

(Translation)

**Minutes of the Second Meeting of the  
District Facilities and Works Committee (2024) of the  
Kwai Tsing District Council**

Date: 2 April 2024

Time: 2:30 p.m. – 4:23 p.m.

Venue: Kwai Tsing District Office (“K&T DO”) Conference Room

<b><u>Present</u></b>	<b><u>Time of Arrival</u></b>	<b><u>Time of Departure</u></b>
Miss LO Yuen-ting, MH (Chairman)	Start of Meeting	End of Meeting
Mr AU Chi-fai (Vice Chairman)	Start of Meeting	End of Meeting
Ms WANG Chung-wing	Start of Meeting	End of Meeting
Mr NG Chi-wah	Start of Meeting	End of Meeting
Mr NG King-wah	Start of Meeting	End of Meeting
Miss CHU Lai-ling, MH	Start of Meeting	End of Meeting
Mr NG Yam-fung, Benny	Start of Meeting	End of Meeting
Mr LEE Wai-lok	Start of Meeting	End of Meeting
Miss CHAU Kit-ying	Start of Meeting	End of Meeting
Ms LAM Ying-wai	Start of Meeting	End of Meeting
Ms LAM Chui-ling, MH, JP	2:41 p.m.	End of Meeting
Mr TSUI Hiu-kit	Start of Meeting	End of Meeting
Mr YUEN Yun-hung	Start of Meeting	End of Meeting
Miss MOK Yee-ki	Start of Meeting	End of Meeting
Ms KWOK Fu-yung, MH	Start of Meeting	End of Meeting
Ms GUO Huimin	Start of Meeting	End of Meeting
Ms CHAN On-ni	Start of Meeting	End of Meeting
Mr PANG Yap-ming	Start of Meeting	End of Meeting
Mr WONG Chun-yeung	Start of Meeting	End of Meeting
Miss WONG Shuk-man	Start of Meeting	End of Meeting
Mr WONG Siu-kwan	Start of Meeting	End of Meeting
Ms LAU Mei-lo	Start of Meeting	4:18 p.m.
Mr POON Chi-shing, MH	Start of Meeting	End of Meeting
Ms TANG Lai-ling	Start of Meeting	End of Meeting
Ms CHENG Lam	Start of Meeting	End of Meeting
Mr SO Pak-tsan, MH	Start of Meeting	End of Meeting

**In Attendance**

Ms CHAN Ming-yan, Joanne	Senior Architect (3), Housing Department
Mr FONG Tsz-kin, Matthew	Architect (95), Housing Department
Mr MOK Kwok-chung, Dickson	Senior Planning Officer (Development and Construction), Housing Department
Mr TSO Yuen-tik	Civil Engineer (19), Housing Department
Ms WONG Ngan	Senior Housing Manager (Kwai Chung), Housing Department
Mrs CHENG LUI Hang-yee	Property Service Manager/Service (Wong Tai Sin, Tsing Yi & Tsui Wan) (3), Housing Department
Miss CHAN Tsz-wai, Eunice	Executive Officer (Architectural Design) (1), Housing Department
Mr. LUK Yin-choi, Jeffrey	Senior Engineer/10 (South), Civil Engineering and Development Department
Mr. LIU Fung-yu, Gary	Engineer/18 (South), Civil Engineering and Development Department
Mr FAN Chin-wai, Joseph	Engineer/14 (West), Civil Engineering and Development Department
Mr Dicky NGAI	Technical Director, Mott MacDonald Hong Kong Limited
Mr TANG Siu-kei, Edward	Technical Director, Mott MacDonald Hong Kong Limited
Mr Zheng Jing-kun	Senior Engineer, Mott MacDonald Hong Kong Limited
Miss CHIU Yu-ying, Janice	Acting Senior Environmental Protection Officer (Regional West)4, Environmental Protection Department
Mr TAM Wai-ho	Engineer/New Territories West (Distribution 1), Water Supplies Department
Mr SHUM Wai-cheuk	Senior Land Executive/Land Enforcement 1 (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr HO Chung-hang	Building Surveyor/D4-3, Buildings Department
Mr WONG Wing-yiu	Professional Officer 2-4/Joint Office 2, Buildings Department
Mr CHUNG Wai-hung	Senior Health Inspector (Regional Joint Office) New Territories West 1, Food and Environmental Hygiene Department
Ms LIM Ting Ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms HUE Kam-ching	District Leisure Manager (Kwai Tsing), Leisure and Cultural Services Department
Mr LUI Wing-cho	Senior Town Planner/Kwai Tsing, Planning Department
Ms CHEUNG Yuen-ping	Engineer/Tsuen Kwai 3, Drainage Services Department
Mr LEUNG Siu-ming, David	Architect (Works) 8, Division II, Home Affairs Department
Miss HO Yin-king, Susanne	Senior Liaison Officer (1)/Acting Assistant District Officer (Kwai Tsing), Kwai Tsing District Office, Home Affairs Department

