

**Minutes of the Eighth Meeting of the**  
**District Facilities and Works Committee**  
**under Eastern District Council**

Date: 11 March 2025 (Tuesday)

Time: 2:30 pm

Venue: Eastern District Council Conference Room

**Present**

Mr TING Kong-ho, Eddie, MH	Mr LAM Wing-cheung	Ms TSANG Cheuk-yi
Mr TING Wong, Kacee	Mr CHAU Chi-yan, Benny	Ms CHIK Kit-ling, Elaine
Mr WONG Chi-chung	Ms LIN Cai-ying	Mr CHENG Chi-sing, MH
Ms HO Sau-yin, Zareenah	Mr HUNG Chi-kit	Ms LAU Suk-yin
Mr YUEN Kin-chung, Kenny	Mr HUNG Lin-cham, MH, JP (Chairman)	Ms LAU Dana Sing-she
Ms LI Lee (Vice-chairlady)	Mr HUNG Chiu-kwan	Mr LAU Hing-yeung, MH
Ms NG Ching-ching	Mr LIANG Li	Mr LAI Nuen-san
Ms LEE Ching-har	Ms CHAN Hang, MH, JP	Mr LU Xiaofeng, Anthony
Mr HO Ngai-kam, Stanley	Mr KWOK Ho-king, Calvin	Mr QIU Jianxin (Co-opted Member)
Mr LAM Sum-lim, MH	Mr KWOK Wing-kin	Ms WU Bi-yen, Joyce (Co-opted Member)
Mr LAM Wing-shing	Mr CHAN Hoi-wing, Joseph	

**In Attendance by Invitation (Government Representatives)**

Mr FU Yiu-nam, Daniel	Assistant District Officer (Eastern)2, Eastern District Office
Ms NG Yan-mei, Monie	Senior Executive Officer (District Council), Eastern District Office
Miss MA Siu-yee	Senior Executive Officer (District Council) (Des.), Eastern District Office
Ms TO Kit-ling, Caroline	Senior Liaison Officer (1), Eastern District Office
Ms CHENG Lai-yin, Daisy	Senior Liaison Officer (3), Eastern District Office
Mr CHENG Chi-shing, Charles	Liaison Officer-in-charge (Building Management), Eastern District Office
Mr LAU Chi-kan, Kenneth	Senior Executive Officer (District Management), Eastern District Office
Mr CHEUNG Ki-lun, Alan	Executive Officer (District Management)2, Eastern District Office
Mr YEUNG Sze-cheung, Terence	Senior Engineer/6 (South), Civil Engineering and Development Department

Mr CHUNG Ho-ting, Elton	Senior Town Planner/Hong Kong (2), Planning Department
Ms LEE Ka-yee, Eva	Senior Housing Manager/Hong Kong Island and Islands 1, Housing Department
Mr CHAN Chi-hong	Maintenance Surveyor/Hong Kong North and Islands, Housing Department
Mr WONG Leung-yau, Jimmy	Senior Estate Surveyor/Hong Kong East (3), District Lands Office, Hong Kong East, Lands Department
Mr MOK Chan, Charles	Chief Estate Officer/Hong Kong East, District Lands Office, Hong Kong East, Lands Department
Mr LEE Ching-yeung	Building Surveyor/B4-1, Buildings Department
Ms LEE Wai-ming, Karvie	District Leisure Manager (Eastern), Leisure and Cultural Services Department
Ms WONG Sosanna	Deputy District Leisure Manager (District Support) Eastern, Leisure and Cultural Services Department
Mr WONG Chi-weng, Lawrence	Engineer/Eastern 3, Drainage Services Department
Mr FUNG Yat-ching	Engineer/Hong Kong & Islands Region (Distribution 1), Water Supplies Department
Mr KONG Wai-ho, Alex	District Engineer/North East, Highways Department
Mr CHOI Kai-bong, Martin	District Engineer/North Point, Highways Department

