

Sai Kung District Council
Housing, Planning and Development Committee
Minutes of the First Meeting in 2021

Date: 23 February 2021 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

Present**From****To**

Mr LEUNG Li (Chairman)	9:30 a.m.	1:33 p.m.
Mr CHOI Ming-hei (Vice-Chairman)	9:30 a.m.	11:53 a.m.
Ms CHAN Ka-lam, Debby	9:32 a.m.	1:33 p.m.
Mr CHAN Wai-lit	9:30 a.m.	1:00 p.m.
Mr CHAN Yiu-chor, Andrew	9:30 a.m.	1:33 p.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	1:00 p.m.
Mr CHENG Chung-man	9:45 a.m.	1:33 p.m.
Mr CHEUNG Chin-pang, Edwin	9:33 a.m.	1:33 p.m.
Mr CHEUNG Mei-hung, Chris	9:30 a.m.	1:00 p.m.
Mr CHEUNG Wai-chiu	11:00 a.m.	1:33 p.m.
Mr CHUN Hoi-shing	11:15 a.m.	1:33 p.m.
Mr FAN Kwok-wai, Gary	10:08 a.m.	1:00 p.m.
Ms FONG Kwok-shan, Christine	9:30 a.m.	1:00 p.m.
Mr FUNG Kwan-on	10:06 a.m.	1:33 p.m.
Mr LAI Ming-chak	9:30 a.m.	1:00 p.m.
Mr LAI Wai-tong	9:30 a.m.	1:33 p.m.
Mr LAM Siu-chung, Frankie	9:30 a.m.	1:33 p.m.
Mr LAU Kai-hong	9:30 a.m.	12:00 n.n.
Mr LEE Ka-yui	10:10 a.m.	1:33 p.m.
Mr LEE Yin-ho, Ryan	9:40 a.m.	1:33 p.m.
Ms LEUNG Hin-yan	10:13 a.m.	1:33 p.m.
Mr LUI Man-kwong	9:30 a.m.	1:33 p.m.
Mr LUK Ping-choi	9:30 a.m.	10:45 a.m.
Mr TSE Ching-fung	9:30 a.m.	1:33 p.m.
Ms WONG Cheuk-nga, Valerie	9:30 a.m.	1:33 p.m.
Mr WONG Shui-sang	9:30 a.m.	12:00 n.n.
Mr YIP Brandon Kenneth	9:32 a.m.	1:33 p.m.
Mr YU Tsun-ning	9:37 a.m.	1:33 p.m.
Mr LI Chi-to, Felix (Secretary)	Executive Service Assistant (District Council)2, Sai Kung District Office	
Mr Chan Chi-man, Gordon (Secretary Designate)	Executive Officer (District Council)1, Sai Kung District Office	

In Attendance

Mr NG Wai-chung, Justin	Assistant District Officer (Sai Kung)2, Sai Kung District Office
Ms LAM Yee-mang, Dawn	Senior Liaison Officer (2), Sai Kung District Office
Ms CHAN Yin-ling, Cannes	Liaison Officer i/c (Tseung Kwan O)South, Sai Kung District Office
Mr WONG Wai-lam, William	Property Service Manager/S(Kowloon West and Sai Kung)5, Housing Department
Ms YIP Yin-yi, Christine	Senior Estate Surveyor/Sai Kung, District Lands Office, Sai Kung
Miss KWAN Wai-ling, Jane	Senior Town Planner/Sai Kung, Planning Department

Mr LEUNG Chin-hung	Engineer/New Territories East (Distribution 1), Water Supplies Department	} For agenda item II
Mr Anthony YEUNG	Founder, Hong Kong Society of Herpetology Foundation	
Mr Kestrel LAM	Conservation Officer, Hong Kong Society of Herpetology Foundation	
Ms Rain CHAN	Assistant Conservation Officer, Hong Kong Society of Herpetology Foundation	

Absent

Mr CHUNG Kam-lun

Welcome Remarks

The Chairman welcomed all Members and attendees to the meeting.

2. The Chairman said the Secretariat had not received any Notification of Absence from Meeting from Members before the meeting.

I. Confirmation of Minutes of the 6th Housing, Planning and Development Committee (HPDC) Meeting held on 17 November 2020

3. The Chairman said the Secretariat had not received any proposed amendment before the meeting. There being no other proposed amendment at the meeting, the Chairman declared that the above minutes were confirmed.

Extempore motion: Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O
(SKDC(HPDC) Paper No. 21/21)

4. Mr Chris CHEUNG moved an extempore motion that read: “Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O”. The extempore motion was seconded by Ms Christine FONG and Mr Edwin CHEUNG.

5. In accordance with Order 13(2) of the Sai Kung District Council Standing Orders (the Standing Orders), the Chairman invited Members to vote on whether the above extempore motion should be included in the agenda of the meeting. There being no objection from Members, the Chairman declared that the extempore motion would be included in the agenda.

6. Mr Chris CHEUNG said every day there were many heavy goods vehicles into and out of the two obnoxious facilities in Area 137, Tseung Kwan O, namely the landfill and fill bank. He was worried that relocation of the concrete batching plant (CBP) would have serious impact on local traffic, including road sections of Tseung Kwan O Tunnel, Wan Po Road, Chiu Shun Road, Po Yap Road, etc., and might occupy areas near the Cross Bay Link (CBL) and Tseung Kwan O – Lam Tin Tunnel (TKO-LTT), which would be completed in the future. Although the Kwun Tong District Council (KTDC) had passed a motion requesting the CBP be moved out of Yau Tong, he did not understand why the Development Bureau (DEVB) intended to relocate the CBP from Yau Tong, an area with a gradually increasing population, to Tseung Kwan O, which had accommodated an even larger population.

7. Ms Christine FONG said the Government planned to develop a community that could accommodate a population of 100,000 in Area 137, Tseung Kwan O to alleviate the problem

of inadequate housing in Hong Kong. A desalination plant, CBL and TKO-LTT would be completed in Sai Kung district to tie in with the development. However, relocation of the CBP would take up sites available for development in Area 137, thus affecting future housing supply in Tseung Kwan O. Furthermore, as the proposed site for the CBP was only 1.5 kilometres from LOHAS Park and one street away from the Industrial Estate (IE), those sites available for development near residential areas would be wasted. Besides, she opined that each district should shoulder their own responsibilities. As there was already a CBP at Po Lo Che, Sai Kung, coupled with the two obnoxious facilities, i.e. the landfill and fill bank, in Tseung Kwan O, she requested DEVB not to consider reprovisioning of the CBP in Tseung Kwan O.

8. Mr Francis CHAU pointed out that Area 137, Tseung Kwan O contained scarce land resources in the district and could be used for residential development if complemented by infrastructure to be completed in the future. SKDC had on numerous occasions expressed its request for proper planning and optimal use of Area 137 to the Town Planning Board (TPB). As a relatively large portion of Area 137 would be occupied by the desalination plant, there would not be much land left for comprehensive development. Furthermore, he pointed out that the fill bank at Area 137, Tseung Kwan O was supposed to be transitional. The current goal should be to remove the fill bank as early as possible in order to vacate sites so that the whole Area 137 could better tie in with the development of Tseung Kwan O, for example, by providing a more comprehensive housing mix. At present, low-density housing was only provided at Pak Shing Kok. Given that Area 137 was located at the ventilation opening of Tseung Kwan O, relocation of the CBP would cause irreversible adverse impact.

9. Ms Debby CHAN pointed out that the Environmental Hygiene, Climate Change, Agriculture and Fisheries Committee had all along been following up the latest development of Area 137, Tseung Kwan O, and had on numerous occasions invited the Civil Engineering and Development Department (CEDD) to attend its meetings to report on the matter. If the motion was passed, she suggested inviting CEDD to the next HPDC meeting to provide Members with more specific information on reprovisioning of the CBP to Area 137, Tseung Kwan O.

10. Mr LUK Ping-choi said the Sai Kung District Council (SKDC) had held discussions about the planning for Area 137, Tseung Kwan O over the years, and it was generally agreed that Area 137 would be used for residential development after completion of TKO-LTT. He was worried that relocating highly polluting industrial facilities, such as the CBP, to Tseung Kwan O would impede the development of Area 137 in the next few decades and disrupt original plans. Although CEDD had not sent any member of its staff to attend the meeting, he would still take the opportunity to express SKDC's objection.

