

(Translation)

**Minutes of the 2nd Meeting of
Housing and Development Planning Committee,
the 7th Term Kwun Tong District Council**

Date: 26 March 2024 (Tuesday)

Time: 2:30 p.m. – 3:57 p.m.

Venue: Conference Room, Kwun Tong District Office,
Unit 05-07, 20/F, Millennium City 6, 392 Kwun Tong Road,
Kwun Tong, Kowloon

Present

Mr LUI Tung-hai, MH (Chairman)

Mr YU Siu-lun (Vice-chairman)

Mr YU Man, MH

Mr YU Ka-ming

Mr NG Ting-fung

Mr LEE Ka-hang

Mr FONG Yat-kwan

Mr LAM Wai

Mr OR Chong-shing, Wilson, MH

Mr HUNG Kam-in, MH

Mr MA Yat-chiu, MH

Mr CHEUNG Yiu-pan

Mr CHEUNG Pui-kong

Mr CHEUNG Ki-tang, MH

Ms FU Pik-chun, MH

Mr HSU Yau-wai

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yunsi

Mr WONG Chun-ping, MH, JP

Mr WONG Kai-san

Ms ZHAN Baoyu

Mr AU YEUNG Kwan-nok

Ms CHU Lok-wai

Mr CHENG Keung-fung

Mr KAN Ming-tung, MH

Mr TAM Siu-cheuk

Mr KWAN Kin-wing

Mr PANG Chi-sang

In Attendance

Ms CHAN Wai-chun, Regina Assistant District Officer (Kwun Tong)1

Mr CHOW Lap-kan, Douglas Senior Executive Officer (District Council),
Kwun Tong District Office

Miss CHAN Mut-kit, Helena Senior Housing Manager/Kowloon East 1,
Housing Department

Mr SIU Yik-ho, Steven Senior Town Planner/Kowloon 5,
Planning Department

Mr CHAN Muk-keung, Ringo Senior Estate Surveyor/Kwun Tong
(District Lands Office, Kowloon East),
Lands Department

Mr CHUNG Yuk-ming, Wilson Senior Engineer/1(E),
Civil Engineering and Development Department

Miss POON Nga-man, Amy Engineer/Kowloon 6,
Drainage Services Department

Secretary

Miss FUNG Siu-man, Alina Executive Officer (District Council)(5),
Kwun Tong District Office

In Attendance by Invitation

Mr CHAN Ming-kwan, Jason Principle Assistant Secretary for Housing (Special Duties), **Item II**
Housing Bureau

Mr LAM King-chi, Stephen Project Director (Light Public Housing),
Housing Bureau

Mr CHAN Yu-hin, Jonathan Senior Project Manager 235,
Architectural Services Department

Ms LO Kit-sum, Stephanie Senior Project Manager 218,
Architectural Services Department

Mr CHU Cheuk-king Senior Transport Officer/Kwun Tong 2,
Transport Department

Mr POON Chi-wa, Javier Architect 42, **Item III**
Housing Department

Absent

Mr LIN Ho-man, MH

Opening Remarks

The Chairman welcomed all Members of the Housing and Development Planning Committee (“HDPC”) and government representatives to the 2nd meeting of HDPC under the 7th Term Kwun Tong District Council (“KTDC”).

2. The Chairman said that the Secretariat had received a notice of absence from Mr LIN Ho-man before the meeting. HDPC consented to the above application for absence due to its compliance

with Order 64 (1) of the Kwun Tong District Council Standing Orders.