**In Attendance by Invitation (Government Representatives)**

Ms CHEUNG Ka-kei, Janet	District Planning Officer/Hong Kong, Planning Department
Ms SZE Yuen-ling, Gloria	Town Planner/Hong Kong 3, Planning Department
Ms WU Wing-yue, Phoebe	Senior Engineer (Harbour)1, Development Bureau
Mr NG Man-ching	Senior School Development Officer (Hong Kong East) 2, Education Bureau
Ms FUNG Winsome	Senior School Development Officer (Hong Kong East) 4, Education Bureau

**Secretary**

Ms LEUNG Mun-chee, Charlie	Executive Officer I (District Council)2, Eastern District Office
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**Action**

**Opening Remarks**

The Chairman welcomed all Members and government representatives to the meeting.

**Agenda 1. Confirmation of the Draft Minutes of the 7th Meeting of District Facilities and Works Committee**

2. The above draft minutes were confirmed without amendment.

**Agenda 2. Proposed Amendments to the Approved Shau Kei Wan Outline Zoning Plan No. S/H9/20**  
**(DFWC Paper No. 4/2025)**

3. The representative of the Planning Department (PlanD) briefed Members on Paper No. 4/2025.
4. Members supported the captioned project, and their views and enquiries about the agenda item were summarised as follows:
  - (a) Members had consulted stakeholders such as residents, community groups and associations near the proposed development site. They suggested that the department should reserve public area as open space for the elderly to take rest. It was also proposed that the department should refer to the Stanley Ma Hang Park and install display boards illustrating the history of Main Street East or the district. In addition, the proposed development site was originally the starting point of the Tam Kung Festival Parade and the place for displaying the flower boards for Tam Kung Festival. Members hoped that the departments concerned could reserve space for the relevant groups to continue to organise the parade and display the flower boards.
  - (b) Currently, table tennis facilities were provided on the third floor of the Former Shau Kei Wan Market. Members suggested that the relevant departments provide a multi-functional conference room at the proposed development site and place the table tennis facilities there. This multi-functional conference room could also be used as a community canteen or for holding owners' corporations (OCs) meetings.
  - (c) As the proposed building height was not more than +110mPD, Members enquired about the number of floors that could be built. Besides, as there was no dental clinic with general public sessions in the Eastern

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District, Members proposed that the departments concerned should provide such clinics at the proposed development site. Members also suggested the provision of a public car park to solve the problem of insufficient parking spaces on Main Street East.

- (d) It was suggested that the departments should remind the developer of the close proximity of the proposed development site to the Shing Wong Temple, and the need to be mindful of the possible conflicts between the residents of the proposed development site and the Shing Wong Temple due to air quality problems.
- (e) The Tam Kung Festival was an annual event in Shau Kei Wan, attracting many tourists and nearby residents to participate. Members suggested that the relevant departments should consider building a Tam Kung cultural exhibition hall on the proposed development site as a tourist attraction, while passing on the traditional history and intangible cultural heritage of Shau Kei Wan, such as Tam Kung, dragon boats and Main Street East.
- (f) Members enquired about the public facilities to be provided at the proposed development site, and suggested that the relevant departments should specify in the land lease conditions the public facilities that the developer was responsible for building.
- (g) Members recommended that the department should properly plan the transportation facilities of the proposed development site.

5. The representative of the PlanD responded to Members' enquiries as follows:

- (a) Although the supply-demand imbalance for housing seemed to have been alleviated, the PlanD was still actively identifying suitable residential land to meet market demand in light of continued population growth and the influx of talent. In view of the prime location of the Former Shau Kei Wan Market and its convenient transportation network, the PlanD considered the Former Shau Kei Wan Market site and the Shau Kei Wan Market Building Sitting-out Area suitable for residential development.
- (b) According to the planning intention of the "Residential (Group A)" zone,

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in addition to residential development, the lowest three floors of a building could also be used for commercial purposes (such as shops and service and eating places). Noting Members' view on the provision of public facilities at the proposed development site, the PlanD would actively explore with the relevant bureaux/departments (B/Ds) the feasibility of providing suitable public facilities (such as recreational and sports venues) at the proposed development site.

