

Sai Kung District Council
Signature Project Scheme Committee
Minutes of the Third Meeting in 2016

Date: 26 May 2016 (Thursday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Mr. CHAU Yin-ming, Francis, BBS, MH (Chairman)	9:30 a.m.	10:48 a.m.
Mr. CHAN Pok-chi, Jonathan (Vice Chairman)	9:30 a.m.	10:48 a.m.
Mr. NG Sze-fuk, George, GBS, JP	9:30 a.m.	10:48 a.m.
Mr. SING Hon-keung, BBS, MH	9:30 a.m.	10:48 a.m.
Mr. CHONG Yuen-tung	9:30 a.m.	10:48 a.m.
Mr. CHUNG Kam-lun	9:30 a.m.	10:48 a.m.
Mr. HIEW Moo-siew	9:30 a.m.	10:48 a.m.
Mr. HO Man-kit, Raymond	10:15 a.m.	10:48 a.m.
Mr. KAN Siu-kei	9:35 a.m.	10:48 a.m.
Mr. LAI Ming-chak	9:30 a.m.	10:48 a.m.
Mr. LAM Siu-chung, Frankie	9:30 a.m.	10:48 a.m.
Mr. LAU Wai-cheung, Peter, MH	9:30 a.m.	10:48 a.m.
Mr. LEUNG Li	9:30 a.m.	10:48 a.m.
Mr. LI Ka-leung, Philip	9:30 a.m.	10:48 a.m.
Mr. LUI Man-kwong	9:30 a.m.	10:48 a.m.
Mr. WONG Shui-sang	9:30 a.m.	10:48 a.m.
Ms. TO Kit-ying, Priscilla (Secretary)	Project Manager (Non-works), Sai Kung District Office	

In Attendance

Ms. SIU Mo-lin, Maureen, JP	District Officer (Sai Kung), Sai Kung District Office
Mr. KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Ms. LEONG Shok-fun, Dawn	Project Manager (Architect), Sai Kung District Office
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office
Miss MAK Wai-man, Sandy	Senior Liaison Officer (1), Sai Kung District Office
Ms. LAM Yee-lai, Decem	Senior Liaison Officer (2), Sai Kung District Office

Welcome Remarks

The Chairman welcomed all Members to the third meeting of the Signature Project Scheme Committee (SPSC) under the Sai Kung District Council (SKDC) in 2016.

2. The Chairman welcomed Mr. YAU Yuk-lun to the SPSC, thus making the number of Members rise to 17.

3. The Chairman reminded that each Member might speak twice on each item for two minutes for effective discussion. During the discussion of a motion or an item, if the mover or the proposer was not present, the motion or the item concerned would not be disposed of.

I. Confirmation of Minutes

Minutes of the Second Meeting (2016) of SPSC

4. There being no amendments from Members, the Chairman declared that the minutes of the above meeting were confirmed.

II. Report Items and Matters Arising from the last meeting

(1) Progress Report of the “Reconstruction of the Sharp Island Pier” Project (SKDC(SPSC) Paper No. 05/16)

5. The Secretary presented the contents of the Report, indicating that the Civil Engineering and Development Department (CEDD), the works agent of the project, was preparing for the tendering procedures and the tendering exercise would commence subject to the funding approval of the Legislative Council (LegCo).

6. The Secretary said that the Panel on Home Affairs (HA Panel) of the LegCo had been consulted on the captioned project and the “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” Project with the funding applications endorsed on 12 April 2016. The applications were then submitted to the Public Works Sub-committee (PWSC) of the LegCo for consideration at its meeting on 21 May 2016 as originally scheduled, but the consideration was deferred until subsequent meetings. The Secretary remarked that the whole funding application procedures for the captioned project could still be completed in July 2016 according to the current progress.

(Post-meeting note:

The funding applications for the two SPS projects in Sai Kung district were approved by the PWSC and the Finance Committee of the LegCo on 11 June 2016 and 28 June 2016 respectively.)

7. The Chairman said that he had answered the questions raised by members of the HA Panel of the LegCo at its meeting on 12 April 2016 on the design of the new pier and the arrangements for the temporary pier during the construction period, and explained that with limited resources, the new pier would be designed to meet the basic needs of users and its facilities would be enhanced in future.

