改善工程，在工程進行期間，尖沙咀東海濱平台花園將會變身為星光花園，展出原有星光大道的特色元素(包括銅像及掌印)，另加設其他有關香港電影的展品，以豐富展覽內容，增加遊人的觀賞興趣
- 由於準備及搬遷工程需時，在星光花園：
 - 第一期**的展品：包括**銅像**(由星光大道搬遷往星光花園)及首批**掌印**(約10至20個需重新訂製)會在**2015年第四季完成安裝**
 - 第二期**將會**2016年第一季**完成：包括1.其他明星掌印/牌匾等展品，會在隨後幾個月陸續安妥；2.增設有關**星光大道優化計劃及香港電影資料的展覽場地**，讓遊人及市民了解星光大道優化後的面貌和設施分佈，以吸引大眾的興趣
- 星光影廊(行人隧道)亦將於**2015年第四季完成**

星光花園及星光影廊(暫定開放時間表)



施工期間之配套安排

施工期間，星光大道之特色元素將會擺放於下列地點，以照顧向隅訪客：

- 星光花園
(尖沙咀東海濱平台花園)
- 星光影廊
(港鐵尖東站出口B的隧道)



a. 星光花園 (第一期)

尖沙咀東海濱平台花園將暫設為「星光花園」，第一期會擺放星光大道銅像、約10至20位明星的掌印及有關香港電影資料和圖片



備註：根據實際情況展品位置可能有調整

a. 星光花園 (第二期)

「星光花園」第二期將安裝其他獲星光大道嘉許的明星牌匾(及掌印)

預計2016年第一季完成



備註：根據實際情況展品位置可能有調整

a. 星光花園 (模擬草圖)

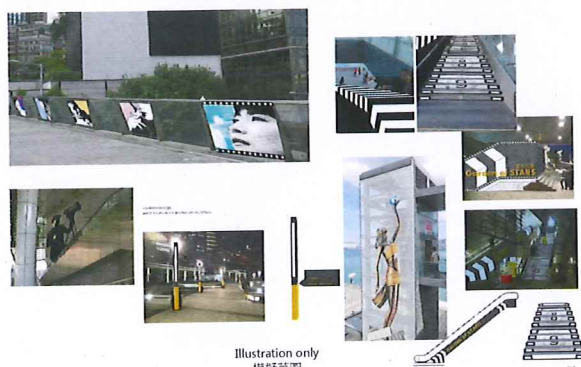


Illustration only
模擬草圖

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a. 星光花園 (模擬草圖)

星光大影院



經康文署推薦，熟識香港電影歷史的羅卡先生提供畫意，並由本地畫家陳佳(Kylie Chan)繪畫與香港電影有關的明星畫像，稱「星光大影院」。



模擬效果圖

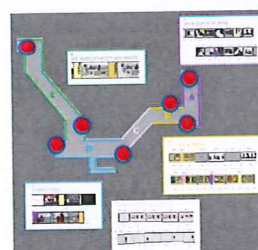
金考電影
《草草草》(Security Unlimited, 1981)、《最佳拍檔》(Aces Go Places, 1982)、《龍的心》(Heart of Dragon, 1985)、《極品拍檔》(Ringside, 1988)、《英雄本色》(A Better Tomorrow, 1986)、《老姐，你唔好！》(Her Fatal Ways, 1990)、《新不了情》(C'est la Vie, Mon Cheri, 1993)、《金枝玉葉》(He's a Woman, She's a Man, 1994)、《女人四十》(Summer Snow, 1995)、《喜蓮》(God of Cookery, 1996)、《四世同堂》(Feel 100%... Once More, 1996)、《海關》(Troublesome Night, 1997)、《花樣年華》(In the Mood for Love, 2000)、《新龍門客棧》(Love Undercover, 2002)、《無間道》(Infernal Affairs, 2002)、《老港正傳》(Mr Cinema, 2007)、《歲月神偷》(Echoes of the Rainbow, 2010)

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前往星光花園方法



b. 星光影廊 (港鐵尖東站近J出口的隧道)



羅卡先生策劃整體設計概念，並展示以下電影元素：

- 明星照片
- 電影的名字
- 關於電影元素的構圖
- 香港百年歷史與香港百年電影史對照
- 以繪畫呈現經典的電影場景

- 於每個出入口顯示
 - 星光大道元素
 - 星光大道未來的願景

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b. 星光影廊 (港鐵尖東站近J出口的隧道)