11. Mr Edwin CHEUNG pointed out that DEVB had once implied at a KTDC meeting that the CBP would be reprovisioned in Area 137, Tseung Kwan O. He deemed the proposal illogical as such act was equivalent to moving the CBP from an area ready for residential development to an existing residential area. As CBP belonged to obnoxious industries, he opined that the Government should identify another site and move the CBP far away from densely populated areas instead of moving it to Tseung Kwan O, an already densely-populated area. In addition, relocation of the CBP would also result in pollution in Tseung Kwan O waters, thus disrupting the Water Supplies Department (WSD)'s plan to set up a desalination plant in Area 137. During site inspections conducted by SKDC and WSD in the past, it had been confirmed that the water quality was excellent and had not been affected by the landfill and fill bank. However, cement production would inevitably lead to marine pollution, which ran counter to the Government's plan to set up a desalination plant in Area 137, thus seriously

affecting the long-term development of Tseung Kwan O.

12. There being no amendment or objection from Members, the Chairman declared that the motion was passed. He asked the Secretariat to write to DEVB and CEDD and request CEDD to attend the next meeting of HPDC.

II. New Items

(A) Introduction to the mission and operation of the amphibian and reptile conservation centre
(SKDC(HPDC) Paper No. 1/21)

13. The Chairman welcomed the following representatives to the meeting:

- Mr Anthony YEUNG, Founder, Hong Kong Society of Herpetology Foundation (HKHerp)
- Mr Kestrel LAM, Conservation Officer, HKHerp
- Ms Rain CHAN, Assistant Conservation Officer, HKHerp

14. The representatives of HKHerp introduced background information about the project and contents of the paper based on the presentation slides.

15. Mr LAI Ming-chak asked representatives of the Lands Department (LandsD) about the application status of the amphibian and reptile conservation centre. He also asked the representatives of HKHerp whether they would consider opening the conservation centre at weekends on a regular basis for public visits after its completion. He was worried that many members of the public would not be able to make reservations for visiting the centre on weekdays.

16. Mr Edwin CHEUNG expressed the following views on planning for the conservation centre and its proposed site in Area 72:

- He enquired whether the HKHerp representatives had consulted the Agriculture, Fisheries and Conservation Department on the proposed site, given that operation of the conservation centre relied on water supply. He suggested that HKHerp consider other sites near sources of water supply.
- He enquired about the term of the tenancy. Notwithstanding the short-term nature of the tenancy, he was worried that the captioned project would affect the completion of long-term projects in the district, including the park in Area 72 proposed by the Leisure and Cultural Services Department (LCSD). He was worried that the centre would be unable to move out of the site on time upon expiry of the tenancy term. He also expressed worry that HKHerp could not make good use of the water supply and sewerage infrastructure to be financed and constructed.
- He had reservation about the fact that the conservation centre would not be open on a long-term basis but would adopt a booking mechanism. He believed that the public could benefit the most from the centre if it was open on a long-term basis.
- He enquired whether the Sai Kung District Office (SKDO) and LCSD had applied for conducting district consultation on the project. He was worried that residents might have objection in respect of the species introduced by the centre and its size and location.

17. Mr LAI Ming-chak asked Mr Edwin CHEUNG about his sources of information about the park in Area 72.

18. Mr Edwin CHEUNG replied that he had obtained the information from his private conversation with LCSD. He pointed out that after completion of the Five-year Plan, the park in Area 72 would be one of LCSD's priority projects. Therefore, he asked HKHerp whether it would promise to move out of the site after expiry of the tenancy term.

19. The Chairman understood that Members were concerned about the development of the park in Area 72, but he hoped that Members would focus on discussing the subject matter.

20. Ms Debby CHAN approved of HKHerp's conservation work. In her view, given the large scale of the conservation centre, it would be relatively difficult for the centre to move out of the site. She suggested that SKDC assist HKHerp in finding a permanent site. If HKHerp decided to set up the centre in Area 72, she enquired whether relevant departments would consider including the centre as a part of the park in Area 72. She asked LandsD and PlanD whether there were precedents for such arrangement and whether the departments had taken into consideration local groups' and non-governmental organisations (NGOs)' demand for land in the planning process.

21. Mr Francis CHAU proposed other possible sites, including former landfill sites which had been revitalised and reserved for use by NGOs. He also suggested that HKHerp contact the Environmental Protection Department (EPD) and scale down the conservation centre to a single-storey building so as to achieve compatibility with the surrounding environment.

22. Mr Anthony YEUNG, Founder, HKHerp, gave a consolidated reply as follows:

- Weekend guided tours were not necessarily on a reservation basis. HKHerp might consider holding regular tours.
- HKHerp had not yet considered the matters concerning water sources and sewage discharge. HKHerp was focusing on its application for use of the site concerned and would deal with those matters one by one after the application was approved.
- HKHerp would apply for funds provided by relevant policy bureaux to non-profit-making organisations to cover the project cost required.
- He agreed that the conservation centre could become a major attraction in Tseung Kwan O.
- Whether the conservation centre could be opened on a long-term basis depended on resource allocation.
- He kept an open mind towards the final choice of the site for the centre.

23. Ms Christine YIP, Senior Estate Surveyor/Sai Kung, DLO/SK, replied that DLO/SK was currently consulting relevant departments on the application. As the application was for short-term use of the site which had been planned for park development, if the application was approved, DLO/SK would consider granting a tenancy for a term of three years and thereafter quarterly, until implementation of a long-term use of the site concerned. DLO/SK was also consulting EPD on the application. After securing the support from policy bureaux

and consulting relevant departments, DLO/SK would consider granting the tenancy at nominal rent.

24. Ms Jane KWAN, Senior Town Planner/Sai Kung, PlanD, said with the support from relevant policy bureaux, PlanD could, in accordance with established procedures, identify suitable permanent sites in response to the application. She pointed out that whether or not the conservation centre would be included as a part of the future park in Area 72 depended on LCSD and the feasibility of incorporating the centre into the park design.

25. Mr Edwin CHEUNG asked HKHerp again whether it would co-operate and move out of the site when necessary.

26. Mr LAI Ming-chak did not think that HKHerp could refuse to move out. He said if the conservation centre was welcomed by members of the public, he did not see why it could not co-exist with the park in Area 72, and there were also precedents in the district to follow.

27. The Chairman asked the Secretariat to enquire about the development plan concerning the park in Area 72 by writing to LCSD. The Chairman also thanked the representatives of HKHerp for attending the meeting and hoped that they would attend the meeting of HPDC again when there were new developments in the project.

III. Matters Arising

(A) Request the Transport and Housing Bureau in co-ordination with non-government organisations to examine other alternative locations in Sai Kung and Tseung Kwan O with priority, such as Area 8, Tseung Kwan O, etc., for the provision of transitional housing, and request the Home Affairs Bureau and the Leisure and Cultural Services Department to kick-start the heated swimming pool project
(Paragraphs 40 to 50 of the minutes of the last meeting)

28. Mr YU Tsun-ning reiterated his stance against the transitional housing project. He disagreed with the Transport and Housing Bureau (THB)'s statement that transitional housing development would not affect the Tseung Kwan O Outline Zoning Plan. He reasserted that the area concerned was a village-type development zone. He did not agree that a period of ten years could be deemed transitional and opined that the project could not be rationalised by its transitional nature, nor should it bypass established procedures.

29. Mr LAI Wai-tong requested THB and The Hong Kong Council of Social Service (HKCSS) to submit supplementary information on the social housing projects in Areas 65 and 72, and also requested THB to appoint staff to attend the next meeting. He pointed out that residents had reflected the inadequate supply of recreation facilities in the district; yet, PlanD had indicated at TPB meetings that many recreation facilities had been planned for Tseung Kwan O and requested approval for the construction of new residential units on top of the Ventilation Building in Hang Hau. LCSD had not announced the timetable for adding more recreation facilities as yet. He hoped that LCSD would provide the heated swimming pool and civic centre as soon as possible.

30. Mr LUI Man-kwong opined that PlanD and LCSD should submit the timetable for providing more recreation facilities in the district and give an account of the priorities of various facilities so that residents could have a clearer picture of the future development. He understood that transitional housing could benefit some people, but the Government should also respond to residents' demand for more recreation facilities.

31. The Chairman asked the Secretariat to write to THB, HKCSS and LCSD, requesting their representatives to attend the next meeting.

(B) Request various departments to give a breakdown of data and statistics of Tseung Kwan O and the rural areas of Sai Kung (within Q01 to Q05 constituency areas) in the papers to be submitted and to formulate and adopt different policies in planning the development of the areas so as to address different needs in the district
(Paragraphs 57 to 71 of the minutes of the last meeting)

32. Members noted the reply from the Social Welfare Department (SWD).

33. There being no other comments from Members, the Chairman suggested and Members agreed to delete the item.

(C) Request to resolve the access congestion at Kin Ming Estate and to install an elevator or escalator at the appropriate location
(Paragraphs 77 to 78 of the minutes of the last meeting)

34. Members noted the statistical report on the flow of people submitted by the Housing Department (HD).

(D) Request to install digital monitoring system (“sky eye”) at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate
(Paragraphs 79 to 81 of the minutes of the last meeting)

35. Members noted the situation report on objects being dropped from a height submitted by HD.

36. Mr CHOI Ming-hei made the following suggestions on the situation of objects being dropped from a height in Tsui Lam Estate:

- He suggested that HD urge the owners’ corporation (OC) concerned to step up efforts in education, including posting up publicity posters;
- He suggested that HD consider the installation of “sky eye” if a balance could be struck between privacy protection and solving the problem;
- He suggested that HD should allot penalty points to enhance deterrent effect if the situation remained severe.