**Responsible  
Department**

Mr CHIU Leung-yee, Louie	Liaison Officer-in-charge Kwai Chung (Central & South), Kwai Tsing District Office, Home Affairs Department
Mr LEE Ming-ki	Senior Inspector of Works (Kwai Tsing), Kwai Tsing District Office, Home Affairs Department
Mr CHU Pui-tat	Inspector of Works (Kwai Tsing), Kwai Tsing District Office, Home Affairs Department
Mr CHU Chun-fan, Alvin	Executive Officer (Administration), Kwai Tsing District Office, Home Affairs Department
Mr CHOI Man-kit, Angus	Executive Officer (DC) 1, Kwai Tsing District Office, Home Affairs Department

**Opening Remarks**

The Chairman welcomed Members to the second meeting of the District Facilities and Works Committee (“DFWC”) (2024) of the Kwai Tsing DC (“K&T DC”).

**Confirmation of Minutes of the 1st Meeting (2024) held on 5 February 2024**

2. Members endorsed the minutes unanimously.

**Discussion Items**

**Proposed Public Housing Development at a to-be-vacant School Premises in Cheung Ching Estate on Ching Hong Road North, Tsing Yi**

(Proposed by Housing Department)

(DFWC Paper No. 7/D/2024)

3. Senior Architect (3), Housing Department (“HD”), introduced the paper with the aid of PowerPoint presentation.
4. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:
  - (i) Some Members doubted the assessment results reported by the Department, which showed that the completion of the project will not cause negative impact on the traffic in the district. They raised an example by stating that the “Ching Wai House, Cheung Ching Estate” and “Ching Tao House, Cheung Ching Estate” bus stops near the development were both overloaded, making it difficult for the residents to board buses. Therefore, the Department was requested to give a detailed account of its arrangement to improve the ancillary transport facilities of the development.
  - (ii) Members were disappointed that the Department had not invited representatives from the Transport Department (“TD”) to attend the meeting to give responses relating to the ancillary transport facilities of the development.
  - (iii) The Department was requested to supplement the details of the assessments on aspects such as transportation, air quality, and noises, so as to explain why the development would not cause long-term impact to the district while bringing in new population. Members also pointed out that the development

was surrounded by residential buildings, so they were concerned that the noises and air pollution generated during the construction might cause nuisances and health problems to the residents.

- (iv) Pointed out that the Department only mentioned the estimated commencement and completion dates of the project in the Paper, so they requested the Department to provide a detailed timetable.
- (v) Enquired whether the Department would consider providing more recreational facilities (such as basketball courts) in the development.
- (vi) Enquired whether the Department would, apart from making arrangements in accordance with the standards of the Social Welfare Department (“SWD”), take into account the needs of local communities and residents in the district (such as considering renting out shops to local organisations as offices) while setting up social welfare facilities in the development, so that the facilities and services in the district would be more diversified instead of being confined to general facilities such as elderly day care centres and youth activity centres.
- (vii) Enquired whether the Department would reserve space for renting to District Council (“DC”) members to set up ward offices. Members pointed out that the development was located in Cheung Ching Estate, which was a steep hillside housing estate. Many elderly people living in the higher-levels buildings found it difficult to walk to DC members’ ward offices located in lower-levels buildings for help. Therefore, Members hoped that the Department could assist in setting up DC members’ ward offices in the development to bring convenience to the residents.
- (viii) Enquired whether the Department would launch improvement plans for the shopping centre and market in Cheung Ching Estate, as well as Cheung Hong Commercial Centre No.1, which are located near the development. Members said that such shopping facilities are outdated, and the shops are few in number and of limited diversity, so they were worried that the residents would face a shortage of living facilities after the completion of the development.
- (ix) Pointed out that the demolition of Fr. Cucchiara Memorial School was involved in the project, and enquired whether the Department had considered the demand for schools among the district residents in the course

of project planning. In response to the relocation of Fr. Cucchiara Memorial School to a new school premises in Sham Shui Po District, an enquiry was made on whether the Department would consider implementing measures to facilitate students to commute across districts.