由羅卡先生提供香港歷史與電影歷史之簡介

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b. 星光影廊 (港鐵尖東站近J出口的隧道)



Illustration only
模擬草圖

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前往星光影廊方法



星光花園與星光影廊近在咫尺



模擬效果圖



小結

小結

1. 自2012年，油尖旺區議會便對尖沙咀海濱優化工程給予很多寶貴的意見、建議及支持，在經多次與區議會的各委員會及其他持份者商議後，令整個項目得以發展。
2. 將於9月4日出席交通運輸委員會，匯報有關改善交通的措施及其落實情況。
3. 日後，仍會繼續與區議會及其他不同界別的持份者保持溝通，適時再向大家匯報進度及聽取意見。

謝謝

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

及水渠道路段進度

所作的書面回應

就開通水渠道行車路工程進度一事，本署得悉路政署現正進行設計工作。

2015 年 8 月 17 日

Only Chinese Version is available



市區重建局

URBAN RENEWAL

AUTHORITY

本檔案編號: CCD/CDD/YTMDC/DFMC/20150820

九龍旺角
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處
(經辦人: 駱仲耿先生)

傳真文件(2722 7696)

駱先生:

關於: 邀請市區重建局代表出席8月27日的會議

多謝閣下的電郵邀請市區重建局(下稱:「本局」)代表出席上述會議。由於本局代表於今年3月5日的油尖旺區議會轄下地區設施管理委員會會議上,已向委員匯報通菜街街道活化工程的最新進度,暫時未有任何補充,故此本局將不會派員出席會議。

如有查詢,請致電 2588 2766 與本局助理社區發展經理徐曉彤聯絡。

市區重建局
高級社區發展經理 蘇毅朗

2015年8月20日

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

及水渠道路段進度

所作的書面回應

有關擴闊通菜街行人路工程，我們了解規劃署正就刊憲文件諮詢有關部門意見。待刊憲文件的諮詢完結後，本署會協助把文件提呈運輸及房屋局審批。

有關利用水渠道近通菜街的前油站用地闢作行車通道以連接通菜街及太子道西的工程，本署已於本年 8 月進行勘察，並正進行設計工作（包括重新設計現時該位置的地底大型渠道結構）。

2015 年 8 月 20 日

香港九龍大角咀社區街道美化項目

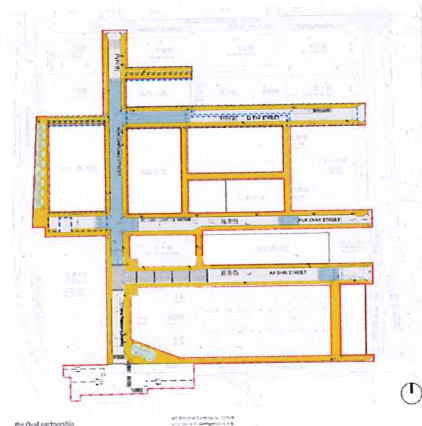
08.2015

美化大角咀社區 - 現存行人及交通問題及其改善建議



Figure 2

美化大角咀社區 - 美化建議平面圖

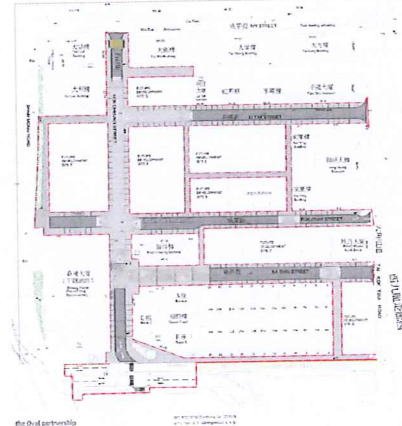


- 美化社區主旨
- 增設博文街行人過路設施, 有助行人往返公共交匯處
 - 翻新路面, 有助連接旺角/奧運站的社區
 - 使用新設計和新物料, 提昇區內環境衛生
 - 增設減速平台, 更為安全和方便行人過路

- 大角咀街道美化 - 圖例
- 建議街道美化範圍
 - 現有綠化
 - 新建鋪 - 行人路面
 - 新建鋪 - 行車路面
 - 新建鋪 - 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

Figure 3

美化大角咀社區 - 美化建議平面圖 - 示意图



- 美化社區主旨
- 增設博文街行人過路設施, 有助行人往返公共交匯處
 - 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, 提昇區內環境衛生
 - 增設減速平台, 更為安全和方便行人過路