37. Mr FUNG Kwan-on disagreed that there was no case of dropping objects from a height in Po Lam Estate as shown in the report. He pointed out that incidents of objects being dropped from a height had occurred at Po Chi House and Po Kim House. He did not understand why HD had not asked the OC of Po Lam Estate to follow up the situation. He hoped to know how HD had communicated with the OC since November 2020 and whether the department had forgotten to convene the OC meeting. He pointed out that HD was responsible for bringing forward the proposal for installation of “sky eye” at the OC meeting of Po Lam Estate.

38. Mr CHENG Chung-man also said that the report deviated from his understanding and requested HD to check the number of cases of objects dropped from a height in Ming Tak

Estate.

39. Mr William WONG, Property Service Manager/S(Kowloon West and Sai Kung)5, HD, gave a consolidated reply as follows:

- HD noted the severe situation of objects being dropped from a height in Tsui Lam Estate and would propose more follow-up actions at the next OC meeting.
- HD would request the OC of each housing estate to step up efforts in education at their next meeting. HD would also provide the OCs with the relevant resources, including publicity leaflets.
- He noted the views of Mr FUNG Kwan-on and would request the OC of Po Lam Estate to strengthen management and education.
- He could only confirm the figures concerning Po Lam Estate and Ming Tak Estate after the meeting and would reply later.

[Post-meeting note: HD made enquiries with the management company on 21 April 2021 regarding figures on objects being dropped from a height in Po Lam Estate. The responsible person of the management company said no complaints about objects being dropped from a height in Po Lam Estate had been received during the period from 1 November 2020 to 31 January 2021. Meanwhile, the figures on objects being dropped from a height in Ming Tak Estate were provided by its management company. The difference between the figures and the record kept by Members might be resulted from different periods of recording.]

40. Mr LEE Ka-yui was concerned about the situation in Sheung Lai House, Sheung Tak Estate. He pointed out that parents and children would wait outside the entrance of the kindergarten, which was situated within the black spot of dropping objects from a height. He knew that HD had installed “sky eye” in the area, but he was worried that “sky eye” would make residents feel like being monitored. He understood that HD had limited resources and asked whether there were other ways to protect pedestrians in the long term, such as installing temporary canopies.

41. Mr FUNG Kwan-on restated the severity of the situation of dropping objects from a height in Po Lam Estate. He did not accept HD’s saying that it knew nothing about the situation in Po Lam Estate, pointing out that there were not less than 20 incidents of objects being dropped from a height in the past two years, for which the Police had repeatedly carried out inspections in the estate. He suggested that HD contact the Police to obtain the relevant information and said his office had also provided HD with similar information in the past.

42. Mr LAI Wai-tong pointed out that the problem of objects being dropped from a height had been under discussion for many years. According to his observation, HD’s follow-up actions could be divided into three categories, namely advisory and educational messages in circulars, inspection or monitoring carried out by staff, and installation of closed-circuit television (CCTV) systems. However, as incidents of objects being dropped from a height had still occurred after the above actions had been taken, he enquired whether other follow-up actions would be adopted. In his opinion, the problem of objects being dropped from a height might be associated with residents’ mental health problems, and he therefore suggested that HD liaise with SWD, the Department of Health (DH) and the Hospital Authority to study whether there was any connection between the two matters in order to resolve the problem of objects being dropped from a height at root.

43. Mr William WONG of HD gave a consolidated reply as follows:

- HD would continue to follow up on the black spot at Sheung Lai House, study the feasibility of installing temporary canopies, and continue to take the above follow-up actions, including strengthening manpower for inspection and public education.
- He thanked Mr FUNG Kwan-on for his reminder. He would follow up the matter and search the records with relevant colleagues after the meeting. He would also contact the Police and urge the OC concerned to follow up the matter.
- HD would continue to take the above follow-up actions, which were effective to a certain extent. Most of the CCTV cameras installed were mobile “sky eyes”. If incidents of dropping objects from a height were captured by those devices, HD would follow up the incident in a timely manner.
- Further studies were required to prove the connection between dropping objects from a height and mental health problems.
- Each time after follow-up actions were taken, the situation of objects being dropped from a height would be improved to a certain extent. HD did not rule out the possibility of co-operating with other policy bureaux/departments.

[Post-meeting note: HD had reflected the problem of objects being dropped from a height to The Incorporated Owners of Po Lam Estate. Meanwhile, HD had made enquiries with the Police after the meeting and had been informed that the Police had not received relevant reports during the period from 1 November 2020 to 31 January 2021.]

(E) Request the Housing Department (HD) to assist District Council members and ensure that ward offices can be set up within the constituencies
(Paragraphs 82 to 84 of the minutes of the last meeting)

44. There being no other comments from Members, the Chairman suggested and Members agreed to delete the item at the next meeting.

(F) Request representatives of the Home Affairs Department and Housing Authority to proactively step in to facilitate the conduct of meetings of The Incorporated Owners of Choi Ming Court and its management committee as soon as possible, and request the Housing, Planning and Development Committee to lodge a complaint with the Office of The Ombudsman against the representatives of the Housing Authority for not making their best efforts to assist in convening the meetings
(Paragraphs 85 to 87 of the minutes of the last meeting)

45. Mr CHAN Wai-lit made the following enquiries with regard to the subject matter:

- He enquired about the progress of lodging a complaint with the Office of The Ombudsman in writing;
- He requested HPDC to write to the Lands Tribunal to enquire whether HD, as the representative of owners, could:

- i. make an application to the Lands Tribunal for dissolution of the management committee (MC) and appointment of an administrator;
- ii. file a claim with the Lands Tribunal to request convening of OC meetings;
- iii. request the Lands Tribunal to give a written reply with regard to the failure of Choi Ming Court's MC to meet at least once in every period of three months in accordance with the Building Management Ordinance; and
- iv. request the Food and Health Bureau (FHB) to answer whether MC meetings and annual meetings of OCs belonged to the exempted group gatherings specified in Schedule 1 to Cap. 599 G.

(G) Request HD to look into the causes of the suspension of salt water supply to various blocks in Hau Tak Estate and to enhance maintenance and repair services
(Paragraphs 124 to 126 of the minutes of the last meeting)

46. Mr FUNG Kwan-on asked the HD representative about the issue of drinking water, including the results of the discussion between HD and WSD.

47. There being another item relating to drinking water issue, the Chairman suggested and Members agreed to put the captioned matter under "any other business" for discussion.

48. There being no other comments from Members, the Chairman suggested and Members agreed that the item would be deleted at the next meeting.

(H) Request the Home Affairs Department to listen to public opinion and oppose the provision of an off-course betting branch of Jockey Club in the shopping mall at LOHAS Park
(Paragraphs 127 to 129 of the minutes of the last meeting)

49. Ms Christine FONG said despite opposition from more than ten thousand residents, the Hong Kong Jockey Club and Home Affairs Bureau (HAB) had still maintained the decision to set up a betting branch in the shopping mall at LOHAS Park, and she expressed regret over such act. She said the shopping mall lacked choices of markets and large supermarkets, while prices of goods were still on the high side. She hoped that HAB, the Home Affairs Department (HAD) and the MTR Corporation Limited (MTRCL) would take into consideration peoples' livelihood and provide more facilities that sold daily supplies, such as supermarket, market, etc., in the shopping mall.

50. The Chairman suggested and Members agreed to retain the item.

(I) Enquiry about matters concerning the Territory East Material Recovery and Transfer Station in Tseung Kwan O
(Paragraphs 136 to 138 of the minutes of the last meeting)

51. Ms LEUNG Hin-yan enquired about the locations under consideration by EPD. As traffic conditions after completion of the works were still unclear, she was worried that two material recovery and transfer stations would be provided in Sai Kung district. She also enquired about the areas covered by the Environmental Impact Assessment and Traffic Impact Assessment for the material recovery and transfer station at Tai Sheung Tok and whether

Tseung Kwan O would be included in the assessment.

52. Mr LAI Wai-tong said there were not much coastal areas in Tseung Kwan O that could accommodate a transfer station; Area 137, IE and areas near LOHAS Park were the only ones left. He was worried that completion of the transfer station would lead to a sharp rise in dump trucks and heavy goods vehicles travelling along major roads such as Tseung Kwan O Road, Cha Kwo Ling Road, TKO-LTT, CBL, etc. He suspected that the projection of 850,000 vehicles stated in the paper was an underestimate excluding the amount of waste that would be brought about by the future development of New Territories East and Kowloon East.

