

(Translation)

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

Date: 21 January 2025 (Tuesday)

Time: 2:30 p.m. – 4:25 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 CHEUNG Yiu-pan

Mr CHEUNG Pui-kong

Mr CHEUNG Ki-tang, MH

Ms FU Pik-chun, MH

Mr LIN Ho-man, MH

Mr HSU Yau-wai

Mr TSANG Wing-fai

Ms CHING Hoi-yan

Ms FENG Yunsi

Mr WONG Kai-san

Ms ZHAN Baoyu

Mr AU YEUNG Kwan-nok

Mr CHENG Keung-fung

Mr KAN Ming-tung, MH

Mr TAM Siu-cheuk

Mr KWAN Kin-wing

Mr PANG Chi-sang

Ms CHU Siu-fan (Co-opted Member)

Mr TSANG Yau-cheung (Co-opted Member)

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

Ms LEE Yuk-sin, Florence Senior Town Planner/Kowloon 5,
Planning Department

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

Miss FUNG Choi-sim, Angela Engineer/11 (East),
Civil Engineering and Development Department

Miss LIU Siting Engineer/Kowloon 5,
Drainage Services Department

Secretary

Miss CHAN Sing-yu, Toby Executive Officer (District Council)(3),
Kwun Tong District Office

In Attendance by Invitation

Ms LAI Man-foon, Vivian District Planning Officer/Kowloon,
Planning Department **Item II**

Mr WONG Wai-yin, Patrick Senior Town Planner/Kowloon 4,
Planning Department

Mr LO Chi-cheung, Stephen Chief Engineer/East 5,
Civil Engineering and Development Department

Mr LAU Man-kuen, Ephes Senior Architect/1(East),
Civil Engineering and Development Department

Mr Louis LAU Project Manager,
AtkinsRealis Asia Limited

Ms LI Wai-sze, Grace Architect 125,
Housing Department **Item III**

Absent

Mr WONG Chun-ping, MH, JP
Ms CHU Lok-wai

Opening Remarks

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

2. The Chairman said that the Secretariat had received notices of absence from Ms CHU Lok-

wai and Mr WONG Chun-ping before the meeting. HDPC consented to the above two applications for absence due to their 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 6th meeting were confirmed.

II. Proposed Amendments to the Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/32
(KTDC HDPC Paper No. 1/2025)

4. The representative of the Planning Department (“PlanD”) presented the paper.

5. Members raised views and enquiries as follows:

5.1 Members pointed out that nearly 10 000 people would move into the housing projects near Choi Hing Road in the future, and considered that Choi Hing Road and Clear Water Bay Road would be unable to cope with the corresponding traffic flow.

5.2 Members noted that there were often people learning to drive on Choi Hing Road, posing a risk to the safety of nearby students crossing the road.

5.3 Members highlighted the pressing demand for childcare services in the Kwun Tong West area and urged PlanD to provide such services in the two projects.

5.4 Members hoped that PlanD would provide community halls in the projects.

5.5 Members hoped that PlanD would enhance pedestrian connectivity for the two projects, particularly the connection between the Choi Ha Road site and the downhill area.

5.6 Members expressed concerns that the land lease conditions for the Choi Hing Road project, which stipulated that the social welfare facility must be used as a hostel cum day activity centre for severely mentally handicapped persons, might reduce the project’s attractiveness to developers.

5.7 Members hoped that PlanD would pay attention to the future vehicular run-in/out arrangements for the Choi Ha Road project, as the project was located between Amoy Gardens and the car park of Choi Ha Estate, both of which had a high volume of traffic.

5.8 Members hoped that PlanD would provide public transport interchanges (“PTIs”) in the two projects and carry out proper traffic planning in advance, including the consideration of widening footpaths.

6. The representative of PlanD responded to Members’ views and enquiries as follows:

6.1 PlanD stated that it would relay the views regarding the provision of childcare services in the Kwun Tong West area to the Social Welfare Department (“SWD”).

6.2 Regarding the hostel cum day activity centre for severely mentally handicapped persons in the Choi Hing Road project, PlanD stated that flexibility could be provided in the design, such as separating the entrances and exits of the centre and the residential portion to minimise the impact on residents.