I. Confirmation of Minutes of Last Meeting

3. Members had no further comments or amendments and the minutes of the 1st meeting were confirmed.

II. Implementation of Light Public Housing - Mission Covenant Church Holm Glad No. 2 Primary School, Former St. Joseph's Anglo-Chinese School and Carmel Leung Sing Tak School
(KTDC HDPC Paper No. 3/2024)

4. The representative of the Housing Bureau ("HB") presented the paper.

5. Members raised views and enquiries as follows:

5.1 Members said that KTDC had repeatedly requested HB and the Housing Department ("HD") to include the transitional housing and light public housing ("LPH") projects in Kwun Tong District in the "Progress Report of Public Housing Projects under the Housing Department" ("Progress Report"), a standing agenda item of HDPC, to regularly report the progress of these projects to Members. Members urged HB and HD to follow up on the relevant arrangements.

5.2 Members said that Mission Covenant Church Holm Glad No. 2 Primary School ("HG2PS") and Carmel Leung Sing Tak School ("CLSTS") were located near Shun On Estate and expressed concerns that the provision of retail facilities might affect the business of the existing shops.

5.3 Members enquired about the possibility of allowing residents in Kwun Tong District who were waiting for public rental housing ("PRH"), especially those living in subdivided flats, to be given priority to move into LPH flats.

5.4 Members suggested that HB should strengthen communication with St. Joseph's Anglo-Chinese Primary School ("SJACPS"), which was adjacent to the former St. Joseph's Anglo-Chinese School ("SJACS"), to ensure that the works would not affect the daily operation of the former.

5.5 Members suggested that the Education Bureau ("EDB") assist in arranging for

students moving into LPHs to enroll in nearby schools in the new school term.

5.6 Members said that the former SJACS was an intermediate stop for long distance bus routes. They anticipated that it would be difficult for residents to board the buses as they were fully packed with passengers. Hence, they suggested that special departures be arranged for local residents during peak hours.

6. The representative of HB responded to Members' views and enquiries as follows:

6.1 HB stated that it would look into how to report the progress of the LPH projects in Kwun Tong District to KTDC and said that it was mentioned in the paper that the LPH project at Choi Hing Road would be completed progressively in the second quarter of next year. HB expected to announce the application details for the project in the second quarter of this year.

6.2 HB said that the allocation of LPHs must prioritise fairness, and that individuals who had been waiting for PRH for more than three years across the territory were eligible to apply. Members of the public could apply for projects in different districts based on their needs.

6.3 HB said that there were already shopping centres in the vicinity of the HG2PS and CLSTS projects. Hence, retail facilities would not be provided within these projects. However, a convenience store would be provided near the former SJACS project.

6.4 Regarding the construction works at the former SJACS, HB said that the Architectural Services Department ("ArchSD") would strengthen communication with SJACPS before the commencement of the works to minimise the impact on the school.

6.5 Regarding educational placement, HB said it would relay relevant suggestions to EDB.

6.6 HB said that the Transport Department ("TD") would study how to improve the ancillary transport facilities for each project.

7. Members raised follow-up views and enquiries as follows:

7.1 Members hoped that HB would report to Members on the progress of the transitional housing project at Yau Tong and provide details of the ancillary facilities.

7.2 Members referred to the impending redevelopment of Choi Hung Estate and enquired

if the relevant department would arrange for the affected residents to move into LPH.

- 7.3 Members enquired whether LPH projects had a time limit.
 - 7.4 Members said that Shun On Estate and Shun Tin Estate only had a few shops selling fresh food and had no market. They suggested that HB set up a market in the HG2PS project.
 - 7.5 Members suggested that HB consult residents on the community facilities for each project.
 - 7.6 Members expected that residents of the three projects would need a significant number of parking spaces to park their “vehicles as a means of subsistence”. However, the paper did not mention the supply of parking spaces for the projects. They suggested that HD review the utilisation rate of the monthly parking spaces in the car parks of nearby housing estates to explore the possibility of opening up the relevant parking spaces for rental by residents of the LPHs.
 - 7.7 Members said that there were no shops near the former SJACS and that it would take 10 to 15 minutes to walk to the nearest shop. Hence, they suggested that HB provide a convenience store in the project.
8. The representative of HB responded to Members’ views and enquiries as follows:
- 8.1 HB would find out the progress of the transitional housing projects from the relevant officers after the meeting and report to HDPC later.
 - 8.2 HB said that retail facilities would be provided at the former SJACS, and it would also consider providing other ancillary facilities for the projects.
 - 8.3 Regarding the provision of parking spaces for the projects, HB said that in order to expedite the completion of the LPH projects, no parking spaces would be provided in the three projects.
 - 8.4 Regarding the duration of the projects, HB pointed out that the current planning was based on a five-year period. Subsequent arrangements would depend on the future development of the sites.