- (x) Enquired of the Department about the detailed design of the car park in the development, including whether there will be sufficient charging facilities for electric vehicles and parking spaces for small coaches and Rehabuses to meet the needs of the users in various community service facilities in the complex.
- (xi) Given that the Government had included Cheung Ching Estate in the list of housing estates to be redeveloped several years ago, and that the new buildings in the captioned project can just provide favourable conditions for in-situ rehousing of the residents in Cheung Ching Estate, an enquiry was made to the Department on their opinions on comprehensive redevelopment of Cheung Ching Estate.
- (xii) Suggested that in addition to reporting the content and progress of the works to K&T DC, the Department should also have more frequent direct communication with the DC members whose constituencies are in the vicinity of the development (e.g. conducting on-site inspections together), so as to allow the DC members to keep abreast of the project and explain the content of the project to nearby residents.

5. The Chairman asked the Department to provide the PowerPoint slides used at the meeting for Members' perusal after the meeting.

6. Senior Engineer/10 (South), Civil Engineering and Development Department ("CEDD"), and Technical Directors, Mott MacDonald Hong Kong Limited, gave a consolidated response as follows:

- (i) Pointed out that the Department had conducted a detailed assessment on the impact of the project on the traffic flow within Tsing Yi Island. Based on the assessment results, it was suggested to carry out junction improvement works at the junction of Tsing Yi Interchange (South) and Fung Shue Wo Road/Tsing Yi Road West. In response to the increase in traffic volume, it was suggested to upgrade two en-route bus stops on Ching Hong Road and Chung Mei Road respectively to facilitate passengers.

- (ii) Said that the Department had consulted the Planning Department (“PlanD”) and TD regarding the hypothetical parameters and results of the traffic assessment, and had sought agreements from both departments. After implementing the improvement arrangements for the ancillary transport facilities recommended by the Department, the traffic conditions have already met the requirements stipulated in TD’s “Transport Planning and Design Manual” .

7. Senior Architect (3), HD, responded as follows:

- (i) Pointed out that the Phase 4 Public Housing Development at Ching Hong Road North (“Phase 4”) included social welfare and recreational facilities. In the initial stage, various facilities, such as social welfare facilities for the elderly, children’s playgrounds, sitting-out facilities and basketball courts, will be provided. Together with the facilities in Phase 1 and Phase 2 of the development which were expected to take in residents in mid-2024, as well as Phase 3 of the development that is under construction, the social welfare facilities to be provided (e.g. community halls, day child care centres, kindergartens, family multiple intelligences centres, and elderly care homes.) would be sufficient to meet the needs of people at different ages. The Department planned the project on the theme of “Cross-generational Integration”, and will distribute community facilities suitable for various age groups among different phases of the development which is to be completed in stages.
- (ii) Pointed out that in addition to relocating the basketball court adjacent to Fr. Cucchiara Memorial School in Phase 4, the Department also provided a total of 4 basketball courts in Phase 2 of the development. It was believed that the needs of the residents in the district could be met.
- (iii) It was preliminarily expected that the Phase 4 works will commence after the relocation of Fr. Cucchiara Memorial School (i.e. in late 2025), and the exact timetable for works would depend on the progress and completion date of the construction of the new school premises of Fr. Cucchiara Memorial School. It was also pointed out that the Department would, after the meeting, relay to relevant department the traffic problem of the students who will need to travel across districts to attend school after the relocation of the existing school premises.

(Post-meeting note: HD had relayed Members’ opinions to TD for follow-

ups the meeting.)