53. Ms Christine FONG opined that Members should pay attention to the role of the Territory East transfer station. She pointed out that there was little transparency in CEDD's positioning and planning for various areas in Tseung Kwan O, opining that highly polluting projects such as operation of CBP and transfer station should be disclosed for consultation and discussion in the community. Furthermore, she pointed out that refuse and waste materials should be handled in their source areas.

54. There being no other comments from Members, the Chairman asked the Secretariat to write to EPD and CEDD to reflect Members' views and invite their representatives to attend the next meeting.

(J) Request the Lands Department to set out in table form the sites of which their short term tenancies are not granted by tender but by direct grant in Sai Kung district, and enquire whether the above information is disclosed on the GeoInfo Map
(Paragraphs 139 to 149 of the minutes of the last meeting)

55. Ms LEUNG Hin-yan enquired whether LandsD would also upload information on the tenancies granted before 2018 onto the GeoInfo Map.

56. Ms Christine YIP of DLO/SK said LandsD had been gradually uploading information on short term tenancies (STTs) by District Council (DC) district onto the GeoInfo Map. As uploading information took time, LandsD would first process the information about STTs granted on or after 1 January 2018. Such information would be updated quarterly, and the volume of information would gradually increase. As new STTs granted and those with rent reviewed required introduction of a revised clause for information disclosure, processing those cases took time.

57. There being no other comments from Members, the Chairman suggested and Members agreed to delete the item at the next meeting.

(K) Request for reducing the emission of cooking fumes from restaurants in The LOHAS, enhancing the variety of shops and studying the designation of no smoking areas
(Paragraphs 171 to 174 of the minutes of the last meeting)

58. Members noted the replies from MTRCL, EPD and DH.

59. Mr Chris CHEUNG pointed out that the situation of smoking outside the shopping mall was yet to be tackled. He was worried that the betting branch to be set up would intensify the current situation and therefore hoped that MTRCL would continue to follow up the matter. Also, he pointed out that the tenant mix was still not comprehensive enough, and there was only one supermarket in the shopping mall.

60. Ms Christine FONG hoped to retain the matter for MTRCL's further follow-up work.
61. The Chairman agreed and declared that the item would be retained.
- (L) Request for comprehensive repair of the refuse chute of each block in Hau Tak Estate to resolve the problem of water seepage from the bottom of the chutes
(Paragraphs 182 to 186 of the minutes of the last meeting)
62. Ms Valerie WONG pointed out that the bottom of the refuse chutes in Hau Tak Estate were near the lobby. Every time when there was water seepage, odour problems would occurred. However, HD had replied that it did not have resources to follow up the matter until the next financial year. She hoped that the item would be retained for further follow-up work, pending formulation of HD's budget for the coming year.
63. The Chairman agreed and declared that the item would be retained.
- (M) Request the Government to introduce to SKDC all caverns in the district that are under study or planning or have gone through feasibility studies
(Paragraphs 187 to 191 of the minutes of the last meeting)
64. Members noted the replies from the Drainage Services Department (DSD), CEDD and EPD.
65. Ms LEUNG Hin-yan put the following questions to DSD: she enquired how the relocation of Sai Kung Sewage Treatment Works (SKSTW) was technically feasible; about the proposed site and scope of near-shore reclamation and seawalls; about the projected increase in the district population; and about measures to handle dilapidated facilities if reclamation and relocation of SKSTW were not possible.
66. Mr YU Tsun-ning disapproved of the reason why EPD had selected the caverns at Tai Sheung Tok instead of those at Fei Ngo Shan for development of the refuse transfer station. He opined that the two options were both close to residential areas, while the waste delivery routing in Tai Sheung Tok would also have apparent impact on residents in Clear Water Bay Road and Po Lam Road North. He requested EPD to give further explanation in respect of site selection for the refuse transfer station.
67. Ms LEUNG Hin-yan hoped that EPD would provide details of the district facilities to be provided in the caverns at Fei Ngo Shan. She had reservations about the reason given by EPD, namely that it was easier to link Tai Sheung Tok with existing road networks. She hoped that EPD would clarify whether Clear Water Bay Road could cope with the traffic flow brought by the refuse transfer station. Furthermore, she enquired whether EPD and CEDD had conducted public consultation on cavern development for leisure and cultural purposes.
68. There being no other comments from Members, the Chairman asked the Secretariat to write to EPD and DSD to reflect Members' views and invite their representatives to attend the next meeting for discussion on the subject matter.
- (N) Request HD to assist in conducting maintenance works for the table tennis tables in Po Lam Estate and to follow up safety issues relating to the table tennis table between Po Tak House and Po Chi House
(Paragraphs 204 to 212 of the minutes of the last meeting)

69. Mr FUNG Kwan-on pointed out that the MC of The Incorporated Owners of Po Lam Estate had not convened any meeting since the end of last year, and repair works to the table tennis tables had not been completed yet. Owing to work from home arrangements for HD staff and the MC members, the most recent meeting had not been convened. He asked whether HD had received a reply from the OC concerned after relaying the problems of damaged floor tiles and obstruction caused by water-filled barriers. He pointed out that as an owner playing a monitoring role, HD was responsible for following up the unsatisfactory performance of OCs in a proactive manner and should not shift the responsibility to MCs.

70. Mr William WONG of HD thanked Mr FUNG Kwan-on for his opinion. He said the management company of Po Lam Estate had finished repairing the nets of the table tennis tables, but was still purchasing the materials of the table surface. The management company would arrange for repairs to the table surface upon receipt of the materials. HD would continue to follow up matters concerning the estate by writing to the management company appointed by The Incorporated Owners of Po Lam Estate.

71. Mr FUNG Kwan-on replied as follows:

- Given that HD could still receive views from the OC even when no meeting had been convened, he questioned whether OC meeting was the only channel for reflecting views and reaching decisions.
- He requested that even if no meeting was convened, HD should still handle the matter instead of leaving it to the next meeting.
- He urged HD to continue to perform its monitoring role.
- He said The Incorporated Owners of Po Lam Estate had not held a meeting for several months and reminded that HD should examine whether it constituted non-compliance with the law.
- He enquired whether HD had suggested the MC to convene a meeting as soon as possible.
- He requested HD to urge The Incorporated Owners of Po Lam Estate to post its monthly reports and financial reports on a regular basis.
- He once again requested HD to maintain communication with The Incorporated Owners of Po Lam Estate by ways other than attending its meetings.

72. Mr William WONG of HD replied that HD had all along been keeping contact with The Incorporated Owners of Po Lam Estate through other communication channels. He reiterated HD's role in the OC as a tenants' representative, saying that HD would continue to maintain contact with the OC on behalf of tenants.

[Post-meeting note: It was known that The Incorporated Owners of Po Lam Estate had originally scheduled its MC meeting for 17 December 2020, but the meeting had been adjourned. Recently, HD had made enquiries with the management company hired by the OC concerned and had been given to know that the OC intended to convene the meeting again in May 2021. Besides, the MC put up a summary of income and expenditure of the OC at the ground floor lift lobby every three months.]

73. There being no other comments from Members, the Chairman declared that the item would be retained.

(The Vice-Chairman took the chair at this juncture.)

(O) Request for following up the obstruction and safety issues associated with the water-filled barriers at Po Ning House, Po Lam Estate near the side entrance of Po Lam Market

(Paragraphs 213 to 220 of the minutes of the last meeting)

74. Mr FUNG Kwan-on requested HD to provide Chinese translation of the deed of mutual covenant (DMC) of Po Lam Estate. He pointed out that as required in the DMC, common areas in the estate should not be obstructed, but at the present time, the water-filled barriers had caused obstruction. He doubted whether HD had misunderstood the clauses in the DMC and requested HD to distribute keys to residents so that they could use the common areas concerned. Furthermore, he enquired whether HD would hold residents responsible if they entered those common areas and caused damage to the water-filled barriers.

75. Mr FUNG Kwan-on continued that he could inspect the areas concerned with HD again. He supplemented that regardless of whether the lock was fitted by HD, HD should still remind the OC concerned to keep the common areas open in accordance with the clauses in the DMC.

76. Mr William WONG of HD thanked Mr FUNG Kwan-on for his views. He explained that the lock was not fitted by HD; the department had reminded the OC concerned to open the common areas to residents and would continue to keep contact with the OC.

77. Mr FUNG Kwan-on requested HD again to provide him with the Chinese translation of the DMC.

[Post-meeting note: HD verbally informed Members of ways to obtain the Chinese version of the DMC of Po Lam Estate in late February 2021.]

