

**Yau Tsim Mong District Council (2012-2015)**  
**Minutes of the 1<sup>st</sup> Special Meeting**

**Date :** 20 February 2013 (Wednesday)  
**Time :** 9:00 a.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 CHUNG Kong-mo, JP

Vice Chairman

Ms KO Po-ling, BBS, MH, JP

District Council Members

Mr CHAN Siu-tong, MH

Mr CHAN Wai-keung

Mr CHOI Siu-fung, Benjamin

Mr CHONG Wing-charn, Francis

Mr CHOW Chun-fai, BBS, JP

Mr HAU Wing-cheong, BBS, MH

Mr HUI Tak-leung

Mr HUNG Chiu-wah, Derek

Mr IP Ngo-tung, Chris

Ms KWAN Sau-ling

Mr LAU Pak-kei

Mr LEUNG Wai-kuen, Edward, JP

The Hon TO Kun-sun, James

Mr WONG Chung, John

Mr WONG Kin-san

Mr WONG Man-sing, Barry, MH

Ms WONG Shu-ming

Mr YEUNG Tsz-hei, Benny

Representatives of the Government

Ms HO Siu-ping, Betty, JP	District Officer (Yau Tsim Mong)	Home Affairs Department
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Mr CHIU Chung-yan, Charlson	Assistant District Officer (Yau Tsim Mong)	Home Affairs Department
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Secretary

Ms CHUNG Siu-lan, Joanne	Senior Executive Officer (District Council)	Home Affairs Department
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**Opening Remarks**

The Chairman welcomed Members as well as Ms HO Siu-ping, Betty, District Officer (Yau Tsim Mong), and Mr CHIU Chung-yan, Charlson, Assistant District Officer (Yau Tsim Mong), to the first special meeting of the current-term Yau Tsim Mong District Council (“YTMDC”). He said, during YTMDC’s annual in-house meeting held on 31 January 2013, Ms Betty HO had provided a detailed introduction to the Signature Project Scheme (“SPS”) and invited proposals from Members. As at 15 February, the Secretariat had received five

proposals on SPS from Members. He asked Members to deliberate on the five proposals. YTMDC would further discuss them at its ninth meeting on 28 February and pass a resolution on whether they should be followed up by YTMDC, an existing committee under YTMDC or a separate committee set up by YTMDC.

2. The Chairman suggested that the proposals be introduced one by one by the Members concerned according to the order of submission. Moreover, every Member might speak for up to four times of two minutes each. Members had no objection to it.

**Agenda Item 1: Implementation of Signature Project Scheme**

**Proposal 1                      Construction of Community Facilities such as Community Halls, Activity Rooms and Self-study Rooms  
(Proposer: Ms KWAN Sau-ling)**

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3. Ms KWAN Sau-ling said the Yau Tsim Mong (“YTM”) District was only served by Mong Kok Community Hall and Henry G. Leong Yaumatei Community Centre (“Henry G. Leong Centre”), whereas Tsim Sha Tsui and Jordan areas had been plagued by a lack of community hall facilities. This made the residents, including ethnic minorities, in the district feel very inconvenient. Noting that the Middle Road Multi-storey Car Park in Tsim Sha Tsui would be demolished with the site to be redeveloped for commercial use, she proposed that the newly completed building be partly reserved for community hall purpose with activity rooms and self-study rooms. The expenditure required could be charged to the \$100 million allocated under SPS. The proposal aimed to provide more community facilities for the district to meet the needs of residents.

**Proposal 2                      Beautification and Enhancement of Traffic Facilities such as Trunk Roads, Flyovers, Subways in the District  
(Proposer: Mr CHOW Chun-fai)**

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4. Mr CHOW Chun-fai proposed:

- (i) To grow suitable plants at central reserves along main routes in the district including Salisbury Road, Nathan Road, Jordan Road, Gascoigne Road, Wylie Road, Ferry Street, Argyle Street, Lai Chi Kok Road, Prince Edward Road and Yim Po Fong Street for greening purpose;
- (ii) To beautify footbridges and flyovers in the district, e.g. using bright paint to enliven the environment with colours;
- (iii) To green and beautify subways in the district while providing them with increased lighting, and to explore the feasibility of retrofitting lifts into them for the convenience of the elderly and the disabled;
- (iv) To commission consultants to study items (i) to (iii) above and assess the cost of works;
- (v) To set up a preparatory committee for community projects under YTMDC to advise on SPS projects and monitor works progress. The preparatory committee should comprise members of YTMDC, Chairman of Yau Tsim Mong Area

Committees and representatives from the relevant government departments, and be chaired by District Officer (Yau Tsim Mong), Chairman of YTMDC or Chairman of the District Facilities Management Committee (“DFMC”).