8. The Chairman supplemented that the Sai Kung District Office (SKDO) had uploaded on the SKDC website the relevant papers submitted to the HA Panel and the PWSC of the LegCo and the written reply from the SKDC to the questions raised at the meeting of the HA Panel for public reference.

9. The Chairman declared that the Progress Report was endorsed.

**(2) Progress Report of the “Construction of the Tseung Kwan O Heritage Hiking Trail and the Heritage Information Centre” Project
(SKDC(SPSC) Paper No. 06/16)**

10. The Chairman thanked the letters from the area committees and former residents of Tiu Keng Leng to the PWSC of the LegCo for supporting the captioned project. With the consent of the addressers, the letters had been uploaded on the SKDC website for public reference.

11. Ms. Dawn LEONG, Project Manager (Architect), SKDO reported on the progress of the advance works for the Heritage Information Centre Project and indicated that the Town Planning Board had formally approved on 5 February 2016 the planning application for the ex-Tiu Keng Leng Police Station and ex-staff quarters. The SKDO was following up with the relevant departments on roads, fire services and other matters in respect of the five approval conditions. For the slope stabilisation works within the project site area and the mitigation measures to be taken on the slope at the back of the staff quarters lot, Ms. LEONG particularly thanked the CEDD for its support and assistance for the slope works, design, supervision and finances. Ms. LEONG said that the tendering exercise for the project would commence subject to the funding approval of the LegCo. Ms. LEONG showed the existing status of the ex-police station and staff quarters and the design concept of the project with the aid of a powerpoint presentation.

12. Members raised the following questions about the project design:

- whether barrier-free access facilities for wheelchair users were required at the public toilet on the hill and whether nursery facilities were required in one of the water closet cubicles;
- whether the slope works within the site area of the Heritage Information Centre could extend the usable area of the Centre;
- whether the authorities would consider enhancing the road leading to the Heritage Information Centre to alleviate the traffic burden upon its completion and ensure sufficient manoeuvring space for vehicles;
- whether a bus running between the 1960s and 1970s with the ex-Tiu Keng Leng Police Station as an en route stop or a police vehicle not in service could be shown at the Heritage Information Centre so that visitors could cherish the memory of the past; and
- whether the Kowloon Motor Bus Company or bus fans should be contacted to see if seats, window frames, ticket vending machines on the buses and bus tickets used in the past could be collected as the collections of the Heritage Information Centre in order to create the people's way of living in Tiu Keng Leng in the past.

13. In response to Members' questions, Ms. Dawn LEONG, Project Manager (Architect), SKDO made the following points:

- The public toilet was located next to the road diversions of Po Lam Road North. Members of the public (wheel-chair users or families using strollers) could go to use the public toilet facilities via the footpath or the road;
- Barrier free access should be provided at the public toilet for people in need (including wheel-chair users) under the statutory requirements;
- With the existing limited resources, the project would be designed in a plain style which would meet the basic needs of users and maintain the status quo of the original building as far as possible. The design would be subject to assessment when required in the future and enhancement elements would be considered for incorporation wherever possible; and

- The transport consultant appointed by the SKDO had earlier examined the road section and submitted a report, which was also approved by the Transport Department (TD). The SKDO would provide signs and notices at the road section leading to the site of the Heritage Information Centre to ease the traffic flow upon the completion of the project according to the suggestions of the transport consultant and the TD.

14. The Chairman added that the site for the public toilet was identified upon extensive consultation and in-depth examination by the SKDC of the last term, having regard to technical arrangements while the design was carried out according to statutory requirements and users' needs. The Chairman said that district organisations had suggested some alternative sites earlier on, but the original site was retained finally due to technical considerations and was supported by district organisations. The Chairman said that the SKDC would enhance the supporting facilities of the public toilet appropriately.

15. In addition, the Chairman asked the Secretariat to continue to follow up on Members' proposals for collecting the collections of the Heritage Information Centre.