- (iv) Pointed out that the Department regularly conducted detailed investigations into aged public rental housing estates to ensure the structural safety of the buildings. The Department had once conducted an investigation on the overall structure of Cheung Ching Estate in 2011 and found that the estate, in terms of its structure, could continue to be maintained for at least 15 years. Therefore, there was no urgent need to demolish and rebuild the estate at that time. The Department will conduct the second round of investigation in Cheung Ching Estate in 2026.
- (v) Pointed out that all parking spaces in Phase 4 will be equipped with charging facilities for electric vehicles.
- (vi) Pointed out that the Department had stipulated in the works contracts that the contractors must strictly follow relevant regulations under the Noise Control Ordinance during construction, and implement noise and air pollution management plans. HD would conduct regular inspections to monitor the contractors' performances at construction sites and ensure their adoption of appropriate noise mitigation measures.
- (vii) The Department noted Members' opinions on strengthening communication, and indicated that it and the project contractors had been maintaining communication with DC members as well as local communities, both inside and outside the DC.
- (viii) Said that the Department would provide the PowerPoint slides used at the meeting to Members via the Secretariat after the meeting.

(Post-meeting note: HD had sent the PowerPoint slides to all Members via the Secretariat on 8 April 2024.)

8. Senior Housing Manager (Kwai Chung), HD, responded as follows:

- (i) Pointed out that there were business operators selling grain and oil groceries, fresh supplies and other goods to residents in the shopping centre and market in Cheung Ching Estate, as well as Cheung Hong Estate Commercial Centre No.1. When a shop is vacant, the Department would usually offer such a shop for leasing to companies/individuals engaging in the same industry as the previous shop. If it still cannot be leased out, the Department



will make reference to the market and the opinions of local stakeholders, and review whether the shop can be used for other purposes. If technically feasible, the Department might consider leasing the shop to a tenant engaging in other appropriate industries so as to further meet the needs of the residents.

- (ii) Indicated that when circumstances permit, the Department would endeavour to lease out suitable premises to DC members for office purpose. When a DC member intends to rent a ward office, he/she should make enquiries to estate office.

9. Senior Planning Officer (Development and Construction), HD, responded as follows:

- (i) Pointed out that when social welfare facilities in the development was being planned, the Department not only maintained close contact with SWD, but also communicated with K&T DO to learn more about the needs of the community.
- (ii) Noted Members' opinions on the types of social welfare facilities in the development, and would conduct reviews with SWD and K&T DO. Revisions would be made to the project content in a timely manner.
- (iii) Pointed out that the Department had once consulted the Education Bureau ("EDB") on local residents' need to continue using the premises of Fr. Cucchiara Memorial School. After conducting an assessment, EDB deemed that the demand for primary school services in the district was non-existent, so it decided to redevelop the school into residential buildings. Nevertheless, the Department noted Members' opinions and would relay the views of DC members to EDB.

10. Members discussed the departmental replies above, and put forth enquiries and opinions as follows:

- (i) Enquired of the Department about the time when the traffic assessment had been carried out. Some Members were concerned that, as the traffic data used for computer simulation was collected during the pandemic when both the flows of people and freight had been suspended, the data might not reflect the traffic conditions after the resumption of normalcy, hence causing erroneous assessment result. In addition, some Members were concerned

that the assessment result of the Department only reflected the impact of the project on the ancillary transport facilities in the district without giving consideration to its impact on other developments (such as the housing development at Tsing Yi Road West), thus failing to completely reflect the impacts brought about by additional population.

- (ii) Said that it was unreasonable and unrealistic for the Department to think that the traffic pressure caused by population growth could be resolved by carrying out junction improvement works and extending bus stop laybys. Some Members expressed disappointment again for TD being unable to dispatch representatives to attend the meeting. They hoped to invite representatives from HD and TD to inspect the “Ching Wai House, Cheung Ching Estate” and “Ching Tao House, Cheung Ching Estate” bus stops during morning peak hours to assess the feasibility of the Department’s improvement arrangements for the ancillary transport facilities.
- (iii) Emphasised both the “Ching Wai House, Cheung Ching Estate” and “Ching Tao House, Cheung Ching Estate” bus stops were busy during morning peak hours, which often made it difficult for residents to board buses. Therefore, the Department was suggested to consider upgrading “Cheung Ching Bus Terminus” and allowing that bus stop to be the terminus of greater number of external bus routes, so as to meet the needs of the residents and divert the passenger flow of the two en-route bus stops mentioned above.
- (iv) Pointed out that two drainage works projects would be carried out on Tsing Yi Heung Sze Wui Road near Chung Mei Road shortly afterwards, and expressed concerns that the construction period of the captioned project might overlap with that of the two projects, thereby causing persistent traffic congestion in the district with simultaneous implementation of various works. Hence, an enquiry was made on whether the Department had negotiated with the Drainage Services Department (“DSD”) for the issue.
- (v) Expressed doubts on the Department’s claim that the catering and shopping facilities near the project site could already meet the needs of the residents. Some Members emphasised that, in the shopping centre and market in Cheung Ching Estate as well as Cheung Hong Estate Commercial Centre No.1., the shops available back then could not meet the needs of the residents at that time. As a result, elderly residents with impaired mobility had to travel to other shopping spots by vehicles to purchase daily necessities. Therefore, Members hoped that the Department could get rid