78. There being no other comments from Members, the Vice-Chairman declared that the item would be retained.

(P) Request the representatives of the Lands Department and Sunevision to attend the HPDC meeting to report and follow up on the improvement proposals endorsed on 15 January 2019 for the new data centre in Area 85

(Paragraphs 229 to 230 of the minutes of the last meeting)

79. Members noted the reply from SUNeVision.

80. Mr Chris CHEUNG said as HPDC had been asking SUNeVision for the building plan for over two years but still could not obtain the plan, he requested DLO/SK to intervene. He pointed out that the design of the existing data centre of SUNeVision was defective, and there were often complaints from nearby residents about the smoke and noise generated by the data centre. Therefore, HPDC needed to inspect the plans of the new data centre and request the representatives of SUNeVision to attend HPDC meetings to respond to Members' enquiries.

81. Ms Christine FONG reckoned that there were mistakes in district planning as putting a

data centre near residential areas was unnecessary. During the site selection process several years ago, a Government, Institution or Community (“G/IC”) site had been granted to SUNeVision, which she considered to be misallocation of resources. The Government had not granted a site in the IE but had instead granted one near residential areas to SUNeVision for the development of data centre. The “G/IC” site could originally be used for provision of a small market or other recreational facilities. Despite the need for data centres in the district, there were already over 10 data centres in the district. She was worried that in case of special situations such as problems concerning power supply, the over-concentration of data centres in Tseung Kwan O might cause adverse impacts, such as service suspension and air pollution. She requested SUNeVision again to face up to the pollution issues associated with the data centres.

82. Mr Christine YIP of DLO/SK replied that the building plan of SUNeVision’s new data centre was still undergoing the vetting process. Amendments would be made to the plan at the request of relevant departments from time to time to comply with the legislative requirements in respect of the land lease, environmental protection, building, etc. DLO/SK would relay HPDC’s views to the grantee.

83. Mr Chris CHEUNG hoped that DLO/SK would proactively follow up the matter. He pointed out that the data centre would not have received numerous complaints if it was in compliance with the lease. DLO/SK should have received complaints referred by hotline 1823 about the air and noise pollution caused by the data centre before. Given that piling works were being carried out at the construction site, DLO/SK was supposed to have the preliminary building plan. He did not accept the claim that no plan could be provided. He also did not hope that DLO/SK would only carry out follow-up work when HPDC intensified its actions.

84. Ms Christine YIP of DLO/SK supplemented that the data centre was a private property development. If it was in compliance with the requirements in the lease, DLO/SK could only vet the plan in accordance with the clauses and requirements in the lease. Given the private and commercial nature of the plan, it would only be disclosed at the present stage with the grantee’s consent. Upon completion of the vetting process, the plan would be uploaded to the BRAVO system of the Buildings Department (BD) for public inspection.

85. Ms Christine FONG understood that the project involved a private lease. She agreed that SUNeVision was in charge of the design of the centre, but DLO/SK should also consider the impact of the data centre on the neighbourhood, such as emission of smoke and provision of worthy facilities for the community, when vetting the plan. Due to limited space in Wan Po area, she said the community was concerned as to whether the new data centre would bring along some worthy facilities for the community as required in the lease, such as at-grade pedestrian crossings, footbridges connecting to MTR stations, shuttle bus to and from Hang Hau, etc. She hoped that DLO/SK would disclose relevant details of the plan during the vetting process, including whether there were staff canteen and offices for lease, in order to dispel public concerns.

86. Ms Christine IP of DLO/SK replied that DLO/SK would grant approval for the plan provided that the design complied with the land lease conditions. As required in the lease, the plan should meet various requirements stipulated in the law. Through the centralised vetting and approval mechanism, BD would provide relevant departments with the plan for circulation, vetting and professional advice. If necessary, HPDC could consider inviting the grantee to its meeting to explain the future design and internal layout to Members.

87. There being no other comments from Members, the Vice-Chairman declared that the

item would be retained and asked the Secretariat to invite the representatives of SUNeVision to attend the next meeting in writing.

(The chairmanship of the meeting was passed back to the Chairman.)

(Q) Request the Housing Department to submit enforcement figures of the Marking Scheme for Estate Management Enforcement in Public Housing Estates and to report the relevant situation to SKDC on a regular basis
(Paragraphs 118 to 121 of the minutes of the last meeting)

88. Members noted the reply from HD.

89. There being no other comments from Members, the Chairman suggested and Members agreed to delete the item at the next meeting.

IV. Motions Raised by Members

(A) The 5 motions raised by Members

(1) Request the Housing Department to thoroughly tackle the nuisance problems caused by unsolicited door-to-door leaflet distribution and doorsteps sales visits in public housing estates
(SKDC(HPDC) Paper No. 17/21)

90. The Chairman said the motion was moved by Mr TSE Ching-fung and seconded by Messrs CHENG Chung-man and Andrew CHAN.

91. Members noted the reply from HD.

92. Mr TSE Ching-fung considered HD's reply routine and not comprehensive enough. He expressed that on Lunar New Year's Eve, doorsteps sales visits had become more frequent, and many residents, particularly elderly persons, had signed contracts with persons who caused nuisance. He was of the view that HD, as a majority owner, was responsible for providing a safe living environment and should tackle the problem at root. To his understanding, some of those persons conducting doorsteps sales visits were tenants of the estate, but HD had not followed up the matter, for instance, by enforcing the point deduction system. He also commented that HD had not played a gatekeeping role, thus resulting in serious nuisance. He hoped that the department would follow up the matter.

93. Mr CHENG Chung-man said he was worried by the appearance of leaflets promoting the sale of illicit cigarettes in Ming Tak Estate because people who sold illicit cigarettes might be connected with persons with certain background. Some residents expressed worry that once an industrial chain had been formed in the community, eradication would be difficult. He hoped that HD would not regard the matter as an individual case and take no follow-up actions. HD should prevent illicit cigarette activities from expanding so that such activities would not take root and become difficult to eradicate. He hoped that HD would exchange views with district management bodies, SKDC Members and Estate Management Advisory Committees (EMACs) on ways to tackle the problem. He said the situation, having persisted for six months, continued despite repeated prohibition efforts.

94. Ms Valerie WONG expressed that lobby security guards were the first line of defence to eliminate door-to-door leaflet distribution or doorsteps visits. She had observed that one

needed no password to gain access to many places. Although she understood that it might be convenient for the elderly to enter and leave the building, a balance needed to be struck between convenience for residents and security of buildings. Some security guards relied solely on their understanding of tenants, thus making it possible for strangers to enter the buildings without being noticed. She reckoned that it was necessary to step up security.

95. Mr LEE Ka-yui remarked that some persons impersonating staff of telecommunication companies had visited flats in Sheung Tak Estate and caused nuisance to tenants. Those persons claimed that tenants would not be able to watch television if they did not let them in and repair the television. Some tenants doubted whether such act constituted a scam. He pointed out that apart from the sale of contraband and illicit cigarettes, doorsteps sales visits also caused nuisance and could even turn into fraud cases. He hoped that HD would take the problem seriously.

96. Mr FUNG Kwan-on requested HD to put the matter on record. He said the quality of security services in Po Lam Estate was problematic; some security guards had been caught sleeping whilst on duty. In addition, a resident living on the upper floor of Po Tak House had been subject to regular harassment in the form of splashing red paint. In the most severe case, even the corridor of the floor concerned had been affected. He enquired why HD had failed to eliminate such incidents, questioning whether CCTV systems had not been installed or the face of the person involved had not been captured by the CCTV cameras. He hoped that HD would reflect the poor quality of security services to the OC concerned.

97. The Chairman said harassment of such kind had also occurred in Kin Ming Estate. He reflected that someone had knocked on the door of each household before Lunar New Year to ask for red packets. He hoped that HD would strengthen frontline security. He indicated that salespersons of pay television and telecommunications services providers had also made doorsteps sales visits before, and requested HD to reflect the matter to pay television companies and telecommunication services providers.

98. Mr William WONG of HD thanked Members for their views. He said the department had always placed importance on the security of housing estates and had taken the nuisance caused to residents seriously. HD agreed that frontline security was of great significance and would continue to enhance training for security personnel, especially when the security companies were being replaced, with a view to ensuring all security personnel understood the relevant guidelines and points to note. Upon discovery of sale of illicit cigarettes, HD would immediately refer the case to the Police and Customs and Excise Department (C&ED) for follow-up work. HD would reflect the nuisance problems caused by doorsteps sales visits to pay television and telecommunication service providers in writing. He understood that such nuisance problems would intensify during holidays and festive periods, and HD would keep a close watch on the development and step up security in due course.

99. Mr TSE Ching-fung further enquired about the corresponding actions taken by HD to target at tenants who caused nuisance to other residents, for instance, whether penalty points had been allotted to them.