**Proposal 3                      Construction of Noise Barriers or Other Facilities to Reduce Road and Railway Noise**  
**(Proposer: Mr WONG Kin-san)**

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5.     Mr WONG Kin-san said several main routes and the East Rail Line (“ERL”) in the district were causing noise nuisance to residents in the localities. He proposed to use the \$100 million allocated under SPS to retrofit noise barriers or other noise abatement facilities, which also served for beautifying the community environment, along the open-air rail section of ERL at Yim Po Fong Street and Yuen Po Street as well as along the expressways including Prince Edward Road West Flyover, Tai Kok Tsui Road Flyover and Ferry Street Flyover.

(Mr HAU Wing-cheong and Mr James TO joined the meeting at 9:30 a.m.)

**Proposal 4                      Utilisation and Beautification of Empty Space Under Flyovers**  
**(Proposer: Mr CHUNG Kong-mo)**

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6.     The Chairman proposed:

- (i)    To provide sitting-out facilities under West Kowloon Corridor as well as in the green areas at Ferry Street and the junction of Cherry Street and Cherry Street Park;
- (ii)   To review the facilities under Tai Kok Tsui Road Flyover of West Kowloon Corridor and to enhance greening of the area;
- (iii)   To implement environmental improvement works and greening projects at the empty spaces under Prince Edward Road Flyover and Lai Chi Kok Road Flyover;
- (iv)   To build a pet garden and a radio-controlled model car racing circuit under Ferry Street Flyover (the section of Waterloo Road and Pitt Street);
- (v)    To enhance greening of the empty spaces under other flyovers in the district;
- (vi)   To use environmentally friendly paint on bridge columns and piers of flyovers in the district; and
- (vii)   To set up containers with utilities provisions at larger empty spaces under the flyovers in the district for use by community organisations or non-profit-making organisations as temporary offices, thereby alleviating the problems of high rents due to inadequate land supply in the district.

(Mr Benny YEUNG joined the meeting at 9:40 a.m.)

## **Proposal 5**

### **Fostering Ethnic Cohesion and Advancing Cultural Diversity (Proposers: Mr CHAN Siu-tong and Mr Derek HUNG)**

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7. Mr CHAN Siu-tong said there were about 39 000 ethnic minorities in the district, which accounted for 13% of the district's population. However, the Government lacked support for the ethnic minorities for a long time. He and Mr Derek HUNG hoped that the \$100 million allocated under the SPS could be used to identify a site for the construction of a venue for community events. Hence, educational and publicity events as well as various types of programmes could be held to boost mutual understanding among different ethnic groups, foster ethnic cohesion and promote multi-cultural spirit in YTM District. He added that the proposed venue for community activities should be well served by transport services or a place where ethnic minorities usually gathered. He also suggested that the SPS project be followed up by DFMC.

(Mr Edward LEUNG joined the meeting at 9:46 a.m.)

8. Ms Betty HO made clear the following principles adopted by SPS:

- (i) SPS aimed to make a one-off provision for each district to initiate one to two new projects that would address local needs, be able to highlight the characteristics of the district and be specific to the circumstances of YTM District;
- (ii) The SPS projects of each district would be subject to an upper limit of \$100 million;
- (iii) The SPS projects should be on a larger scale when compared to district minor works projects and would be subject to a lower limit of \$30 million; and
- (iv) Regular works projects and district minor works projects could be conducted in accordance with existing mechanisms. SPS mainly focused on works that could not be taken forward under the existing mechanisms.

(Mr Benjamin CHOI joined the meeting at 9:55 p.m.)

9. Ms Betty HO revealed that the relevant government departments had been consulted on the five proposals submitted by Members. The preliminary assessment results were as follows:

- (i) Regarding Proposal 1, she understood that YTM District was currently only served by one community centre and one community hall, which were not able to meet the needs of the residents and organisations in the district. She said the Yau Tsim Mong District Office ("YTMDO") and the Planning Department ("PlanD") were taking active steps to identify a site in the district. It was hoped that a suitable site could be identified in the first half of 2013 and a funding application could be submitted to the Home Affairs Department ("HAD") for the construction of a community hall. She added that it would be more appropriate for YTMDO to continue to follow up on the implementation of the project.