of its established mindset and consider carrying out a major renovation or even rebuilding the shopping centre from the perspective of whole shopping centre renovation, so as to meet the needs of the residents at that time, as well as the residents moved in after the resident intake of the development.

- (vi) Disagreed with the Department's claim that DC members were welcomed to rent the shops at any new development in the district as ward offices. To raise an example, a Member said that when Ching Fu Court was completed, he/she made a request to the Department for renting a place as a ward office but received refusal. Therefore, he/she thought that the claims made by the Department were contradictory.

11. Technical Directors, Mott MacDonald Hong Kong Limited, gave a consolidated response as follows:

- (i) Pointed out that the Department had commissioned an organisation to conduct two traffic assessments in 2021 and 2023 respectively, but the data used for computer simulation were technically adjusted, so that the traffic flow data impacted by the change of the public's traveling habits which had been caused by the pandemic could be eliminated. In addition, the organisation had collected and analysed the data of traffic flows at different times of a day to evaluate the traffic flows of various road sections during peak hours.
- (ii) Pointed out that the organisation had taken into consideration the known developments on Tsing Yi Island and the impact of population growth on traffic flow in the district when conducting traffic assessments, and the methods and results of the traffic assessments were endorsed by TD.
- (iii) Pointed out that TD's Transport Planning and Design Manual adopts the volume/design capacity ("v/c") ratio of 1.0 as a basis to determine whether the capacity of a road section has been exceeded. According to the traffic assessment results, the v/c ratios of all road sections relating to the development were below 1.0, and therefore it was concluded that the project would not have a negative impact on the traffic in the district.
- (iv) Reiterated that the organisation and the Department had noticed the higher usage rates of some nearby bus stops. Therefore, it was suggested to improve the two en-route bus stops located near the developments to provide flexibility for residents to wait for buses at the most convenient

stops, so as to divert passenger flow. The four phases of the captioned project will be interconnected by footbridges, which is instrumental in the residents' access to all nearby bus stops for bus waiting.

- (v) Pointed out that the organisation had put forward suggestions to the Department regarding the feeder transport arrangements after the resident intake of the development, including the provision of feeder bus services connecting to Tsing Yi Station, Tsuen Wan, as well as major commercial areas on Hong Kong Island and in Kowloon. However, the implementation of the suggestions will be subject to the discussions between the Department, TD and the bus companies.
- (vi) Noted on behalf of the Department the opinion of Members about the introduction of external bus routes with "Cheung Ching Bus Terminus" as the terminus, and said that the Department might consider relaying the opinion to TD and bus companies.
- (vii) Pointed out that the organisation and the Department would discuss with DSD and other works departments to coordinate matters such as the construction times and traffic diversion arrangements of the improvement works to ancillary transport facilities and district road works involved in the project, so as to minimise the impacts on the district traffic.

12. Senior Housing Manager (Kwai Chung), HD, responded as follows:

- (i) Noted Members' opinions on the shopping centre and market in Cheung Ching Estate, as well as Cheung Hong Estate Commercial Centre No.1, and the suggestion on conducting on-site inspections by both Members and HD officers. The Department would timely review the operations of the properties concerned, and relay the suggestion on inspecting the shopping centres to relevant offices for making arrangements.
- (ii) Regarding Members' request to rent shops in Ching Fu Court as ward offices, it was pointed out that Ching Fu Court is a housing court under the "Green Form Subsidised Home Ownership Scheme", and therefore, when the Department considers relevant requests, both consultation with the residents as well as compliance with the laws and other relevant regulations are required. Besides, the Department would relay Members' request to relevant offices for consideration.