100. Mr William WONG of HD replied that no residents had been allotted penalty points due to nuisance behaviour. Yet, if it was observed that tenants were involved in such behaviour, HD would give oral and written advice to the tenants concerned as appropriate. For cases that required intervention of the Police and C&ED, HD would assist in referring the cases to the two departments.

101. There being no amendment or objection from Members, the Chairman declared that the above motion was passed.
- (2) Request various departments to consolidate information on projects under planning and construction in the Anderson Road Quarry and Tai Sheung Tok for reporting to (SKDC (SKDC(HPDC) Paper No. 18/21)
102. The Chairman said the motion was moved by Ms LEUNG Hin-yan and seconded by Ms Debby CHAN and Mr CHAN Wai-lit.
103. Members noted the replies from EPD and CEDD.
104. Ms LEUNG Hin-yan made enquiries in respect of EPD's written reply. She asked whether the department would consult SKDC in May and enquired about the district personalities and stakeholders who would be included as consultation targets. She hoped that EPD would combine the consultation exercise for the Tai Sheung Tok project and Anderson Road Quarry (ARQ) Site project. She expressed worry that an independent consultation exercise for the Tau Sheung Tok project would give an impression that EPD would be constructing a transfer station in a scarcely populated place. Therefore, she requested that the relevant departments combine the two captioned projects for handling, introduction and consultation exercise in the future. Moreover, in view of the huge costs involved, she requested CEDD to provide supplementary information on the costs of project items 7803CL and 7818CL, including a table showing the breakdown of the expenditure items.
105. There being no amendment or objection from Members, the Chairman declared that the above motion was passed. He asked the Secretariat to reflect the above views to EPD and CEDD in writing and to invite EPD to attend the meeting in May with regard to the consultation on the refuse transfer station.
- (3) Request for examination of storm water drainage systems in the entire rural area in Hang Hau and clearance of seriously blocked drains before the wet season (SKDC(HPDC) Paper No. 19/21)
106. The Chairman said the motion was moved by Mr Ryan LEE and seconded by Mr YU Tsun-ning, Ms Valerie WONG and Mr Stanley HO.
107. Members noted the replies from DSD, the Highways Department and the Food and Environmental Hygiene Department.
108. Mr YU Tsun-ning said it was often the case that the relevant departments only removed obstacles in visible sections of the drains, such as under covers of nullahs. Yet, some residents had reflected to him that drains between nullahs were also blocked. The residents had once attempted to clear the blocked drains on their own, but their attempts were in vain. He opined that the matter should be followed up by DSD.
109. There being no amendment or objection from Members, the Chairman declared that the above motion was passed and asked the Secretariat to reflect the above views to DSD in writing.
- (4) Object to the setting up of site office for Public Housing Developments at Tseung Kwan O in Area 67, Tseung Kwan O and request the Government to expeditiously implement the construction of a civic centre

110. The Chairman said the motion was moved by Mr LAI Wai-tong and seconded by Messrs CHUN Hoi-shing, LUI Man-kwong, LEUNG Li, and Frankie LAM.

111. Members noted the replies from CEDD, the Food and Health Bureau (FHB), the Government Property Agency, DLO/SK and LCSD.

112. Mr LAI Wai-tong said the written replies were not specific; FHB and LCSD had not targeted at the case of land allocation in question. He opined that the land allocation exercise was problematic as the allocated area, occupying an area of 3 000 square metres, was located on the lot on which the proposed government building and civic centre would be built. He hoped to know why the site office must be set up in Area 67, and he could not comprehend why CEDD did not choose to set up the site office at the works site concerned. Some residents had reflected to him the worry that setting up of the site office would affect the timetable of planned land development, while he had serious reservation about setting up the site office. He asked LandsD about the progress of land allocation.

113. Ms LEUNG Hin-yan quoted the statement that LCSD did not have plans to provide performing venues in Area 67 from its written reply; however, at the latest TPB meeting, the Planning Officer, Ms TAM, had explained the matter in a different way. In response to an enquiry about the lack of recreation, leisure and welfare facilities in Tseung Kwan O, Ms TAM had indicated that a civic centre would be constructed in Tseung Kwan O. Ms LEUNG Hin-yan took the position that the Planning Officer's statement might have misled the members of TPB. She requested HPDC to write to TPB in the name of the committee to clarify that there was currently no plan to provide performing venues in Area 67, Tseung Kwan O, in the hope that TPB would not be misled when vetting the application for rezoning the site at Chiu Shun Road in the future.

114. Ms Christine YIP of DLO/SK replied that the relevant application for temporary land allocation was under processing. DLO/SK was currently seeking views from the community with the assistance of SKDO. She said the site concerned was pending implementation of long-term use; various departments could apply to DLO/SK for temporary use of available sites under the principle of land use optimisation. According to the prevailing mechanism, DLO/SK would decide whether to grant the application for temporary land allocation after consulting the relevant departments by way of circulation of the application.

115. There being no amendment or objection from Members, the Chairman declared that the above motion was passed. As several issues were related to CEDD, the Chairman asked the Secretariat to write to CEDD inviting the department to send representatives to attend the next meeting. Regarding the views of Ms LEUNG Hin-yan, the Chairman asked the Secretariat to write to TPB in the name of HPDC.

116. Mr Francis CHAU agreed that a letter should be issued to TPB as an official record. He pointed out that apart from Area 67, PlanD often used Areas 15 and 72 as an example to illustrate more welfare facilities would be provided in Tseung Kwan O in the future; however, the department had failed to provide a timetable as yet. Hence, he suggested that Areas 15 and 72, in addition to Area 67, should be mentioned in the letter to TPB.

117. There being no amendment or objection from Members, the Chairman declared that the above motion was passed.

- (5) Request the Housing Department to enhance the transparency of all Estate Management Advisory Committees in Hong Kong to encourage tenants' participation in estate management
(SKDC(HPDC) Paper No. 21/21)

118. The Chairman said the motion was moved by Ms Valerie WONG and seconded by Messrs Ryan LEE, LEE Ka-yui, Stanley HO, Gary FAN, Frankie LAM, CHENG Chung-man and LUI Man-kwong.

119. Ms Valerie WONG opined that EMACs had low transparency, even when compared to OCs. She said the objective of EMACs was to promote communication with tenants with a view to building up a better relationship. As EMACs were comprised of core members of Mutual Aid Committees (MACs), and minutes of the meetings of EMACs and MACs would not be disclosed to tenants, she doubted whether EMACs had effective communication with all tenants in the housing estate. As indicated in HD's written reply, the department briefly reported matters of importance of EMACs in the Estate newsletters on a regular basis. Despite being a member of EMAC, she had never participated in drawing up the newsletters and therefore did not think it was an effective communication channel with residents. In addition, she did not understand why the minutes of EMAC meetings could not be disclosed even though the names of members would not be recorded. She hoped that EMACs would serve their function of enhancing communication with tenants and therefore hoped that the minutes of EMAC meetings would be disclosed.

120. Mr William WONG of HD responded that non-disclosure of the minutes of EMAC meetings was for facilitation of frank discussion among members, with a view to drawing on collective wisdom. Hence, it was clearly specified in the standing orders of EMAC meetings that any members or persons attending a meeting by invitation should not disclose any content in the papers that he/she might become aware of as a member or a person attending the meeting by invitation, nor should he/she disclose any matters discussed in a closed-door meeting of the EMAC. EMAC was only one of the communication channels between HD and tenants. Also, he pointed out that as all EMAC members were selected from MAC, their views were believed to be representative. He agreed that HD could enhance communication with tenants through other channels. Moreover, he clarified that some EMACs would record the names of members in the minutes; the policy of non-disclosure of meeting records would therefore be retained.

121. Mr LEE Ka-yui said inadequate transparency of EMACs contributed to tenants' lack of understanding of estate management and operation. EMACs were formed based on MAC elections, and MACs had not held elections for a period of time. As residents knew little about the work of MAC members and the system of accountability, they were generally not satisfied with the work performance of MACs. In his view, MACs were relatively ineffective, and the problem should be resolved through election. Despite EMAC members' rich experience, some residents had reflected that a competent EMAC member should have expertise in estate management. He opined that in the new era, requirements for EMAC members should keep pace with the times; the period one had served in the EMAC should not be used as a standard. He commented that residents' distrust of EMACs had accumulated over time due to the less-than-satisfactory performance of EMACs over a long period. He believed that the meeting records were not disclosed as EMAC members feared that residents would learn about their unsatisfactory performance.

122. Mr William WONG of HD replied that he understood the composition and representativeness of EMACs. He pointed out that upon being elected, EMAC members

would receive a code of the committee and be required to attend a briefing session. HD would continue to enhance communication with EMAC members. Furthermore, HD would also strengthen publicity and communication with residents through other channels as far as possible. He added that SKDC Members, being the ex-officio members of EMACs, also served as a communication channel between HD and residents. He thanked Members for their hard work on estate matters.