- (c) The proposed development site was relatively small, and community facilities would also be provided in other development projects currently under construction or planning in the district, such as the public housing development project at A Kung Ngam Village and the public housing development project to the north of Ming Wah Dai Ha (built by the Hong Kong Housing Society). However, the relevant B/Ds would actively consider the provision of suitable public facilities in the area subject to the scale of the site and the impact of the proposed facilities on the project.
- (d) The proposed development site had convenient transportation, and it was expected that residents would mainly use public transportation to travel in the future. The departments concerned would also require the developer to follow the relevant guidelines and provide sufficient parking spaces and pick-up/drop-off facilities at the proposed development site.
- (e) As for public car parks, the PlanD would study with the relevant departments (such as the Transport Department (TD)) whether the location of the proposed development site was suitable for providing public car parks.
- (f) The PlanD had consulted the relevant departments on the air quality of the Shing Wong Temple. The joss paper burner of the Shing Wong Temple had been installed with air pollution control equipment in accordance with the relevant guidelines<sup>1</sup> to minimise the impact on nearby residential areas. In addition, the emission of air pollutants from the Temple was also regulated by the Air Pollution Control Ordinance. The developer would also need to take appropriate mitigation measures

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<sup>1</sup> Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places

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in the future to address the potential impact of air pollutants emitted by the Shing Wong Temple on the proposed private residential development, such as avoiding the installation of openable windows and fresh air vents of the mechanical ventilation system on the south side facing the Shing Wong Temple. By implementing the relevant mitigation measures, the proposed development project was expected to have no insurmountable impact on the environment.

- (g) The “Residential (Group A)” zone allowed developers to have planning flexibility to determine the ratio of residential and non-residential properties, and the lowest three floors of the building could be used for commercial purposes.
- (h) If the relevant B/Ds decided after discussion that public facilities were required to be provided at the proposed development site, the public facilities that the developer was responsible for constructing would be listed in the land lease conditions with the consent of the relevant B/Ds.

### **Agenda 3. Alternation Works to the Covered Playground of Ex-TWGHs Lee Chi Hung Memorial Primary School at Siu Sai Wan Estate, Chai Wan** **(DFWC Paper No. 5/2025)**

6. The representative of the Eastern District Office (EDO) briefed Members on Paper No. 5/2025.

7. Members supported the captioned project, and their views and enquiries about the agenda item were summarised as follows:

- (a) Members opined that there was a high demand for community halls in Chai Wan and Siu Sai Wan and therefore supported the captioned project.
- (b) Members hoped that the department could complete the alteration works as soon as possible, and consider giving priority to residents of Siu Sai Wan Estate and members of local communities in using the community facility.
- (c) Members suggested incorporating works related to the basketball court on the roof of the covered playground in the captioned project, including

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the installation of a roof, the conversion of the basketball court to a venue that was also suitable for emerging urban sports (e.g. frisbee, dodgebee and pickleball) with reference to the design of other sports venues, and the reconstruction or optimisation of the basketball court for other purposes.

- (d) Members suggested adding different equipment to the community facility, including projection equipment (e.g. LED screens, embedded projectors and projection screens), fitness equipment, sound insulation equipment and flag-raising facilities.
- (e) Members hoped that the community facility could become a venue suitable for different people (including ethnic minorities) to organise various activities.