6.3 PlanD stated that there were currently nine community halls/centres in Kwun Tong District and that further studies were required to determine whether it was necessary to provide community halls in the projects. As space at the Choi Ha Road site was limited, a preliminary assessment had indicated that incorporating a community hall into the project, while adhering to the building height restrictions, would significantly reduce the provision of the proposed social welfare facilities. Therefore, the matter would need to be referred to the relevant departments for review and assessment of the needs.

7. The representative of the Civil Engineering and Development Department (“CEDD”) responded to Members’ views and enquiries as follows:

7.1 CEDD stated that a traffic impact assessment had been conducted for the Choi Hing Road project, which found that the project would not have an unacceptable impact on nearby roads. In addition, the Transport Department (“TD”) had proposed road improvement works in the vicinity of Choi Hing Road, including the widening of sections of Clear Water Bay Road and New Clear Water Bay Road, and the construction of a connecting road to allow vehicles turn left from New Clear Water Bay Road to Choi Hing Road. It was expected that the vehicular flow at the Choi Hing Road roundabout would increase in the future, which would in turn reduce

learner driver activities that Members had expressed concern about.

7.2 Regarding pedestrian connectivity for the Choi Ha Road project, CEDD explained that the construction sites surrounding the project were private land. Although the feasibility of constructing a footbridge connecting to the adjacent private housing estate had been studied, it was found that the clearance below the proposed footbridge would be insufficient for vehicle passage, thereby affecting the operation of the private housing estate's car park. In addition, the footbridge could potentially impact the privacy of nearby residents. Furthermore, CEDD had explored the feasibility of installing an escalator next to the staircase between Cheerful Court and Amoy Gardens but found that there was insufficient space at the location.

7.3 Regarding the vehicular run-in/out on Choi Ha Road, CEDD noted that a car park was situated opposite the proposed project. As such, vehicles would be restricted to entering the proposed project via a left turn from Choi Ha Road and exiting via a left turn onto Choi Ha Road, ensuring that the traffic flow of the opposite car park would not be affected.

7.4 CEDD stated that it would relay the suggestion of adding PTIs to the relevant departments.

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

8.1 Members stated that private residential projects were likely to have more private car users and hoped that PlanD would carefully consider the parking space supply and transport arrangements for the projects.

8.2 Members enquired about the service targets of the Short-term Food Assistance Service Team ("Service Team") under the Choi Ha Road project.

8.3 Members expressed confusion as to why the road section near the Choi Hing Road project had not been widened during the initial widening works on New Clear Water Bay Road. They enquired whether vehicles from the project would only access Choi Hing Lane via the roundabout beside St. Joseph's Anglo-Chinese School in the future, without using New Clear Water Bay Road.

8.4 Members noted that the "Learner Drivers Prohibited" restrictions were in place near other schools and questioned why such restrictions could not be implemented on Choi Hing Road.

- 8.5 Members enquired with PlanD about the procedures and timeline for land use rezoning.
 - 8.6 Members noted that the site of the Choi Hing Road project was currently being used as a temporary car park and expressed concern that the change in land use might reduce the supply of parking spaces in the district.
 - 8.7 Members hoped that SWD would provide suitable social welfare facilities in response to the needs of the area.
 - 8.8 Members hoped that PlanD would provide more pedestrian connection facilities for the Choi Hing Road project.
 - 8.9 Members were concerned that the Choi Ha Road development project would create a wall effect upon completion.
9. The representative of PlanD responded to Members' views and enquiries as follows:
- 9.1 PlanD said that the design of the Choi Ha Road project complied with the provisions of the Buildings Ordinance and the Sustainable Building Design Guidelines, and would not result in a wall effect.
 - 9.2 PlanD stated that the service targets of the Service Team were families in need in the district. According to data provided by SWD for 2022-2023, a total of 14 309 beneficiary units were recorded in Kwun Tong District. The Service Team serving Kwun Tong District currently operated from rented premises, and there was a need to identify long-term premises for operation.
 - 9.3 PlanD explained that the land use rezoning procedure included the exhibition of the draft plan incorporating the proposed amendments for public inspection for two months. Subsequently, the Town Planning Board ("TPB") would conduct hearings to consider public representations and comments. Finally, TPB would submit the draft plan to the Chief Executive in Council for approval.
10. The representative of CEDD responded to Members' views and enquiries as follows:
- 10.1 CEDD said that both projects were private developments, and as such, the final number of parking spaces could not be confirmed at this stage. However, during the traffic impact assessment, CEDD had estimated the number of parking spaces for both