**Concern about the Issue of Noise Nuisance Created during the Course of Public Housing Development Works**

(Proposed by Mr YUEN Yun-hung, Mr NG Chi-wah, Ms KWOK Fu-yung, MH, Mr NG King-wah, Miss CHU Lai-ling, MH, Mr NG Yam-fung, Benny, Ms LAM Ying-wai, Mr WONG Chun-yeung, Miss WONG Shuk-man, Mr WONG Siu-kwan, Mr POON Chi-shing, MH, Ms TANG Lai-ling and Miss LO Yuen-ting, MH)  
(DFWC Paper Nos. 9/D/2024, 9a/D/2024 and 9b/D/2024)

13. The Chairman pointed out that as agenda item no. 4 also had to be addressed by HD representatives, the order of agenda items was adjusted so that agenda item no. 4 could be discussed first to enhance meeting efficiency.

14. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Enquired how HD and the Environmental Protection Department (“EPD”) compiled the statistics on complaint figures, and indicated that although complaints on noise problems had been made directly to the duty staff at construction sites, only a handful of complaints were listed in the Department’s reply documents. Therefore, Members deemed that the replies contradicted the facts, and hoped that the Departments would give a detailed account of the discrepancies.
- (ii) Enquired of HD whether it had, in addition to reviewing the contractors’ noise management measures when granting construction permits, carried out surprise inspections to monitor the actual situations in construction sites. An enquiry was also made on how the Department would deal with non-compliance cases once they were found. Some Members said that they received complaints from residents stating that the contractor of the Public Housing Development at San Kwai Street had carried out piling works at 7 a.m. on Sunday. Therefore, Members suspected that the Department had been failing to exercise supervision properly.
- (iii) Enquired of HD about the estimated completion times of the foundation works for the Public Housing Development at Shek Li Street and other projects.

15. Senior Architect (3) and Senior Housing Manager (Kwai Chung), HD, gave a consolidated response as follows:

- (i) Indicated that the complaint figures provided by the Department included the complaint cases received via the Government's 1823 hotline, as well as those via the complaint hotline and online forms of and other methods in writing to the Hong Kong Housing Authority ("HA"). The Department might not have the records of Members or residents making complaints to the works contractors on the spot at construction sites.
- (ii) Pointed out that the works contracts set by the Department stipulated that the contractors must strictly comply with relevant provisions of the Noise Control Ordinance during construction, and they were also required to appoint eligible resident environmental protection officers to be held responsible for the environmental management work on the sites, as well as to ensure compliance of the works with the requirements under the Construction Noise Permit.
- (iii) Said that up to the time when the meeting was held, the Department had not received any prosecution for violating the Noise Control Ordinance in relation to housing developments in the district. For any cases of suspected non-compliance, EPD would carry out investigations or law enforcements. The Department would relay Members' opinions to contractors and urge them to ensure compliance of relevant works with the requirements under the Construction Noise Permit.
- (iv) Pointed out that the foundation works for the Public Housing Development at Shek Li Street were expected to be completed by the end of this year, whilst the foundation works for the Phase 2 Public Housing Development at Tai Wo Hau Road were expected to be completed between the third and fourth quarters of this year.

16. Acting Senior Environmental Protection Officer (Regional West) 4, EPD, responded as follows:

- (i) Pointed out that the Department regulates the noise emitted from construction sites in accordance with the Noise Control Ordinance. Unless a valid Construction Noise Permit is obtained, general construction works must not be conducted during "restricted hours" (i.e. from 7:00 p.m. to 7:00 a.m. on the following day during weekdays and any time on public holidays (including Sundays)).
- (ii) Pointed out that the law prohibits percussive piling works to be conducted

on construction sites during “restricted hours”. Contractors of construction sites must hold valid Construction Noise Permits to carry out percussive piling works during weekday daytime.

- (iii) Pointed out that the Department reviews the applications for Construction Noise Permits submitted by contractors according to statutory procedures, and issues the permits only upon confirmation of the works’ compliance with statutory requirements. Clauses will also be added to the permits to regulate the use of mechanical equipment and require the contractors to take noise mitigation measures, thereby reducing the impact of construction noises on nearby residents. In addition, the Department regulates noisy mechanical equipment through noise emission labels. Such equipment must comply with the prescribed noise standards and be attached with noise emission labels before it can be used on construction sites.
- (iv) Said that in addition to taking regulatory actions by law, the Department also encourages contractors to utilise low-noise construction equipment and methods, as well as promotes the adoption of more environmentally friendly practices through means such as taking administrative measures (e.g. implementation of the “Quality Powered Mechanical Equipment” System) and establishing the “Website about the Good Practices on Mitigating Construction Noise”, with a view to alleviate the impact of construction noises.
- (v) Pointed out that the Department will conduct surprise inspections at construction sites on holidays or at night to ensure contractors’ strict compliance with the requirements of the Construction Noise Permit in the course of works during “restricted hours”.