8. The representative of the EDO responded to Members' enquiries as follows:

- (a) The captioned project involved alteration works instead of reconstruction works. The scope of the works included the indoor space of the covered playground and staff quarters. The basketball court on the roof of the covered playground was part of the Siu Sai Wan Estate and would continue to be managed by the Housing Department (HD). Although this project could not address the proposal to alter/reconstruct the basketball court, in light of the implementation of the project, the HD had agreed in principle to carry out appropriate refurbishment works on the basketball court to maintain the consistent appearance of the entire building.
- (b) Due to limited headroom, it would not be possible to install a projector in the hall converted from the covered playground and an LED screen would have to be used instead. Meanwhile, the EDO had previously discussed with relevant departments the feasibility of installing fitness facilities in the covered playground, but the project could not be taken forward due to headroom constraints. The EDO had also noted Members' proposals on the procurement of other equipment and would, in conjunction with the works consultant, follow up on the feasibility of the proposals as appropriate, subject to the availability of resources.
- (c) It was expected that upon the completion and commissioning of the

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community facility, it would benefit members of local communities and nearby residents. Subject to resource availability and in accordance with the venue utilisation mechanism, the EDO would consider providing convenience to cater to the needs of different venue users in conducting activities at the community facility.

### **Agenda 4. Enhancement Suggestions to East Coast Boardwalk** **(DFWC Paper No. 6/2025)**

9. A Member briefed the meeting on Paper No. 6/2025.
10. The views and enquiries of Members about the agenda item were summarised as follows:
  - (a) Members said that the hygiene condition of the Boardwalk was unsatisfactory as indicated by the presence of stains from pet faeces. Members enquired about the frequency of cleansing of the Boardwalk per week, whether there were dog excreta collection bins on the Boardwalk, and suggested that additional dog latrines should be provided.
  - (b) Members opined that there was a risk of accidents when the public engaged in different activities on the Boardwalk such as running, skateboarding or cycling, taking pets for a walk, etc. at the same time on the Boardwalk in the evening. Also, as the Boardwalk was relatively narrow, it was suggested that a running track or cycle lane should be provided, or signs such as “Cyclists Keep to the Right” should be added at the narrower parts of the Boardwalk.
  - (c) Members welcomed the concept of shared paths. Many advanced nearby regions, including some cities in the Mainland, had adopted the concept of sharing in the planning of open space, which was largely supported by the quality of the citizens and their willingness to share the environment. Given that Hong Kong was a city with a high education level and a strong sense of community, Members believed that the department should continue to promote the concept of shared paths. It was also suggested that LED screens should be added at the entrances and exits to promote the concept of shared paths, and that public opinions



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could be collected regularly for review and improvement.

- (d) Some members of the public complained that they were unable to find the attendants of the Boardwalk. Members enquired about the number of attendants on duty during the same period.
- (e) Members hoped that the department would maintain the appropriate brightness when adjusting the lighting to ensure the safety of people using the Boardwalk.
- (f) Members suggested that the department should provide the contact methods for security guards on the Boardwalk.
- (g) Members enquired whether a closed-circuit television (CCTV) system was installed on the Boardwalk.
- (h) Members enquired about the completion date of the East Coast Park Precinct Phase 2. As the Boardwalk section next to the East Coast Park Precinct Phase 2 was narrower, and the public were still using bicycles and skateboards at that location, Members hoped that the department would first complete the works close to the Boardwalk, and expand the width of that part of the Boardwalk as soon as possible.
- (i) Members enquired about the completion date of the eastern section of the East Coast Boardwalk.
- (j) Members enquired about the purpose of the low kerb.
- (k) Members opined that the department's provision of warning labels on the low kerb was insufficient to prevent accidents, and suggested that the department should cover the low kerb with soft pads.
- (l) Members enquired whether there were automatic external defibrillators (AEDs) on the Boardwalk.
- (m) Members enquired whether security guards had the right to take enforcement actions on the Boardwalk.