projects based on the upper limit stipulated in the Hong Kong Planning Standards and Guidelines. The assessment results showed that the two projects would not cause any unacceptable impacts on nearby traffic.

10.2 CEDD noted that both projects were located near bus and minibus stops, allowing future residents to use nearby public transport services. Furthermore, TD would also collaborate with bus or minibus operators to assess the need to increase service frequency when the projects were occupied.

10.3 CEDD stated that the vehicular run-in/out for the Choi Hing Road project would be located on Choi Hing Road instead of New Clear Water Bay Road.

10.4 CEDD would relay Members' views on the regulation of learner driver routes to TD for follow-up.

10.5 CEDD stated that the Choi Hing Road project was located near major pedestrian walkways, allowing residents to walk to nearby bus stops and minibus stops for transportation.

11. The Chairman summarised the issues of concern to Members and requested that PlanD and CEDD follow up on their views.

12. Members noted the paper.

III. Progress Report of Public Housing Projects under the Housing Department (KTDC HDPC Paper No. 2/2025)

13. The representative of the Housing Department ("HD") presented the paper.

14. Members raised views and enquiries as follows:

14.1 Members pointed out that multiple development projects would be completed in the Yau Tong area in the future, and hoped that HD and TD would plan the public transport arrangements for Ko Chiu Road in advance.

14.2 Members enquired when the polyclinic at Site A on Pik Wan Road would be put into service.

- 14.3 Members hoped that HD would complete the layby works for the Tak Tin Street project as soon as possible to avoid affecting nearby students.
- 14.4 Members raised concerns about the noise issue at the Pik Wan Road site, noting that residents had reported noise persisting after 10 p.m. on weekdays and during weekend evenings.
- 14.5 Members opined that the site between Wang Chiu Road Phases 1 and 2 should not be reserved for school use, given the under-enrolment across primary and secondary schools in the district.
- 14.6 Members hoped to invite the organisation responsible for operating the Light Public Housing (“LPH”) on Choi Hing Road to attend the meeting and brief Members on the intake arrangements.
- 14.7 Members hoped that HD would provide data on school-age children in the housing projects in the Anderson Road Quarry area.
- 14.8 Members enquired about the time gap between the completion and occupancy of the housing projects in the Anderson Road Quarry area.
15. The representative of HD responded to Members’ views and enquiries as follows:
 - 15.1 HD noted that after the completion of housing projects, it generally took approximately three to four months of interior fitting-out works before residents could move in.
 - 15.2 HD would enquire with the Education Bureau regarding data on school-age children.
 - 15.3 HD said that it would ask PlanD to confirm whether the land use of the site between Wang Chiu Road Phases 1 and 2 would be changed.
 - 15.4 HD stated that it would raise the construction noise issue with the project team of the Pik Wan Road site.
 - 15.5 HD noted that it had been maintaining communication with the project team of the Tak Tin Street site. The team indicated that additional signage would be installed near the site and staff would be assigned to guide pedestrians in crossing the road.