9. The Chairman urged HB to include the transitional housing and LPH projects in Kwun Tong District in the Progress Report and hoped that HB would follow up on Members' views on the ancillary facilities for the projects.

10. Members noted the paper.

**III. Progress Report of Public Housing Projects under the Housing Department
(KTDC HDPC Paper No. 4/2024)**

11. The representative of HD presented the paper.

12. Members raised views and enquiries as follows:

12.1 Members enquired about the details of the social welfare facilities mentioned in the paper, including how HD would communicate with the Social Welfare Department ("SWD") and the arrangements after completion of the facilities.

12.2 Members reiterated their wish to include the transitional housing and LPH projects in Kwun Tong District in the Progress Report and enquired HD whether such arrangements could not be made due to refusal by HB or non-governmental organisations ("NGOs").

12.3 Members suggested that HD clearly indicate the names of the proposed housing estates (such as On Sau Court and On Wah Court) at various sites in the paper to facilitate identification by Members.

12.4 Members stated that dump trucks and concrete mixers left behind substantial amounts of gravel when passing through On Sau Road and Po Lam Road, and hoped that HD would ask the site contractors to follow up on this issue.

12.5 Members pointed out that the two lifts in the Anderson Road Quarry Development Area connecting to the downhill area were both located near On Tat Estate. They believed that this arrangement would not meet the future needs of uphill residents and hoped that HD would install more lifts. Members also hoped that TD would provide more information on the traffic and parking space arrangements in the area.

12.6 Members said that they had repeatedly contacted the Hong Kong Housing Society regarding the issues of nighttime operations and light pollution at the construction sites

in the Anderson Road Quarry area but had not received a response. They hoped that the Kwun Tong District Office could assist in following up and conveying Members' views.

12.7 Members relayed that the Pik Wan Road construction site was causing severe noise and light pollution issues.

12.8 Members indicated that large construction vehicles frequently entered and exited Ko Chiu Road, causing damage to the road surface. They hoped that HD and the Highways Department would follow up and repair the road surface as soon as possible.

13. The representative of HD responded to Members' views and enquiries as follows:

13.1 Regarding social welfare facilities, HD stated that it would build the facilities for SWD, which would then arrange for relevant NGOs to carry out the renovation works.

13.2 As for the inclusion of transitional housing projects in the Progress Report, HD would relay the views to HB.

13.3 HD stated that it would indicate the housing estate names in the paper for the next meeting.

13.4 Concerning the ancillary transport facilities in the Anderson Road Quarry Development Area, the relevant departments would generally conduct a traffic assessment before the commencement of works and recommend the relevant arrangements for ancillary transport facilities.

13.5 With regard to the noise problem at the Pik Wan Road site, HD explained that the noise problem might be relatively severe due to ongoing foundation works at the site. The department said it had requested the contractor to adopt noise insulation measures, such as installing acoustic panels and noise reduction sheets, before carrying out noisy works. Additionally, HD would work with the contractor to explore the enhancement of noise insulation measures to ensure that the noise generated by the works complied with the regulations of EPD.

13.6 Regarding the light pollution problem at the Pik Wan Road site, HD stated that the lighting at the site had been adjusted following earlier complaints. However, the department would ask the contractor to further follow up on the problem.

13.7 As for the road surface damage on Ko Chiu Road, the Civil Engineering and Development Department was currently carrying out road improvement and widening works at the said location, which were expected to be completed in early April. It was believed that the situation would improve by then.