17. Members discussed the departmental replies above, and put forth enquiries and opinions as follows:

- (i) Enquired whether EPD had collected opinions from nearby residents and stakeholders when vetting the applications for Construction Noise Permits. Some Members deemed that it was unreasonable for the Department to allow contractors to carry out construction work at 7:00 a.m., and indicated that contractors should be restricted from conducting works which generate considerable noise during early morning hours.
- (ii) Suggested that HD should, while awarding construction contracts, add

clauses to require the contractors to adopt multiple means, such as installing noise barriers and shortening the duration of piling works, to mitigate the impact of construction noises on nearby residential areas. Some Members cited an example in which numerous complaints had been received from the teaching staff of Shek Lei Catholic Primary School, who stated that the Public Housing Development at Shek Li Street emitted noises continuously during school exams, and hence disturbance to their pupils. Subsequently, the contractor only agreed to suspend piling works in the exam period with the intervention from DC members. Members deemed that the Department could consider more adopting the approaches of DC members to alleviate noise problems.

- (iii) Enquired whether HD could complete the foundation works of the Public Housing Development at Shek Li Street ahead of schedule, considering that the construction period would last almost a year and hence a significant impact on residents' daily lives.
- (iv) Suggested HD to post notices around the construction site to indicate the estimated completion time and the channels for giving opinions to the Department, so that the residents could be informed of the works progress and raise suggestions on related matters.

18. Acting Senior Environmental Protection Officer (Regional West) 4, EPD, responded as follows:

- (i) Pointed out that general construction works are allowed from 7:00 a.m. to 7:00 p.m. on non-holidays without prior application for a Construction Noise Permit from the Department. The Department noted Members' concerns that carrying out works in early morning hours might affect the daily lives of nearby residents. When the Department receives noise complaints from construction works, it will advise the contractors to adjust their construction timetables to avoid conducting noisy work procedures in early morning hours, thereby reducing the impact on the daily lives of nearby residents.
- (ii) Said that the Department would also deploy staff members to carry out on-site inspections and advise contractors to take appropriate noise mitigation measures.
- (iii) Pointed out that according to the information obtained by the Department,



the method of “bored piling” was adopted for the foundation works in all public housing development projects in Kwai Tsing District at that time, where the noise generated therein was theoretically lower than that in traditional percussive piling.

19. Senior Architect (3), HD, responded as follows:

- (i) Pointed out that according to the terms of the works contracts formulated by HA, the contractors must minimise the noise nuisance generated during construction. The contractors are not allowed to use mechanical equipment to conduct general construction works during “restricted hours” unless they have been issued with Construction Noise Permits. The Department would demand the contractors to comply with the working time specified by EPD in the Construction Noise Permits, implement appropriate environmental impact management and mitigation measures, as well as adhere to legislative requirements.
- (ii) Noted that Members had discussed with the contractors on behalf of the school and nearby residents to make adjustment to the construction arrangements for the Public Housing Development at Shek Li Street. The contractors would be demanded to strengthen communication with the residents nearby and the stakeholders in relation to all works projects at Kwai Tsing District to reduce the impacts of such projects on surroundings.
- (iii) Noted Members’ opinion on shortening the construction time for the foundation works of the Public Housing Development at Shek Li Street. However, as the works are constrained by the construction environment and the contractual terms, the request will be difficult to fulfil.
- (iv) Pointed out that the site hoardings of all public housing development projects in the district at that time had already listed various information, e.g. estimated completion dates, and names of contractors and other cooperating units.