- 15.6 HD said that the completion date of the polyclinic on Pik Wan Road could not be provided at the moment.
- 15.7 HD said that it would discuss transport arrangements in the Yau Tong area with TD.
16. Members raised follow-up views and enquiries as follows:
- 16.1 Members pointed out that construction works were still being carried out at the Pik Wan Road site during weekends, affecting nearby residents. They enquired when the drilling works would be completed.
- 16.2 Members enquired about the future management responsibility of the Hiu Ming Street project.
- 16.3 Members reported severe noise and dust issues caused by the Tak Tin Street project.
- 16.4 Members noted that construction vehicles from the construction sites in the Anderson Road Quarry area often parked on On Yan Road, affecting road safety.
- 16.5 Members enquired whether HD would reserve part of the site of the Wang Chiu Road project for the new campus of United Christian College.
17. The representative of HD responded to Members' views and enquiries as follows:
- 17.1 HD said that the use of the Wang Chiu Road project site was subject to confirmation by PlanD.
- 17.2 HD stated that it would request the contractors of the projects in the Anderson Road Quarry area to pay attention to the issue of illegal parking by construction vehicles.
- 17.3 HD said that it would relay the dust and noise issues of the Hiu Ming Street project to the contractor.
- 17.4 HD said that it would request the project team of the Tak Tin Street project to notify residents in advance before implementing temporary traffic measures.
- 17.5 HD noted that it would relay the noise issue of the Pik Wan Road project to the project team.

17.6 HD said that the future management of the Hiu Ming Street project would be handled by an outsourced contractor, while Property Service Manager/Service (Kowloon East)⁶ of HD would be responsible for the project.

18. The Chairman summarised the issues of concern to Members and requested that HD seriously follow up on their views.

19. Members noted the paper.

IV. Management Problems of Public Housing Estates in Kwun Tong District (KTDC HDPC Paper No. 3/2025)

20. The Chairman referred Members to the paper.

21. Members raised views and enquiries as follows:

21.1 Members enquired with HD about the timeline for replacing the safety matting for the play equipment in Upper Ngau Tau Kok Estate.

21.2 Members hoped that the engineering section of HD would provide the latest plans for the footbridge in Shun Tin Estate.

21.3 Members hoped that HD would follow up on the installation of flagpoles in Shun Tin Estate as soon as possible.

21.4 Members noted that the issue of feral pigeons and dog fouling was serious in the district, and considered it unreasonable that HD had not allotted penalty points to any residents despite conducting over 30 000 inspections.

21.5 Members urged HD to clear the anti-epidemic supplies that had been stored for years in the ground-floor conference room of On Yat House in Shun On Estate.

21.6 Members hoped that HD would widen and beautify the area beside the bus stop near Sau Mau Ping South Estate on Sau Mau Ping Road after removing the hoardings for the lift works.

21.7 Members enquired about HD's follow-up work on the use of passenger lifts to transport refuse from lower-floor units in Lee Cheung House of Shun Lee Estate.

21.8 Members raised concerns about the water seepage issue related to the podium vegetation at On Tai Estate.

21.9 Members hoped that HD would provide prosecution figures concerning objects being thrown from height and pet fouling.

21.10 Members enquired about the tendering progress for the vertical greening facilities in Yau Lai Estate.

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

22.1 HD said that it would request the property management team of Upper Ngau Tau Kok Estate to report to Members on the timeline for replacing the safety matting for the play equipment.

(Post-meeting note: The Upper Ngau Tau Kok Estate Office had cordoned off the damaged play equipment and safety matting, and arranged for the play equipment contractor to visit the site to follow up on the repair works. Replacement of the safety matting was expected to be completed by the end of April, while the repair progress of other play equipment would be confirmed after inspection by the contractor.)

22.2 Regarding the installation of flagpoles in Shun Tin Estate, HD explained that there were a large number of underground pipes and tree roots at the location. Therefore, the engineering staff needed to discuss project details with the tree section, and HD would report back to Members later.

(Post-meeting note: The Shun Tin Estate Office conducted site inspections with the relevant Member on 27 December 2024 and 7 February 2025 to examine details of the proposed works and report on the progress.)

22.3 HD stated that it had recently strengthened inspections at blackspots for feeding feral pigeons and observed improvements. Therefore, it would continue to strengthen relevant efforts in the future.

(Post-meeting note: There were a total of 33 cases last year in which penalty points were allotted for throwing objects from height in public housing estates in Kwun Tong District, one of which involved throwing food from a unit to feed feral pigeons. In addition, a Notice-To-Quit was issued in one case for throwing objects from height. HD had recently

issued a fixed penalty notice to a tenant in Upper Ngau Tau Kok Estate for feeding feral pigeons and had enforced the Marking Scheme for Estate Management Enforcement in Public Housing Estates.)