11. The representatives from the Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) responded to Members' enquiries as follows:

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### DEVB

- (a) Regarding the lighting, the team under the DEVB was reviewing and adjusting the lighting brightness. Sufficient lighting would be provided to ensure the safety of the public when using the Boardwalk, while minimising the impact on nearby residents.
- (b) The rules for using the shared path had been posted within the area of the Boardwalk. The concept of the shared path was to allow pedestrians and cyclists to share the space together. However, it was understood that this was a relatively new concept in Hong Kong, and specific signs had been put up to encourage pedestrians to use the seaside side and cyclists to use the other side. The DEVB would continue to conduct publicity and step up education to inform the public about the safety information on using the shared path. The DEVB would also continue to listen to the views of the public and improve the relevant signs when necessary.
- (c) Cleaning staff would inspect the Boardwalk and clean up the rubbish on the Boardwalk every day. They also carried out thorough cleansing operations for the Boardwalk every week. Regarding the situation mentioned by Members, the DEVB would relay the information to the cleansing contractor and remind the cleaning staff to pay extra attention during inspections.
- (d) Currently, the DEVB had arranged for four security guards to inspect the Boardwalk. Members of the public could go to the guard kiosk for assistance when necessary. The DEVB would consider posting the contact information of the security guards on the Boardwalk.
- (e) There were dog excreta collection bins on the Boardwalk. The DEVB would consider adding clear signs to inform the public of their locations.
- (f) CCTVs had been installed near the Boardwalk's movable bascule bridge and the movable swing bridge.
- (g) The East Coast Park Precinct Phase 2 would be completed in 2028. Discussions and studies with the departments concerned would be required to determine whether Phase 2 would be opened in phases.
- (h) The eastern section of the East Coast Boardwalk would be completed by the end of 2025.

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- (i) The DEVB was planning to place two sets of AEDs on the Boardwalk.
- (j) The Boardwalk was a public space and the relevant departments could take enforcement action when necessary.

## CEDD

- (k) After receiving the feedback on the lighting from lower floor residents nearby, the CEDD had installed shading materials on lamp posts along the East Coast Boardwalk near Provident Centre and City Garden to block the lights. In the long run, the engineering team was studying the installation of lampshades and brightness adjustment to provide optimal lighting for the Boardwalk while harmonising with its surroundings.
- (l) The low kerb was already covered with soft pads. The CEDD understood Members' concerns about the safety of the low kerb, and would study the improvement measures.

12. The DFWC agreed to follow up on the agenda item upon further progress.

## **Agenda 5. Progress Report of Matters Arising from Previous DFWC Meetings under Eastern District Council** **(Paper No. 7/2025)**

- (i) ***“Request to Follow Up the Matters Concerning the Noise Barriers for Blocks 16 and 17 of Heng Fa Chuen Immediately  
Suggestion on Substituting Existing Noise Barrier Superstructures on Highways with Solar Panels Progress  
Progress on Retrofitting Additional Noise Barriers on Road in Eastern District  
Request for Retrofitting of Noise Barriers on Chai Wan Road from Road Section of Neptune Terrace  
Proposal for Retrofitting Noise Barriers on Existing Roads in the Eastern District”***

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Environmental  
Protection  
Department/  
Highways  
Department  
(HyD)

13. The agenda items would be followed up on upon further progress.

(ii) ***“Request to Review the Use of Shau Kei Wan Market to Provide Residents with Appropriate District Facilities Requesting a Change in Use of Shau Kei Wan Market”***

PlanD

14. The agenda items would be followed up on upon further progress.

(iii) ***“Concern over the Development Plan for the Site Next to Quarry Bay Promenade at Hoi Yu Street Following Up on the Proposed Construction of a 25-storey Industrial Building at the Quarry Bay Promenade near the Exit of the Pet Garden at Hoi Yu Street Proposal on Enhanced Harbourfront Development at Hoi Yu Street, Quarry Bay”***

DEVB/  
District Lands  
Office, Hong Kong  
East/PlanD/  
Buildings  
Department/  
TD

15. The agenda items would be followed up on upon further progress.

(iv) ***“Strong Request to Install a Lift for Connecting Hing Man Estate Footbridge at Chai Wan Road and Tai Man Street Follow-up on the Provision of the Escalator at Staircases by Block 2 of Neptune Terrace”***