- (ii) Regarding Proposal 2, the Highways Department (“HyD”) would retrofit lifts at the footbridges selected by District Councils, which was in line with the Government’s policy to provide a “universally accessible” environment. As for the suggestion to retrofit lifts at subways, she opined that the works could be included as regular items to be followed up by the Government. Concerning the suggestion to green the central reserves along main routes in the district, she said it would be followed up in consultation with HyD;
- (iii) Regarding Proposal 3, she indicated that with the Environmental Impact Assessment Ordinance coming into force in 1998, roads that were built thereafter shall comply with the provisions of the Ordinance. Given this, the traffic noise problems stemmed from these roads should be less serious than that from the roads built before the commencement of the Ordinance. However, Prince Edward Road West Flyover, Tai Kok Tsui Road Flyover, Ferry Street Flyover and the ERL section near Yim Po Fong Street and Yuen Po Street were built before the commencement of the Ordinance, and thus might create more serious noise problems. As regards the locations proposed by the member for the retrofitting of noise barriers or other facilities that helped mitigate road and railway noise, she had consulted the Environmental Protection Department (“EPD”) and was provided with the following information:
  - (a) Prince Edward Road West Flyover  
The flyover could not bear the extra load of noise barriers or other facilities that helped mitigate traffic noise. Neither was there enough space along both sides of the flyover to accommodate free-standing noise barriers. Moreover, the flyover was not fit for resurfacing works due to the constraints imposed by gradient and traffic flow.
  - (b) Gascoigne Road Flyover and Ferry Street Flyover  
The flyovers were in the same situation as Prince Edward Road West Flyover. Furthermore, the retrofitting of noise barriers at Ferry Street Flyover was not feasible as it might affect fire-fighting and rescue efforts. She supplemented that HyD had resurfaced some road sections along the two flyovers to reduce traffic noise.
  - (c) Railway Noise Problems  
The Government was aware that the railway company had adopted various measures to reduce railway noise. The measures included grinding of tracks and wheels, application of lubricant to tracks, reducing train speed where feasible at certain rail sections. EPD would conduct investigation in response to complaints received from members of the public about train noise at certain rail sections. Moreover, if the noise levels of the trains were found to have exceeded the noise standards, EPD would require the railway company to make improvements. Nevertheless, it was not feasible to retrofit sound barriers or enclosures along the ERL section near Yim Po Fong Street and Yuen Po Street due to technical and objective site constraints. Yet EPD noticed that noise abatement measures had been adopted by the Mass Transit Railway Corporation (“MTRC”) for the rail section to improve the situation. She reiterated that the Government

would proactively follow up with the railway company on the issue of railway noise complaints.

- (iv) (a) Regarding Proposal 4, she pointed out that the green areas under West Kowloon Corridor were not actually open space areas. Yet many people went there for leisure. Given this, YTMDO would request the Leisure and Cultural Services Department (“LCSD”) to consider providing regular sitting-out facilities at the empty spaces under various parts of West Kowloon Corridor for public use.
- (b) As regards the proposal to review the use of the empty spaces under certain flyovers, she said government departments might apply to the Lands Department (“LD”) for using the empty spaces which had not been designated for specific use under flyovers. Hence, YTMDO would check with HyD and LD to confirm whether the empty space under Tai Kok Tsui Flyover of West Kowloon Corridor had been allocated to other government departments for specific use. As for the empty spaces under Prince Edward Road Flyover and Lai Chi Kok Road Flyover currently used by the Food and Environmental Hygiene Department (“FEHD”) for temporary warehouse purpose, YTMDO would discuss with FEHD about the feasibility of conducting greening works there.
- (c) DFMC had endorsed the construction of a pet garden and a radio-controlled model car racing circuit under Ferry Street Flyover. She suggested that, instead of spending the \$100 million allocated under SPS, Members might consider allowing DFMC to continue to follow up on the two projects under the District Minor Works Programme. She added that each SPS project would be subject to a lower limit of \$30 million, but the construction cost of the two projects was less than the lower limit.
- (d) YTMDO had made an initial assessment of the empty spaces under the flyovers in the district. Where necessary, it would further explore the feasibility of beautifying the sites.
- (e) As for the proposal to carry out painting to conspicuous locations under flyovers or at abutments, she welcomed Members’ suggestion for trial locations. She pointed out that the works could be implemented under the District Minor Works Programme.
- (f) As for the proposal to set up containers with utilities provisions at larger empty spaces under the flyovers in the district for use by community organisations or non-profit-making organisations as temporary offices, she cited “Energizing Kowloon East” as an example for illustration. She said there was an empty space with an area of some 36 000 square feet under Kwun Tong Bypass near Hoi Bun Road and How Ming Street in Kwun Tong. Two six-metre tall containers were put there to construct a two-storey structure for the Energizing Kowloon East Office (“EKEO”), providing a floor area of around 12 000 square feet. Inaugurated in June 2012, EKEO currently accommodated 20 staff members and could take in

50 visitors. EKEO took six months to complete and the then construction cost was around \$20 million.