16. Members said that the development of the SPS projects of this district to the present stage was attributed to the coordination of various government departments and the enthusiastic participation of the SKDO staff. The Chairman agreed to Members' views and opined that the projects implemented in this district could meet the local needs and preserve the history. The Chairman said that the SKDC had been actively listening to different views on the project and the views had been adopted in the project appropriately. The Chairman thanked various departments for their support to the project, and opined that the support was the key to the successful implementation of the project despite limited resources.

17. Members expressed anger at the rumour spread earlier in the community that transfer of benefits between business and the Government was involved in SPS projects, and opined that the accusation was unfounded. The Chairman stressed that there was no transfer of benefits nor collusion between business and the Government in SPS projects.

18. The Chairman said that as the HA Panel was consulted on this project on 12 April 2016, representatives of the former tenant of the ex-Tiu Keng Leng Police Station staged a protest and petition outside the conference room and wrote to lodge a complaint with the Panel. The Chairman said that he had given an account of the incident to members of the Panel at the meeting immediately and the SPSC had written a letter to the Panel after the meeting in response to the related matters in order to clear any misunderstanding.

19. In view of the fact that the former tenant of the ex-Tiu Keng Leng Police Station had kept on making untrue accusations in public, the Chairman reiterated some of the contents of the letter to the HA Panel from the SPSC in respect of the follow-up to the Panel meeting on 12 April 2016 (paragraph 7 of Attachment to **Annex IV to SKDC(SPSC) Paper No. 05/16**). The contents were as follows:

“It is highly regrettable to see the continuous untrue accusations and defamation of the SKDC, departments and the partner organisation of the project on which a public statement had already been issued earlier by SKDC and uploaded on the SKDC website. Please refer to the Appendix. SKDC is willing to continue to provide assistance to the Temple in its land application if needed.”

The Chairman proposed that meetings of the liaison group should be held again if needed to resume the dialogue between the SKDC and Po Yin Temple so that the SKDC would continue to provide assistance to the Temple appropriately.

20. The Secretary continued to brief Members on the matters related to the former tenant mentioned in the captioned paper as well as the publicity and promotion of the project, etc.

21. The Secretary continued to report on the follow-up actions of the project, indicating that the District Facilities Management Committee (DFMC) had discussed the request of an elders’ group in the district to strengthen the safety supporting facilities in the public toilet area, as referred by the SPSC. In view of the fact that the stairs could not be widened due to the geographical and environmental constraints of the site, the DFMC agreed that improvement works could be implemented with the District Minor Works funding. To consider the construction of hiking trails in the Tiu Keng Leng region and connection of the trails to the Heritage Information Centre proposed by the SPSC to improve hiking trails, the DFMC had also conducted a site visit in April 2016. The related works would be implemented with the District Minor Works funding.

22. There being no other views from Members, the Chairman declared that the progress report was endorsed.

III. Any other business

23. The Chairman said that a letter from a member of the public had been received before the meeting, requesting a comprehensive environmental review on the “Reconstruction of the Sharp Island Pier” Project and urging the authorities to explain

how the impact of the project on the water quality would be reduced to protect swimmers and secure the ecological balance of marine life and how dredged silt from the seabed would be disposed of. The Chairman pointed out that the relevant information was outlined in the environmental implications mentioned in the paper of the LegCo PWSC (**Annex 3 to SKDC(SPSC) Paper No. 05/16**) for discussion. The related contents were summarised as follows:

- The SKDO and the works agent would implement mitigation measures recommended in the Preliminary Environmental Review (PER) Report such as implementing water quality baseline and impact monitoring, installing silt curtain to minimise the water quality impacts, and incorporating standard measures to control noise and dust;
- The works agent would encourage the contractor to use non-timber formwork to further reduce the generation of construction waste; and
- The project would generate 1 278 tonnes of construction waste in total. Most of the waste would be delivered to public fill reception facilities for reuse.

24. The Chairman added that the “Reconstruction of the Sharp Island Pier” Project did not involve the drilling into the seabed, and stressed that the relevant department would put more emphasis on suiting the environment as a whole and would strike a balance between tourism development and environmental protection as far as possible.