123. There being no amendment or objection from Members, the Chairman declared that the motion was passed.

Extempore motion: Request the Buildings Department to offer technical support to residents of Fu Ning Garden and On Ning Garden, rectifying the alleged non-compliance with legal requirements for traps connecting with soil pipes, and to provide financial assistance to needy tenants, lest residents continue being exposed to health risks

(SKDC(HPDC) Paper No. 21/21)

124. Mr Andrew CHAN moved an extempore motion that read “Request the Buildings Department to offer technical support to residents of Fu Ning Garden and On Ning Garden, rectifying the alleged non-compliance with legal requirements for traps connecting with soil pipes, and to provide financial assistance to needy tenants, lest residents continue being exposed to health risks”. The motion was seconded by Messrs Francis CHAU, CHENG Chung-man, LUI Man-kwong, TSE Ching-fung, LEE Ka-yui, Ms LEUNG Hin-yan, Mr LAI Ming-chak, Ms Valerie WONG, Mr Ryan LEE, Ms Debby CHAN, Mr CHUN Hoi-shing and Ms Christine FONG.

125. In accordance with Order 13(2) of the Standing Orders, the Chairman asked Members to vote on whether the above extempore motion should be included in the agenda. There being no objection from Members, the Chairman declared that the extempore motion would be included in the agenda.

126. Mr Andrew CHAN said in early February, he had been informed by the media that traps in Fu Ning Garden, not fitted with anti-syphonage devices, were not in compliance with legal requirements. He opined that no alterations had been made to the pipes for some 30 years; the housing court was not supposed to have the alleged problem as its plans had been vetted and approved by the Buildings Department (BD) during the flat intake. Theoretically, non-compliance with requirements would have been discovered at that time. He had made enquiries with BD regarding the matter on several occasions, asked BD for the plans of Fu Ning Garden during the intake period, and requested the department to confirm whether traps connecting with soil pipes in Fu Ning Garden did not comply with legal requirements. However, he had all along not received any replies from BD. Residents were very anxious as they had no idea of what types of hazards they were being exposed to. He pointed out that residents wished to know what steps could be taken to handle the matter. If bamboo scaffolding works were required, replacement of pipes in the kitchen and bathroom would amount to some \$6,000-7,000 per household, which would be a heavy financial burden on residents, in particular, elderly residents. He reckoned that BD might need to shoulder part of the repair costs. He hoped that BD would give him a reply as soon as possible to let residents know how the matter would be dealt with. If there had been misconduct on the part of the departments involved, he asked whether it was possible to request those departments to bear some financial responsibilities. Besides, he asked whether BD would consider conducting tendering exercises for the repair works and whether SKDO could provide support to the OC concerned and play a co-ordinating role so as to handle the problem as soon as possible.

127. Ms LEUNG Hin-yan said she had made enquiries with BD on the matter concerning vent pipes in Sai Kung Old Town for 11 times, but still had not received any replies. She opined that BD, failing to assist residents in tackling the problem upon discovery of defective pipes, was irresponsible and lacked awareness. In addition to the two housing courts, she hoped that BD would also handle the cases in rural areas, step up inspections and follow up the matter concerning vent pipes in rural areas, given the less stringent requirements for pipes in rural areas. She hoped that BD would also make a reply on the matter.

128. Ms Christine FONG was of the view that during the epidemic, the Government should offer assistance in respect of repair and maintenance of various types of pipes. Urban planning in the past might be unsatisfactory, but she believed that the Government should look forward. In her opinion, the Government was responsible for providing subsidies for residents to resolve the problem concerning the pipes instead of merely providing vaccination service to show support amid the epidemic.

129. There being no amendment or objection from Members, the Chairman declared that the above extempore motion was passed. He asked the Secretariat to write to BD to reflect Members' views and invite its representatives to attend the next meeting.

(B) The 4 questions raised by Members

(1) Enquiry about the design of the sewerage systems for the Development of Anderson Road Quarry Site
(SKDC(HPDC) Paper No. 22/21)

130. The Chairman said the question was raised by Ms LEUNG Hin-yan.

131. Members noted the reply from CEDD.

132. Ms LEUNG Hin-yan made the following enquiries/requests in response to CEDD's reply: (a) she enquired the population that could be served by the Kwun Tong Preliminary Treatment Works (KTPTW); (b) she asked CEDD for the plans of the proposed underground sewerage systems; (c) she enquired whether the volume of sewerage generated from Tai Sheung Tok had been taken into account in the planning of the sewerage systems in the ARQ site; and (d) she enquired how the design of the sewerage systems would ensure discharge of wastewater generated from the Tai Sheung Tok project and Development of ARQ site would not lead to pollution in natural rivers. She commented that as cavern development was a new attempt for Hong Kong, HPDC was entitled to request the department concerned to provide more information in order to dispel public concerns.

133. The Chairman asked the Secretariat to write to CEDD to reflect the above views and invite its representatives to attend the next meeting.

(2) Enquiry about the growth and ecological value of the trees and shrubs planted under the rehabilitation contract of Anderson Road Quarry
(SKDC(HPDC) Paper No. 23/21)

134. The Chairman said the question was raised by Ms LEUNG Hin-yan.

135. Members noted the reply from CEDD.

136. Ms LEUNG Hin-yan considered the contents of the executive summary mentioned in CEDD's reply illogical and would like CEDD to note her comment. She also hoped that the department would not use "low ecological value" to justify development of sites in future discussions on the captioned project.

137. There being no other comments from Members, the Chairman suggested and Members agreed to delete the item at the next meeting.

(3) Enquiry about the school net to which the schools under planning in the Anderson Road Quarry Site belong
(SKDC(HPDC) Paper No. 24/21)

138. The Chairman said the question was raised by Ms LEUNG Hin-yan.

139. Members noted the reply from the Education Bureau (EDB).

140. Ms LEUNG Hin-yan understood that the question fell outside the ambit of HPDC. She pointed out that as compared with SKDC, KTDC had a more pressing need to learn about the future delineation of school nets and the relevant arrangements. She asked the Government to note the situation.

141. Mr LAI Wai-tong asked EDB about traffic arrangements in response to the inclusion of the schools in the captioned project in School Net 95. He pointed out that in 2024-25, on top of the housing development at Anderson Road, public housing estates in Tseung Kwan O, which were currently under planning, would also commence intake during the same period. He would like to know whether students living in Tseung Kwan O would have to take school buses to their schools in the Anderson Road area. He hoped that EDB would respond to his questions and follow up the matter.

142. Ms Debby CHAN enquired whether there were any precedent cases in which change in the DC district to which a school belonged had led to a corresponding change in the school net to which that school belonged. She worried about the probable situation of insufficient school places in the district and thus hoped that EDB would provide more information.

143. Ms LEUNG Hin-yan pointed out that during past HPDC discussions on the relocation of the Public Works Central Laboratory to caverns, Members had asked CEDD whether roads near the caverns, including Clear Water Bay Road, could cope with the increased traffic flow. At that time, CEDD had replied that as students of the newly completed schools near the laboratory would mainly be residents in the district, no traffic impact would be caused. Yet, as those schools would be included in School Net 95 and some students would travel to such schools via major roads such as New Clear Water Bay Road, she opined that CEDD should clarify the issue of traffic impact. Besides, she hoped that EDB would give information on the number of additional school places that could be provided upon construction of the schools in the Anderson Road area as well as the projections of school-aged students in Tseung Kwan O and Kwun Tong districts.

144. Mr LAI Wai-tong supported referring the above matter to the Education, Health and Social Welfare Committee (EHSWC) for follow-up work. He pointed out that housing units in the Anderson Road Development Area would commence intake in 2025, while housing estates on the sites converted from "Green Belts" in Tseung Kwan O and those of the Chiu Shun Road project would also be ready for occupation in phases from 2024 to 2030. It was estimated that the above intakes would bring about a population of over ten thousand people.

In addition, after LOHAS Park become more developed, there would be a further increase in the district population. He would like to know the number of students among the total additional population. He expressed that the number of classes in primary and secondary schools in Tseung Kwan O had declined constantly to balance the development of each school and its intake of students. He would like to know whether a balance had been achieved between the number of students and that of school places, and whether the provision of new schools would upset the balance. He opined that there was a pressing need to complete specific planning before intake of the relevant housing estates.

145. The Chairman suggested referring the above item to EHSWC for follow-up work. He also hoped that the Chairman of EHSWC would collect Members' views before the next meeting, refer the views to EDB and request the department to submit a reply. Members agreed with the arrangements.