- (g) According to the information provided by PlanD, the two largest empty spaces currently available under the flyovers in YTM District were: the one located at Ferry Street near Prosperous Garden and the one located at Ferry Street near Cherry Street. She supplemented that, for empty spaces under flyovers to be used, the following three requirements must be fulfilled: 1) The space under flyover should not be too small; 2) The headroom clearance under flyover should not be too low; and 3) The space under flyover should be accessible by footpaths. Should there be any empty spaces under flyovers in the district which could fulfill the above three requirements, YTMDO would request the relevant government departments to provide more detailed information on revitalisation.
- (h) Regarding Proposal 5, she agreed that, in order to create synergy, the proposed venues must be places where ethnic minorities usually gathered, or where facilities to provide services for ethnic minorities were available nearby. In line with the policy of the Home Affairs Bureau (“HAB”) on racial harmony, she opined that educational and publicity activities could be held to promote mutual understanding among different ethnic groups and foster the multi-cultural spirit of YTM District. She said YTMDO would identify places in the district for use as small activity venues with which to hold cultural and arts activities for the promotion of racial harmony.

10. Ms Betty HO suggested to invite representatives from the relevant government departments to the YTMDC meeting on 28 February to provide further details and analysis on the above five proposals.

11. Mr CHOW Chun-fai suggested that Members who had submitted their proposals to speak first in response to Ms Betty HO’s reply. Members had no objection to it.

12. Ms KWAN Sau-ling said she had no additional information at the moment.

13. Mr CHOW Chun-fai said YTMDC might spend part of the allocation granted under SPS for the commission of consultants to examine in detail the sites identified for beautification and greening works as well as to explore ways to enhance and beautify the transport facilities such as trunk roads, flyovers and subways in the district, thereby providing advice to government departments for follow-up. He stressed that SPS projects should benefit residents in the district as a whole.

14. Mr WONG Kin-san was dissatisfied with the responses from government departments previously quoted by Ms Betty HO. He reckoned that the Government used to refuse on technical grounds to retrofit noise barriers or other facilities that helped reduce road and railway noise. He said the Government might consider using the \$100 million allocated under SPS to commission overseas experts or introduce new technologies to alleviate the traffic noise problems in the district. He also pointed out that the grinding of tracks and wheels by MTRC during the early hours was actually a source of noise. He hoped that the Government

could make use of the allocation of \$100 million or find other means to solve the noise problems mentioned above.

15. The Chairman looked to the Government to review the use of empty spaces under flyovers and improve the facilities provided therein through SPS. He cited the “Ocean World” located under Tai Kok Tsui Road Flyover as an example. He pointed out that the site was long occupied by street sleepers, which was contrary to the original idea of development. He hoped that the Government would address and ameliorate the problems arising from the mismanagement of empty spaces under flyovers, and use the allocation granted under SPS to improve the facilities provided under the flyovers in the district. He then enquired whether YTMDC could put several works projects under SPS for implementation. Moreover, although the construction of a pet garden and a remote-controlled model car racing circuit under Ferry Street Flyover had the support of DFMC, he suggested that the two projects be followed up under SPS. It was because the construction cost of the two projects was much higher than that of other district minor works, and the provision for district minor works should be reserved for the implementation of other necessary projects.

16. Mr Derek HUNG said the provision of additional venues for community activities proposed by him and Mr CHAN Siu-tong was not intended for ethnic minorities only. He hoped that educational, cultural and arts activities could be organised at the proposed venues for community activities to facilitate mutual understanding and communication between the Chinese and ethnic minorities in the district for racial harmony. He also pointed out that, due to a lack of community facilities in the district, many ethnic minority students had to go to the restaurants in Chungking Mansions in Tsim Sha Tsui for studying and tutorial classes. He opined that, by organising events at the proposed venues for community activities, appropriate assistance could be provided to ethnic minorities.

17. Ms Betty HO responded as below:

- (i) YTMDO would reflect to the relevant government departments the noise problems arising from the grinding of tracks and wheels by MTRC during the early hours;
- (ii) YTMDO would follow up with the relevant government departments to deal with the mismanagement of empty spaces under flyovers;
- (iii) It was always the policy objectives of the Government to promote racial harmony and cultural diversity. YTMDO would continue to examine the proposals in this regard; and
- (iv) It might not be possible for all the proposals submitted by Members to be implemented under SPS, but YTMDO would follow up on Members’ suggestions with other government departments through other means.