**Enquiry about the Progress of Facilities Renewal at the Community Halls and Community Centres in Kwai Tsing District**

(Proposed by Ms LAU Mei-lo, Mr AU Chi-fai, Mr SO Pak-tsan, MH, Ms CHAN On-ni, Miss CHAU Kit-ying, Mr PANG Yap-ming and Mr LEE Wai-lok)

(DFWC Paper Nos. 8/D/2024 and 8a/D/2024)

20. Members discussed the aforesaid matter, and put forth enquiries and opinions as follows:

- (i) Enquired of the Department about the progress of replacing and purchasing equipment for 9 community centres and community halls in the district. The community centres and community halls are available for regular bookings by organisations, and the equipment can also be used for emergency purposes in case of community accidents (e.g. the fire in Kwai Shing West Estate earlier on). However, a lot of equipment (such as plastic chairs) were damaged or aged. Therefore, Members hoped that the Department would replace them as soon as possible.
- (ii) Pointed out that the drainage pipes under the climbing plants outside Lai King Community Hall were clogged. They were not only eyesores, but also a safety risk to the users.
- (iii) Supported the installation of LED screen walls in more of the community centres and community halls. However, as the screen walls installed at that time were so bright that photo-taking on the spot failed to achieve satisfactory results, Members hoped that such a situation could be rectified.
- (iv) Enquired of the Department about the progress of repairing and updating barrier-free facilities in the community centres and community halls.

21. Senior Liaison Officer (1)/Acting District Officer (Kwai Tsing), K&T DO, introduced the reply document and responded as follows:

- (i) Pointed out that the Department had installed the screen walls in 4 community centres and community halls in the district, and the installation of screen walls in the remaining 5 community centres and community halls in the district will also be completed within the following 3 years. The Department would consult contractors on the brightness of the screen walls, but would recommend the users to adjust their shooting angles and change camera accessories according to the actual situations when taking photos in front of such screen walls.
- (ii) Pointed out that the Department would regularly inspect the equipment in community centres and community halls, and would replace them if needed. During the procurement process, the quantity of the equipment purchased is normally higher than the standard quantity for storage and emergency needs.

The procurement of brand new tables and chairs had been completed and they would be delivered to various community centres and community halls in the district for replacement from April onwards.

- (iii) Noted the clogging of the drainage pipes under the climbing plants outside Lai King Community Hall. The Department would take follow-up actions as soon as possible.

### **Information Paper**

#### **Report on the Housing Department's Facilities and Works Progress in Kwai Tsing District (January to February 2024)**

(DFWC Paper No. 10/I/2024)

22. Members pointed out that the paper showed that the lifts in HD's housing estates in the district had malfunctioned for multiple times. The problem even occurred in estates where lift modernisation works (including Cheung Hang Estate and Cheung Hong Estate) had recently been completed. They considered the situation to be unacceptable, and therefore enquired of HD about the reasons for the frequent malfunctioning of the facilities.

23. Senior Housing Manager (Kwai Chung), HD, responded that most lift malfunctioning cases in Cheung Hang Estate occurred at Hang Lai House, and the problems were related to the controllers or the lift doors. The Department had issued warning letters to the contractors concerned for reminding them to properly follow up on the frequent lift malfunctioning and to strengthen maintenance. The Department would also require the property management company of Cheung Hang Estate to closely monitor the situation.

### **Any Other Business**

24. Members enquired of the Leisure and Cultural Services Department ("LCSD") about the works progress of the "Transformation of Public Play Space in Shek Yam Lei Muk Road Park". They noted that LCSD once stated that the project would commence at the end of 2023, but it had still not started yet. Therefore, Members hoped that LCSD could provide the actual timetable of the project.

(Post-meeting note: On 18 April 2023, LCSD and the Architectural Services Department ("ASD") introduced the "Transformation of Public Play Space in Shek Yam Lei Muk Road Park" to the Planning and District Facilities Management Committee ("PDFMC") of K&T DC. For details, refer

to PDFMC Paper No. 1/D/2023.)

25. District Leisure Manager (Kwai Tsing), LCSD, responded that the transformation project was jointly implemented by LCSD and ASD, with “Natural Adventure” as the conceptual design theme. Tenders were being invited for the project and the construction was expected to commence in the middle of this year. K&T DC would be notified of the details in a timely manner.

26. The Chairman requested the Department to provide a written response on the aforesaid matter after the meeting.

(Post-meeting note: LCSD had given a reply in respect of the aforesaid matter. For details, refer to DFWC Circulation (Information) Paper No. 18/2024.)

**Date of Next Meeting**

27. The next meeting was scheduled to be held on 3 June 2024 (Monday).

Kwai Tsing DC Secretariat  
May 2024