14. Members raised follow-up views and enquiries as follows:

14.1 Members enquired about the completion date of the Hiu Ming Street project and requested that HD regularly report the project progress to nearby stakeholders, as residents and schools were concerned about its impact on the surrounding area.

14.2 Members enquired whether future residents of the Hiu Ming Street project would be able to take transportation directly at Hiu Ming Street or would need to take a lift to Hiu Kwong Street for transportation.

14.3 Members enquired when the general out-patient clinic in the Pik Wan Road project would be put into service.

14.4 Members enquired about the completion date and daily operating hours of the Pik Wan Road foundation works.

14.5 Members enquired whether the Hiu Ming Street project would be converted into subsidised sale housing in future.

14.6 Members stated that the noise problem of the Hiu Ming Street project had severely affected the residents of Hiu Kwong Street and Tsui Ping North Estate, and enquired whether HD had taken measures to mitigate the problem.

14.7 Members requested that HD explain the future traffic arrangements for the Hiu Ming Street project.

14.8 Members indicated that the road closure arrangements around Pik Wan Road had caused frequent traffic congestion and enquired when the road would be re-opened.

14.9 Members reiterated the severity of the noise problem from the Pik Wan Road project, causing significant nuisance to nearby residents. They hoped that HD would work earnestly with the contractor to resolve the problem.

14.10 Members pointed out that the population in the Anderson Road Quarry area would

increase significantly and hoped that HD would reassess the parking supply for projects in the area.

14.11 Members indicated that the current number of parking spaces planned by HD was severely inadequate and hoped that the department would consider increasing parking supply for all development projects mentioned in the paper.

14.12 Members suggested that HD reserve some units in the Hiu Ming Street project for the relocation of Wo Lok Estate residents and consider redeveloping Wo Lok Estate.

14.13 Members indicated that there had not been any progress in the widening works of New Clear Water Bay Road and enquired HD about the completion date of the project.

15. The representative of HD responded to Members' views and enquiries as follows:

15.1 Regarding the Hiu Ming Street project, HD would request the contractor to complete the project as soon as possible and strengthen communication with nearby schools.

15.2 HD stated that the general out-patient clinic at Pik Wan Road would be completed between 2027 and 2028. The facility would subsequently undergo operational testing by the Hospital Authority before being put into service.

15.3 HD stated that the foundation works for Pik Wan Road Sites A and B were expected to be completed in the second quarter of 2025 and the second to third quarters of this year, respectively. Superstructure works would follow.

15.4 HD indicated that the roadworks at the junction of Ko Chiu Road and Pik Wan Road would be completed in early April. The road could be re-opened by then.

15.5 Regarding whether the Hiu Ming Street project would be converted into subsidised sale housing, HD explained that flexibility in housing design allowed conversion into PRH or subsidised sale housing based on market demand. The project was tentatively designated as a PRH project.

15.6 As for the noise problem of the Hiu Ming Street project, HD had requested the contractor to adopt noise insulation measures. However, since Members conveyed that the effectiveness of these measures had not been satisfactory, the department would require the contractor to follow up.

15.7 Concerning the hours of operation for Pik Wan Road Sites A and B, HD would require contractors to strengthen noise management, schedule quieter operations at night as far as possible and strengthen other noise insulation measures.

15.8 Regarding the planning of parking spaces in housing estates, HD stated that it adhered to the requirements of the Hong Kong Planning Standards and Guidelines at that time when planning parking spaces for various projects, and in some cases, the number of parking spaces even slightly exceeded the upper limit.

15.9 HD would convey to the relevant departments the view about reserving units in the Hiu Ming Street project for the relocation of Wo Lok Estate residents.

15.10 Regarding the completion date of the New Clear Water Bay Road project, HD would convey the view to the relevant department.

16. The Chairman said that Members were very concerned about the nuisance caused to residents by problems such as noise and road closure at many public housing sites (especially Pik Wan Road Sites A and B) in Kwun Tong District, and requested HD to earnestly follow up on Members' views.