18. Mr Barry WONG indicated that the five proposals submitted by Members were responsive to the aspirations of the local communities. He welcomed that YTMDO had agreed to actively search for sites in the district for the construction of a community hall. He opined that the location of the community hall was not the main concern. Regarding Proposals 2 and 4, he reckoned that it might not be necessary for district greening works to be followed up under SPS. Instead, YTMDO could include the suggestions of the two proposals



as regular follow-up items. As for Proposal 4, he agreed that the problem of insufficient land in the district could be alleviated by utilising empty spaces under flyovers. Moreover, he gave his support to Proposal 5. He opined that venues for community activities should be open to both the Chinese and ethnic minorities and used for holding various activities, thereby facilitating exchanges among different ethnic groups for the promotion of cultural diversity and racial harmony.

19. Mr James TO tended to support Proposals 2 and 4 as he thought that the two proposals could help improve the urban landscape. Besides, given the large mobile population of YTM District, the proposals could benefit everyone in Hong Kong. However, he doubted the effectiveness of using environmentally friendly paints on columns and piers of flyovers to purify the air. He also had reservations about using the allocation for the commission of consultants to study ways to implement Proposal 2.

(Mr James TO left the meeting at 10:45 a.m.)

20. Mr HAU Wing-cheong said greening works were included as regular follow-up items of YTMDO and other government departments. Besides, the construction of a pet garden and a radio-controlled model car racing circuit under Ferry Street Flyover were listed as district minor works projects. Hence, YTMDC had no need to use the \$100 million allocated under SPS to follow up on those projects. Furthermore, he tended to support Proposals 1 and 5. In fact, YTM District had long been plagued by the serious shortage of community halls or venues for community activities. The Government needed to identify sites for the construction of venue for community events, or to provide covers for the existing public open spaces so as to meet the aspirations of local organisations and ethnic minority groups.

21. Mr Edward LEUNG said, with reference to the experience gained in the construction of a landmark at Tung Choi Street, he tended to support projects with obvious benefits and lower risk of criticism, such as local greening works. Moreover, since the construction of community halls and/or venues for community activities would incur operating expenses, and the construction cost for the retrofitting of sound barriers at Yim Po Fong Street and the construction of a community hall were estimated to exceed \$100 million respectively, he had reservations about Proposals 1, 3 and 5.

22. The Chairman opined that although some proposed projects ran higher risk of criticism, YTMDC should continue to pursue them if they could actually improve the community environment or benefit the residents in YTM District.

23. Mr HUI Tak-leung cited the example of Urban Renewal Authority (“URA”) in subsidising owners of old buildings to carry out rehabilitation works with which to give a new outlook to the buildings. He indicated that he tended to support Proposals 2 and 4. He then enquired whether the proposed redevelopment project of Middle Road Multi-storey Car Park in which space would be reserved for community hall purpose had been finalised. Besides, he said the Government had a duty to solve district problems, and that the five proposals submitted by Members could either meet the aspirations of the local communities or solve district problems.

24. Mr Benjamin CHOI pointed out that Members might consider taking Proposal 5 further to incorporate the idea of fostering a harmonious community so as to, for example, allow more harmonious interactions between people from all walks of life in the old and new

areas of Tai Kok Tsui. Moreover, in view of the problems of traffic noise from main routes in the district, he suggested the Government to install damping materials on the external walls in the lower floors of the affected buildings to reduce the noise nuisance to residents.

25. Mr Chris IP said YTM District was a popular spot for visitors, and the implementation of beautification projects could help enhance the image of the district. Hence, he tended to support Proposals 2 and 4. For the proposals to provide additional community halls and venues for community activities, he opined that they should be dealt with as a whole. YTMDO should work with PlanD to identify sites in the district and should apply for funding from HAD. In this way, it could remove the need to seek funding approval from the Finance Committee of the Legislative Council for such purposes, and thus the \$100 million allocated under SPS could be earmarked for other works or programmes.

(Mr Benjamin CHOI left the meeting at 11:01 a.m.)

26. The Vice-chairman said, at the Community Building Committee (“CBC”) meeting on 1 February, Members agreed to write to PlanD in the name of CBC requesting that space be provided for community hall purpose in the redevelopment project of the Middle Road Multi-storey Car Park. A copy of the letter was sent to the Secretary for Home Affairs for attention. Therefore, she would not suggest YTMDC to use the \$100 million allocated under SPS for the construction of a community hall. Moreover, she pointed out that it was the responsibility of HyD to retrofit barrier-free facilities at footbridges and subways. YTMDO should work with HyD to follow up on the proposals, but not to spend the allocation of \$100 million on the projects. She also opined that Proposal 5 should be taken further to incorporate the idea of fostering a harmonious community so as to achieve the objectives of “enhancing community harmony and advancing cultural diversity”. In addition, beautification and greening works to be implemented in the district should involve the element of “community harmony”.