16. The DFWC agreed to cease following up on the agenda items.

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(v) ***“Scope of Development for the Proposed Works of the Sports Centre and Open Space at Aldrich Bay”***

Leisure and  
Cultural Services  
Department  
(LCSD)/TD/  
PlanD

17. The agenda item would be followed up on upon further progress.

(vi) ***“Concern over the Facilities and Services Provided by the District Library in the Joint User Complex at Lei King Road”***

LCSD

18. The agenda item would be followed up on upon further progress.

(vii) ***“Suggestion for Provision of Escalator beside the Staircases from Bus Stop at Yiu Wah House on Yiu Hing Road to Sai Wan Ho Street”***

19. The DFWC agreed to cease following up on the agenda item.

(viii) ***“Request for Provision of Seats along Leaping Dragon Walk”***

EDO

20. The agenda item would be followed up on upon further progress.

(ix) ***“Suggestion for Comprehensive Inspection of Ageing Water Pipes in Public Housing Estates in Eastern District”***

HD

21. The agenda item would be followed up on upon further progress.

(x) ***“Concern about Ageing Water Mains and Enhancement of Water Supply Arrangement during Emergency Water Suspension in Braemar Hill Area”***

Water Supplies  
Department

22. The agenda item would be followed up on upon further progress.

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- (xi) ***“Suggestion for Enhancement to Tourism Resources of Shau Kei Wan Main Street East to Develop a Quality and Highly Visited Tourist Attraction in Eastern District”***

23. The DFWC noted the written reply from the TD.

TD/HyD

24. The agenda item would be followed up on upon further progress.

- (xii) ***“Suggesting Eastern District Office to Coordinate the Use of Government Premises For Hire by Owners’ Corporations in Eastern District for General Meetings”***

25. The views and enquiries of Members about the agenda item were summarised as follows:

- (a) Members appreciated the provision of school contact information and assistance by the bureau, and would provide the school contact information to the OCs for reference.

26. The representative of the Education Bureau (EDB) noted the views and enquiries of Members, and responded to their views and enquiries as follows:

- (a) Regarding the proposal made at the last meeting on the hiring of school premises by OCs in the district for holding general meetings, the EDB had relayed the proposal to the relevant departments for their information and consulted the schools in the district. The representative of the school principals stated that the schools currently often hired out school premises to different groups or organisations during non-school hours, including after school, on Saturdays and during holidays, for uses including hosting parent-teacher association and alumni association events, conducting public examinations, organising various interest classes and after-school activities for students and parents, and holding civil service recruitment examinations. When considering the opening of school facilities, the schools would take the principle of not hindering their normal operation and not affecting the learning activities of students as the top priority. However, after being informed of the issue by the EDB, the schools in the district understood that OCs needed a venue to hold general meetings and indicated that if the OCs had an urgent need,

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the schools would, subject to the principle of not affecting the normal operations of the schools and students' learning, try their best to accommodate in order to support community services.

27. The DFWC agreed to cease following up on the agenda item.

***(xiii) "Suggestion for Installation of Light Sensors in Public Housing Estates in Eastern District to Activate Public Lightings"***

HD 28. The agenda item would be followed up on upon further progress.

***(xiv) "Concern about Frequent Failures of Escalator Connecting King's Road and Fortress Metro Tower"***

Electrical and  
Mechanical  
Services  
Department 29. The agenda item would be followed up on upon further progress.

### **Agenda 6. Any Other Business**

30. There was no other discussion item for the DFWC.

### **Agenda 7. Date of Next Meeting**

31. The ninth DFWC meeting would be held on 27 May 2025 (Tuesday) immediately after the ninth Community Involvement, Culture and Recreation Committee meeting.

32. The meeting ended at 4:25 pm.

Eastern District Council Secretariat  
May 2025