17. Members noted the paper.

IV. Management Problems of Public Housing Estates in Kwun Tong District (KTDC HDPC Paper No. 5/2024)

18. The Chairman invited Members to refer to the paper.

19. Members noted the paper.

V. Any Other Business

20. Members indicated that the transitional housing project at Choi Hing Road would be completed between the end of this year and early next year, and hoped that HDPC would arrange for Members to conduct a site inspection by then.

21. The Chairman noted the views and stated that he would discuss the relevant arrangements with the Secretariat.

22. Members raised other matters as follows:

22.1 Members suggested that HD require estate management companies to proactively report housing estate problems and complaints to Members, follow up on them, and maintain close liaison with Members.

22.2 Members enquired which department determined the quantity and placement of Smart Food Waste Bins (“SFWBs”) in housing estates.

23. The representative of HD responded to Members’ views and enquiries as follows:

23.1 HD said it would relay the views to estate management companies.

(Post-meeting note: the above views from Members had been conveyed to the Senior Property Service Manager (Kowloon East), and all management companies would be instructed to strengthen liaison with Members to follow up on housing estate issues.)

23.2 HD stated that the allocation of SFWBs mainly fell under the purview of EPD, while their actual placement in housing estates was decided by HD. HD would, as far as practicable, place the SFWBs at locations convenient for residents.

24. Members raised other matters as follows:

24.1 Members commended HD for responding to residents’ request by providing a walkway cover at the lift platform in Ko Yee Estate, saying that the facility was well received by residents.

(Post-meeting note: HD appreciated Members’ commendation.)

24.2 Members hoped that HD would install SFWBs at the Disciplined Services Quarters at Yau Tong.

(Post-meeting note: the property services company provided relevant information to EPD in March 2024, requesting the installation of SFWBs at Ko Cheung Court and Yau Mei Court (government quarters). In mid-April, EPD agreed to include the government quarters of Ko Cheung Court and Yau Mei Court (including four blocks of Ko Cheung Court and seven blocks of Yau Mei Court) in the Pilot Scheme on Food Waste Collection. HD would continue to follow up with EPD on the arrangements.)

- 24.3 Members indicated that there were currently many people using SFWBs, causing them to frequently overflow. They hoped that HD and EPD would enhance communication and deploy more manpower to collect food waste from SFWBs.

(Post-meeting note: HD had trained cleaning workers and installed the relevant application on their smartphones. When the recycling bins were about to be full, the system would automatically send a phone message to the cleaning workers, reminding them to promptly replace the bins. Meanwhile, daily cleaning of SFWBs would be stepped up during peak usage times, such as morning commute hours, evenings before dinner preparation, and after dinner. Additionally, security guards had been instructed to pay extra attention to the usage of SFWBs during their patrols at night and to notify the cleaning workers to replace the recycling bins when necessary.)

- 24.4 Members pointed out that there was only one SFWB in Shun Lee Estate and hoped that HD would install more of such facilities in the estate.

(Post-meeting note: regarding the issue of increasing the number of SFWBs in the twin-tower type blocks of Shun Lee Estate, the Shun Lee Estate Management Office had contacted EPD to make the relevant request. EPD responded that around the third quarter of this year, when food waste recycling was widely implemented in PRH estates, it would conduct a detailed study and review of various aspects of operations in the estate.)

25. The representative of HD indicated that it would work with EPD after the meeting to explore ways to improve the operation of SFWBs.

(Post-meeting note: the relevant division of HD had recently conveyed the views to EPD.)

VI. Date of Next Meeting

26. The next meeting was scheduled to be held on 21 May 2024 (Tuesday).

27. There being no other business, the meeting was adjourned at 3:57 p.m.

The minutes of the meeting were confirmed on 21 May 2024.

Kwun Tong District Council Secretariat
May 2024