(Mr Francis CHONG left the meeting at 11:06 a.m.)

27. Ms KWAN Sau-ling reiterated the justification for requesting construction of a community hall at the site of the Middle Road Multi-storey Car Park. She opined that it could help solve the chronic and serious shortage of community hall facilities in the district and better respond to the aspirations of local communities.

28. Mr Benny YEUNG urged YTMDO to expedite the procedures for the construction of community halls. He pointed out that although DFMC had endorsed the proposals to construct a pet garden and a radio-controlled model car racing circuit under Ferry Street Flyover in the mode of district minor works, given the high construction cost of the two projects, YTMDC should pursue them by using the \$100 million allocated under SPS. He also suggested YTMDO to follow up on the proposal to construct venues for community activities beyond the scope of SPS. And he supported YTMDO to use part of the allocation under SPS to organise activities for the promotion of racial harmony. Furthermore, he recommended Members to submit documents to the relevant committees under YTMDC requesting government departments to take further action in respect of the road and railway noise problems in the district.

29. The Chairman estimated the construction cost of a community hall to exceed \$100 million. He proposed that community centres or activity rooms be provided in lieu of a community hall.

(Mr CHAN Wai-keung joined the meeting at 11:15 a.m.)

(Mr Benny YEUNG left the meeting at 11:17 a.m.)

30. Mr CHAN Siu-tong said while he supported the implementation of greening and beautification works in the district, he believed that the works to be carried out were not as easy as expected. He cited URA's Mong Kok Revitalisation Project as an example, revealing that Members had met with many difficulties during district consultation. He added that the allocation of \$100 million was actually insufficient for the construction of a community hall. Hence, he was glad to know that YTMDO had undertaken to continue to follow up on the proposal to construct community halls beyond the scope of SPS. He supplemented that he and Mr Derek HUNG only proposed to construct community centers or activity rooms. He also stressed that DFMC was happy to follow up and monitor the SPS projects.

31. Mr Derek HUNG supplemented that Ms KWAN Sau-ling's proposal to reserve floor space for community hall purpose at the site of the Middle Road Multi-storey Car Park had been discussed at the Traffic and Transport Committee meeting on 17 January 2013 and CBC meeting on 1 February 2013 respectively. CBC also endorsed to write to PlanD urging it to consider the mentioned proposal. Besides, he asked Members to discuss whether they agreed with the inclusion of more than one projects under SPS for implementation. He also said if residents in the district and the media could be invited to take part in the consultation process for the implementation of SPS, it would be a lot easier for YTMDC to take forward the SPS projects in the future.

32. Ms WONG Shu-ming hoped that the SPS projects would benefit all local residents and became the highlight of the district. Regarding Proposals 2 and 4, she looked to the government departments to provide sufficient information lest YTMDC employed consultants to study the feasibility of the proposals. Concerning Proposals 1 and 5, she supported Ms KO Po-ling's proposal and agreed to carry out the construction of "hardware" facilities such as community halls or activity rooms etc. under the theme of "community harmony", after which non-government organisations ("NGOs") could promote community harmony through different activities.

33. Mr WONG Kin-san reiterated that there was actual need to retrofit noise barriers and other facilities that helped mitigate road and railway noise. He also urged YTMDO to confirm as soon as possible the reservation of space for community hall purpose in the conversion of the Middle Road Multi-storey Car Park to commercial development so as to respond to the aspirations of residents in the district.

34. Mr CHAN Wai-keung would like to know the repairs and maintenance and management arrangements for the SPS projects in the future.

35. Mr Barry WONG said Members' discussion at the meeting revealed that YTM District faced a severe lack of community hall facilities. Besides, he strongly agreed with Ms KO Po-ling's suggestion to take Proposal 5 further at community harmony level.

36. Mr CHOW Chun-fai enquired whether the SPS projects should be followed up by YTMDC or by a dedicated committee set up separately by YTMDC. He then further asked about the repairs and maintenance and management issues of the SPS projects, and suggested

YTMDC to invite members of the local community to work together in following up on the relevant projects.

37. The Chairman said he had an open mind on whether the SPS projects should be implemented by YTMDC, DFMC or a new committee set up by YTMDC. However, he reckoned that the projects should be discussed as individual items. Besides, he invited the four area committees in YTM District to work together to follow up on the SPS projects.