22.4 HD explained that prosecution figures related to pet fouling were included in the figures for littering and therefore could not be provided separately. HD would urge its frontline staff to strengthen inspections and promotional efforts.

22.5 HD said that it would follow up with the Shun On Estate Office regarding the issue of anti-epidemic supplies stored in the ground-floor conference room of On Yat House.

(Post-meeting note: The supplies stored in the ground-floor conference room of On Yat House in Shun On Estate had been distributed.)

22.6 HD stated that it would enquire with the relevant section about the progress of removing the hoardings for the lift works on Sau Mau Ping Road.

(Post-meeting note: The Sau Mau Ping South Estate Management Office had monitored the usage of the footpath beside the bus stop near the footbridge connecting Sau Mau Ping South Estate to Po Tat Estate during morning and afternoon peak hours on different days, and no overcrowding was observed along that road section. Therefore, HD would not consider widening the footpath beside the bus stop at the roadside of Sau Mau Ping South Estate for the time being.)

22.7 Regarding the use of lifts to transport refuse from lower-floor units in Lee Cheung House of Shun Lee Estate, HD said that the estate's engineering section was dealing with the issue and would report back to Members later.

(Post-meeting note: The works for retrofitting a refuse chute for the lower floors of Lee Cheung House had been submitted to the Independent Checking Unit ("ICU") for review. The engineering section received comments from ICU in mid-January 2025 and would revise the plans accordingly before resubmitting them for approval.)

22.8 Regarding the water seepage issue related to the podium vegetation at On Tai Estate, HD stated that the engineering section and Members would be invited to inspect the seepage location for follow-up action.

(Post-meeting note: The engineering section had inspected the relevant area and had re-filled

the wall corner joints.)

22.9 HD noted that it would now utilise artificial intelligence technology to handle cases of objects being thrown from height to enhance enforcement efficiency. In addition, HD invited Members to provide locations where such incidents frequently occurred to facilitate the installation of closed-circuit television cameras at those spots.

(Post-meeting note: Multiple mobile surveillance systems had been installed in On Tai Estate for the targeted monitoring of objects being thrown from height.)

22.10 HD stated that it would request the Yau Lai Estate Property Services Management Office to report to Members on the tendering progress for the vertical greening facilities.

(Post-meeting note: The Yau Lai Estate Property Services Management Office was conducting tender analysis. The tendering process and awarding of the works contract was expected to be completed in early March 2025, and the vertical greening renovation works were expected to commence in late March 2025.)

23. Members commended the property management company of Sau Mau Ping Estate, namely Creative Property Services Consultants Limited, for its outstanding performance. In addition, Members reminded HD to ensure sufficient staffing for refuse collection during the Lunar New Year period.

24. The representative of HD stated that all cleaning companies had been reminded to arrange sufficient manpower for cleaning work during the Lunar New Year period.

25. Members pointed out that, during painting works carried out under the “HAPPY Family • Colourful and Fun Estate Project” in Kai Tin Estate, some workers had stained households’ windows without cleaning them. They requested HD to follow up on the matter.

(Post-meeting note: HD had referred the case to the relevant staff on the same day for follow-up and had directly replied to Members.)

26. The Chairman summarised the issues of concern to Members and requested that HD follow up on their views.

27. Members noted the paper.

V. Any Other Business

28. The Chairman said that the Housing Bureau (“HB”) had submitted the tabled paper “KTDC (2024-2025) HDPC Works Progress Report – LPH and Transitional Housing” regarding the LPH and transitional housing projects in Kwun Tong District and invited Members to note the paper. The Chairman invited enquiries from Members and asked the Secretariat to relay them to HB.

29. Members raised no enquiries.

VI. Date of Next Meeting

30. The next meeting was scheduled to be held on 25 March 2025 (Tuesday).

31. There being no other business, the meeting was adjourned at 4:25 p.m.

The minutes of the meeting were confirmed on 25 March 2025.

Kwun Tong District Council Secretariat

March 2025