Figure 4

美化大角咀社區 - 平面示意图及主要物料一覽

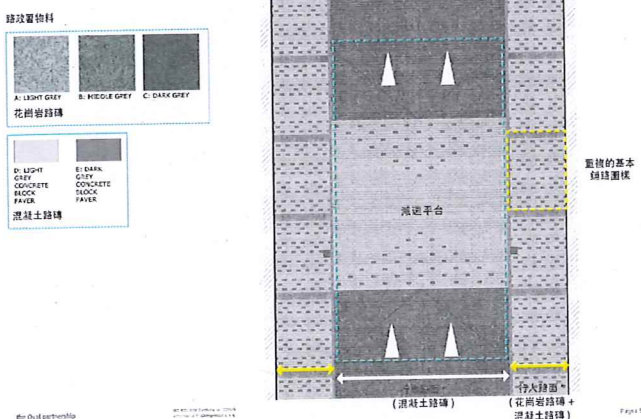


Figure 5

美化大角咀社區 - 重複的基本鋪路圖樣

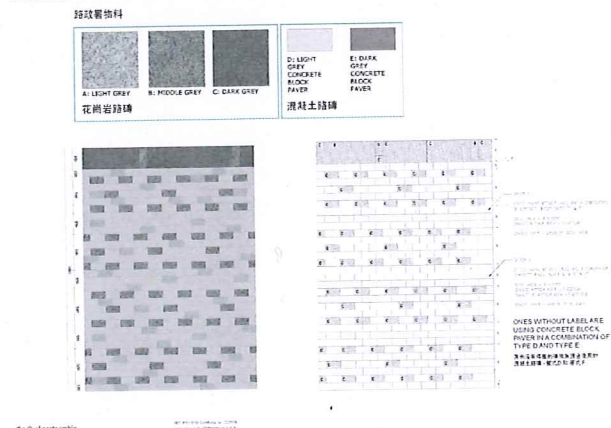


Figure 6

美化大角咀社區 -



現在情況



計劃改善



橋邊街路口

美化大角咀社區 - 香港現有素例

佐敦: 部份鋪設: 灰色花崗岩路磚



混凝土路磚

花崗岩路磚

灣仔: 部份鋪設: 灰色花崗岩路磚



混凝土路磚

花崗岩路磚

Annex 6

油尖旺地區設施管理委員會第63/2015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

康樂及文化事務署
就「改善西貢街遊樂場內設施」
所作的書面回應

就上述文件第一及二項所提及西貢街遊樂場的設施問題，本署謹覆如下：

西貢街遊樂場於1981年啟用，園內現時設有兒童遊樂設施、滾軸溜冰場、避雨亭及涼亭、座椅、棋枱及綠化園景等設施。本署曾於1999年為上述遊樂場進行全面翻新，並於2011年更換場內的鐵製座椅。本署已就座椅及棋枱的殘舊問題與建築署商討並獲即時安排翻新座椅，預計是項工程可於今年11月完成。至於更換棋枱方面，建築署現正物色相關設施及計算所需費用以申請撥款。本署會繼續與建築署保持緊密聯繫，跟進有關工程的進度。

2. 就上述文件第三項有關加強綠化的建議，本署亦已即時安排在花床上加種顯花及賞葉的灌木，及更換部份生長狀況欠佳的植物，藉以加強遊樂場內的綠化及美化效果。有關種植工作預計可於今年10月初完成。

康樂及文化事務署
油尖旺區康樂事務辦事處
2015年8月

2012 至 2015 年度油尖旺區議會
地區設施管理委員會

康樂及文化事務署
就「要求在染布房街行人天橋加設綠色植物」
所作的書面回應

就上述文件第一項所提及在染布房街行人天橋加設綠化植物的建議，本署謹覆如下：

本署現時為轄下場地及非高速公路路旁的美化地帶提供園藝保養，而行人天橋花槽上的園景植物亦屬路旁美化地帶的範疇。就委員提議在上址行人天橋進行綠化工程的建議，本署持開放態度。如主導部門能安排相關的綠化工程，本署可以協助主導部門在選擇合適植物品種及土壤上提供專業意見，並於綠化工程的保養期屆滿後及在資源許可下為相關的園景植物提供園藝保養。由於上址的行人天橋並非本署所管轄的設施，因此天橋上花槽的維修及日常清潔等工作仍需由相關政府部門負責。

2. 至於上述文件第二項建議，則交由相關政府部門回應。

康樂及文化事務署
油尖旺區康樂事務辦事處
2015年8月