38. Ms Betty HO responded as follows:

- (i) In addition to the existing site of the Middle Road Multi-storey Car Park, there were a number of sites which were subject to change of use in YTM District. YTMDO and PlanD were actively studying and assessing the possibility of reserving space in these sites for community hall or community centre purpose with the change of land use;
- (ii) To realise economic benefits, a community hall should take up a floor area of around 10 000 square feet. Besides, as YTMDO was required to follow the procedures specified by HAD to seek funding approval for the construction of community halls, Proposal 1 could be included as a regular follow-up item. Moreover, given the proposed community hall mentioned in Proposal 5 was not a traditional one, Members might consider using the \$100 million allocated under SPS for the construction;
- (iii) YTMDO was required to submit the SPS proposals, along with detailed design and budget, to the Finance Committee of the Legislative Council, and it was not feasible to appoint consultants to conduct comprehensive assessment of all the flyovers in the district in advance. Yet, YTMDO might request other government departments to conduct initial assessment and estimation of project costs for the proposal to green, beautify and revitalise the flyovers in YTM District;
- (iv) Concerning the repairs and maintenance and operating expenses of the SPS projects, YTMDO would, having regard to the nature of projects, discuss with the relevant government departments or NGOs. As for the greening, beautification and revitalisation of empty spaces under flyovers, YTMDO would follow up with LCSD or HyD on the repairs and maintenance and management issues. If the SPS projects fell under the category of community facilities, YTMDO might consider taking up the repairs and maintenance and management of the venues, or operating the facilities in partnership with other government departments, as the case may be.
- (v) Under SPS, YTMDC would propose SPS projects and monitor their implementation, whereas YTMDO would assist YTMDC in seeking funding approval from the Finance Committee of the Legislative Council, compiling documents and liaising with the relevant government departments, etc.

39. The Chairman supplemented that YTM District Officer together with Chairman of YTMDC, Chairman of DFMC or Chairman of Signature Project Scheme Committee (as the case may be) had to introduce or explain the proposed SPS projects to the Legislative Council.

He added that it might not be possible for all the proposals submitted by Members to be implemented under SPS, but he still hoped that YTMDO would explain to the Chief Executive the reasons for not implementing other proposals under SPS.

40. Ms Betty HO supplemented as follows:

- (i) YTMDO would continue to follow up with PlanD on the proposal to construct additional community halls. As for the greening, beautification and revitalisation of empty spaces under flyovers, trunk roads and subways as well as the proposal to construct venues for community activities, Members might consider whether to take follow-up action under SPS;
- (ii) The greening, beautification and revitalisation of empty spaces under flyovers, trunk roads and subways could be referred to the relevant government departments for initial assessment; and
- (iii) HAD advised that only projects that were not implemented under “District Minor Works Programme” could be included in SPS. As DFMC had endorsed the funding for the construction of a pet garden and a radio-controlled model car racing circuit under Ferry Street Flyover, these two projects should not be followed up under SPS.

41. The Vice-chairman was aware of the urgent need to construct community halls in the district, and she suggested to YTMDO that the proposals to construct additional community halls and community centres or activity rooms be dealt with separately.

42. Mr WONG Kin-san said according to the agenda, this meeting was only to discuss the proposals under SPS without the need to pass a resolution. Moreover, he opined that it was up to Members who submitted the proposals to decide whether or not to consolidate the proposals, and there was no need to discuss the combinations of different proposals in this meeting.

43. The Chairman said, once consensus was reached or an initial recommendation was made by Members, YTMDC would work on a resolution for the proposals at its ninth meeting on 28 February. He added that he had an open mind on Members’ views about the combinations of proposals in this meeting.

44. Mr Barry WONG opined that Members tended to support Proposals 2, 4 and 5. He said the outdated design of the toilets and barrier-free access at Henry G. Leong Centre had brought much inconvenience to the disabled and was not in line with the concept of gender mainstreaming. He hoped that YTMDO would address the issue and place the enhancement of facilities in the community centre on its work agenda.

45. The Chairman reiterated that although the \$100 million allocated under SPS could not cover all the proposals submitted by Members, the Government should follow up on the proposals beyond the scope of SPS so as to resolve livelihood issues in the district.

(Mr Chris IP left the meeting at 12:05 p.m.)

46. Mr John WONG worried that time was too tight for YTMDC to pass a resolution for the proposals under SPS, and there would not be sufficient time to examine in detail various proposals. He also enquired whether YTMDC had to submit new proposals to replace those that were deemed unfeasible by government departments.