25. Ms. Maureen SIU, District Officer (Sai Kung), SKDO pointed out that the PER was completed under the statutory requirements, but the term “preliminary” might lead to misunderstandings. In fact, the relevant departments had to conduct an environmental study on the project for as long as one year according to the procedures to identify ecological impacts in the four seasons, including the collection of samples from the proposed works area over the last four seasons, the analysis on possible impacts on the surrounding environment and ecology (both aquatic and terrestrial habitats), and the implementation of corresponding mitigation measures. Ms SIU continued that the SKDO had consulted green groups on the results of the PER Report and its recommended mitigation measures. The Report was subsequently approved by the relevant department.

26. The Chairman supplemented that the paper of the LegCo PWSC (**Annex 3 to SKDC(SPSC) Paper No. 05/16**) for discussion mentioned the public consultation conducted for the project, and pointed out that in view of the project location, the SKDC and SKDO had consulted representatives from the boating trade, the tourism industry, fishermen and green groups in July 2014 and July 2015 respectively. Enquiries and comments received on the project design, the environment and

conservation had been fully addressed.

27. Ms. Dawn LEONG, Project Manager (Architect), SKDO added that in respect of the project design, the SKDO and the works agent had taken into account the impacts of the project on the surrounding environment, such as the time of piling, the number of piles and their arrangement, in order to minimise the impacts of the piles on the water flow, etc.

28. Members said that there were more than ten similar piers in Sai Kung district, and opined that the relevant departments had abundant experience in the work of reconstructing piers, so they had confidence in the mitigation measures recommended by the relevant departments. Members said that the number of fish species and distribution of the fish in the inland sea of Sai Kung were greater than before, and hoped that members of the public should not be over-worried.

29. The Secretary briefed Members that after the LegCo PWSC meeting held on 21 May 2016, the District Officer (Sai Kung), the Assistant District Officer(s) (Sai Kung), the Project Manager (Architect) and the Secretary attended a lecture with the theme of “The Story of Tiu Keng Leng” organised by the Antiquities and Monuments Office of the Leisure and Cultural Services Department. The speaker of the lecture was Mr. Edward KAI, a former resident of Tiu Keng Leng. The lecture hall of the Hong Kong Heritage Discovery Centre with a capacity of more than one hundred people was full on that day. The audience were highly interested in the development history of Tiu Keng Leng and they suggested in the Q & A session that the ex-Tiu Keng Leng Police Station should be revitalised into a heritage information centre. The District Officer (Sai Kung) shared with the audience the contents of the SPS Projects in this district during the lecture and called on them to donate any item related to the development history of Tiu Keng Leng to the SKDO as the collections of the Heritage Information Centre.

30. Ms. Maureen SIU, District Officer (Sai Kung), SKDO said that the project was waiting for the funding approval of the PWSC and the Finance Committee of the LegCo. Meanwhile, the SKDO started planning on the operation arrangements for the Heritage Information Centre. Ms SIU said that in addition to its monitoring role for the operation of the project, the SKDO would fully cooperate with Haven of Hope Christian Service, the project operator, to ensure the sustainable development of the Heritage Information Centre.

31. Members noted that there would be operational deficits in the estimates submitted by the project operator, and said that the SKDC would actively provide the operator with assistance to support the sustainable development of the project.

32. The Chairman added that the Heritage Information Centre would be open to

public visitors free of charge and the operation of the whole project would be mainly supported by the revenue of the hostel. The SKDO had provided to the LegCo the budget information about the operation of the Heritage Information Centre and hostel. The Chairman said that the project operator planned to use the hostel as a vocational training centre for the disabled and would also employ the disabled as staff. Members of the HA Panel of the LegCo expressed their support for this project design.

33. Members said that if the SPS projects in this district could be implemented successfully, it would be beneficial to the tourism of the district and the physical and psychological development of residents. Members hoped that the Government would allocate more resources to improve the supporting facilities of the two projects and ensure their sustainability in the district.

34. There being no other business, the Chairman declared that the meeting was adjourned at 10:48 a.m.

IV. Date of Next Meeting

35. The Chairman declared that the next meeting would be held at 9:30 a.m. on 28 July 2016 (Thursday).

**Signature Project Scheme Committee
Sai Kung District Council
May 2016**