47. The Chairman opined that the \$100 million allocated under SPS could help resolve livelihood issues in the district in the long run. He also recalled that the proposal to utilise empty spaces under flyovers had been raised a decade ago.

48. Ms KWAN Sau-ling reminded Members that the consultation fees for Proposals 2, 4 and 5 could be costly. Moreover, she opined that non-hardware type proposals might not be very acceptable to members of the public. She also pointed out that a large accumulation of rubbish was observed in the green areas implemented under the first phase of greening works in Tsim Sha Tsui, which proved the ineffectiveness of the greening programmes implemented in the district and worth the attention of Members.

49. Mr CHAN Siu-tong said, once YTMDC had selected the SPS projects, Members should not change their decision because of other factors. Moreover, he made it clear that taking effectiveness into account, DFMC had rejected the recommendation of the Architectural Services Department to carry out major refurbishment works at Henry G. Leong Centre. Yet, DFMC welcomed any redevelopment plans of the centre.

50. Ms KO Po-ling said it might not be possible to follow up on the proposal to reserve space at the site of the Middle Road Multi-storey Car Park for the construction of a community hall and the proposal to retrofit noise barriers or other facilities that helped mitigate road and railway noise under SPS. However, YTMDC should request the relevant government departments to follow up on such proposals beyond the scope of SPS. Besides, she hoped that YTMDO would lead other government departments into studying further the feasibility of Proposals 2, 4 and 5, so that Members could have a more in-depth discussion on and could pass a resolution for the three proposals at the meeting on 28 February.

51. The Chairman reckoned that, based on what Members had said during the meeting, the majority of them tended to support Proposals 2, 4 and 5. He hoped that the relevant government departments would study further the three proposals and provide more detailed information, so that YTMDC could deliberate further on the same and come to a decision at the meeting on 28 February.

52. Mr HAU Wing-cheong said the \$100 million allocated under SPS would not be sufficient for implementing Proposals 1 and 3. He pointed out that Proposal 5 could best utilise the allocation, whereas Proposals 2 and 4 required a more in-depth consultation and involved more pre-construction work. Thus, priority should be given to take forward Proposal 5.

53. The Chairman suggested Members to leave aside the passing of a resolution on the proposals and selection of priority projects until the YTMDC meeting on 28 February.

54. Mr WONG Kin-san said it seemed that Members tended to select certain proposals at this meeting. Given this, he suggested that Members either voted on the five proposals right away or leave them aside for discussion and resolution at the YTMDC meeting on 28

February. Besides, he was dissatisfied with some Members who claimed that consensus had been reached within YTMDC on the proposals even before a resolution was achieved.

55. The Chairman said he had no views about Mr WONG Kin-san's request for voting on the five proposals at the YTMDC meeting on 28 February.

56. Mr Barry WONG pointed out that although no resolution was passed during the meeting on the five proposals submitted by Members, what Members had said could reflect the mainstream view of YTMDC. As time was pressing, he suggested the relevant government departments to provide more detailed information on Proposals 2, 4 and 5.

57. The Chairman asked whether Members agreed to work on a resolution for the five proposals submitted by some of them at the YTMDC meeting on 28 February. Members had no objection to it. He added that if Members wished to put forth other proposals under SPS at the meeting on 28 February, they were required to make their submissions as soon as possible before the meeting to allow time for the relevant government departments to study the feasibility of the new proposals.

58. Mr CHAN Wai-keung pointed out that all the five proposals submitted by Members involved the issues of repairs and maintenance and operations, the relevant government departments might not be able to provide detailed information at the YTMDC meeting on 28 February. Hence, he had reservations about YTMDC's arrangements for working on a resolution for the five proposals at the meeting on 28 February.

59. The Chairman said he understood that it was difficult to formulate a concrete workflow setting out ways to implement SPS by YTMDC on or before 28 February. However, it was now most important for YTMDC to reach a consensus on the work direction, so that the relevant government departments could take follow-up action.

60. Ms Betty HO said if Members could set the direction for the implementation of SPS at the YTMDC meeting on 28 February, YTMDO could pursue further the related issues including site selection, estimation of construction costs and assessment of other factors. She also pointed out that once YTMDC had selected the SPS projects, the relevant government departments would carry out feasibility studies, during which YTMDC could still make amendments to the proposals having regard to factors such as project design or works costs, etc.

61. There being no other comments from Members, the Chairman closed the discussion on this item.

## **Agenda Item 2: Any Other Business**

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62. The Chairman said the Secretariat had not received other items for discussion.

63. There being no other business, the Chairman closed the meeting at 12:35 p.m.

Yau Tsim Mong District Council Secretariat  
March 2013