(4) Enquiry about the electoral arrangements for the Mutual Aid Committee elections under the influence of the epidemic (SKDC(HPDC) Paper No. 25/21)

146. The Chairman said the question was raised by Ms Valerie WONG.

147. Members noted the reply from SKDO.

148. Ms Valerie WONG pointed out that it was specified in the Model Rules for MACs that a MAC election could only be postponed once for six months at most. However, SKDO had used the term "moratorium" in its reply, which was not mentioned in the Model Rules for MACs. She enquired whether MACs would cease operation during the "moratorium", why residents were not informed of the matter, and about the legislation that SKDO based upon in imposing the "moratorium".

149. Mr LEE Ka-yui opined that there was no justification for the postponement of the MAC election. Hence, he hoped that SKDO would explain the justification for imposition of the "moratorium". He enquired whether all democratic procedures could be reversed under special circumstances. He said many residents considered that their views were not fully represented and hoped that MAC elections would be held as soon as possible; some of them distrusted the current MAC. Therefore, he was of the view that MAC elections should be held as soon as possible to maintain the quality of estate management.

150. Mr Justin NG, Assistant District Officer (Sai Kung)2, SKDO, pointed out that the Model Rules for MACs was only a set of administrative guidelines. "Moratorium" was a blanket approval granted by the Director of Home Affairs by exercise of his powers, and the exemption applied to all MACs across the territory. HAD understood that elections of some MACs were unable to take place due to the severe epidemic situation, and the department also did not recommend election-related gatherings. If HAD suggested that MAC elections be resumed, SKDO would notify MACs in Sai Kung district.

151. Mr William WONG of HD said HD would try its best to co-operate with HAD so that MAC elections could be held in due course.

152. Ms Valerie WONG commented that MAC elections were democratic elections, and postponement of MAC elections should be the same as in the case of LegCo and DC elections. However, HAD and SKDO had not informed residents of the postponement, and she therefore asked for an explanation.

153. Mr Justin NG of SKDO pointed out that MAC, being a voluntary body, was different from DCs and LegCo, which belonged to advisory and statutory bodies. He noted the views and concerns of Ms Valerie WONG.

154. Mr CHAN Wai-lit enquired whether MAC meetings and elections were included in the exemption list in Cap. 599G if MACs were voluntary bodies. He hoped that the Secretariat would ask FHB to submit a reply to his question. He also hoped that SKDO would consolidate information about the dates and numbers of MAC meetings of all housing estates in Sai Kung district and inform HPDC how long the elections of those MACs had been postponed since the epidemic started.

155. Ms Valerie WONG was confused by SKDO's not answering when the MAC elections would be held and its lack of intention to inform residents.

156. Mr Justin NG of SKDO said to encourage direct communication between MACs and residents, SKDO had not gone to the trouble to notify residents. He noted the views of Ms Valerie WONG and would reflect them to HAD.

157. The Chairman asked the Secretariat to write to HAD, requesting the department to hold the MAC elections as soon as possible, inform residents, and consolidate information on the dates and numbers of MACs meetings of all housing estates in Sai Kung district and inform HPDC how long the elections of those MACs had been postponed since the epidemic started. He also asked the Secretariat to write to HD and FHB requesting them to respond to Mr CHAN Wai-lit's question.

V. Any Other Business

(A) Updated Membership List of the Working Group on Building Management

158. There being no objection from Members, the Chairman declared that the above updated list was endorsed.

(B) Motions referred by the Sai Kung District Council

- (1) Urge the Government to carry out marine spatial planning for Sai Kung (SKDC(HPDC) Paper Nos. 182/20 and 193/20 to 195/20)
(SKDC(M) Paper No. 37/21)

159. The Chairman said the Secretariat had already written to the Chief Secretary for Administration's Office (CS' Office) on the matter, but had not received a reply as yet. He therefore suggested discussing the matter at the next meeting.

160. Ms Debby CHAN said Sai Kung district was a hot spot for water sports activities, and the Government should provide sites for such activities to meet the needs of members of the public. Hence, she hoped that PlanD would inform Members which coastal sites in Sai Kung district could be used for or were already in use for conducting water sports activities at the next meeting. She also hoped to invite all stakeholders to attend the next meeting after receiving a reply from CS' Office so that Members and relevant departments could understand the situation faced by water sports participants and their needs.

161. The Chairman asked PlanD to prepare the information mentioned by Ms Debby

CHAN, and declared that the above item would be retained once.

- (2) Oppose the extensive expansion of private moorings at Tso Wo Hang Pier and recommend the use of existing facilities such as Kwun Tong Typhoon Shelter, improvement of facilities with low utilisation rates like Yim Tin Tsai Typhoon Shelter or provision of anchorage facilities at the artificial shoreline including Tolo Harbour (SKDC(M) Paper No. 19/21)

162. Members noted the written reply from the Marine Department (MD).

163. Ms Debby CHAN hoped that MD would be present at the next meeting and made the following enquiries regarding its written reply:

- It was mentioned in the reply that the Housing and Environmental Hygiene Committee (the former HPDC) supported the expansion of the Tso Wo Hang private mooring (PM) area in 2018, but the then SKDC was of the view that MD should communicate with stakeholders in the district and know whether the proposal would lead to problems such as noise nuisance and pollution. However, MD had all along failed to give details on its communication with stakeholders and the ways to minimise the noise and pollution associated with the rising number of vessels. Hence, she hoped that MD would attend HPDC meetings to give further explanation.
- It was mentioned in the reply that as the Government was undertaking “Planning and Engineering Studies on Kwun Tong Action Area – Feasibility Study”, a water body co-use initiative, at Kwun Tong Typhoon Shelter, MD currently did not plan to set up a PM area at the typhoon shelter. She enquired why water body co-use initiatives could not be taken forward at Tso Wo Hang Pier.
- The number of vessels using the expansion area and the distance between the expansion area and neighbouring coastal areas stated in the reply were different from the information given in previous documents. She enquired whether MD had made changes after listening to stakeholders’ views.
- She enquired how MD knew that the majority of vessels using the expansion area would be from Sai Kung.
- She asked where the vessels should berth at after expiry of the validity period of using the PMs at Tso Wo Hang Pier.

164. Ms Debby CHAN asked EPD about the statistics on marine refuse and discharge from vessels after the expansion of PMs at Tso Wo Hang Pier. She also asked EPD how it would solve the problem.

165. The Chairman asked the Secretariat to reflect the above views to MD and EPD in writing and to invite MD to attend the next meeting. The above item would be retained once.

- (3) Request the Government to handle the fresh water contamination problem in Tseung Kwan O, Sai Kung as early as possible and to make compensation to ease the worries of the public (SKDC(M) Paper No. 21/21)
- (4) Request for investigation into the sources of black spots of fresh water and elaboration

of the ways to handle the fresh water problem
(SKDC(M) Paper No. 22/21)

166. The Chairman suggested and Members agreed to discuss the above two items together.

167. The Chairman said the Secretariat had invited Members to give information about the relevant situation in each constituency area and had delivered the written submission to WSD on 22 February 2021. Although WSD had not provided any written replies yet, Members could still express their views to the department.

168. Mr FUNG Kwan-on knew that WSD staff would clear the strainers fitted to water pipes in the early morning. He enquired about the current situation of fresh water contamination in Tseung Kwan O, details of strainer cleaning, arrangements for investigating the sources of black spots in fresh water, and whether the use of strainers would be terminated only after the replacement of water pipes in 2022 or 2023. Furthermore, he was aware that two water tanks were provided at Po Lam Estate for fresh water supply and enquired whether the water tanks would be provided on a long-term basis.

169. Mr CHENG Chung-man said that he had received a reply from WSD on 19 February 2021, in which the department had undertaken to handle the claim cases provided that proof and information were provided by members of the public. He enquired about the situation and success rate of the claims, expressing worry that members of the public would spend a lot of time making claims that turned out to be unsuccessful. He mentioned that the management company of Wo Ming Court had deployed additional funding for cleansing the water tanks and therefore needed to apply for compensation; he enquired whether WSD had followed up the case.

170. Ms Valerie WONG said she had received from WSD a water quality testing report of Hau Tak Estate. It was pointed out in the report that black particles were found in 22 out of 30 fresh water samples. She deemed the report not detailed enough and hoped that WSD would submit an official report to SKDC. Moreover, she pointed out that in many housing estates, methods such as cleansing of water tanks and suspension of fresh water supply had been adopted to alleviate the problem, but those were merely short-term measures. Hence, she enquired about details of the maintenance of pipes and investigation into the sources of black spots in fresh water.

171. Mr LAI Wai-tong pointed out that residents in Tseung Kwan O South had also reflected the occasional presence of black particles in salt water to the relevant management companies. The management companies had expressed hope that WSD would arrange for water testing, but WSD had claimed that water testing could only be carried out for pipes in public places or water tanks. He asked WSD about its investigation procedures upon receipt of water quality-related complaints. Furthermore, WSD had once mentioned that strainers would be fitted to pipes in Tseung Kwan O South. He enquired about the installation location and asked for a list of the housing courts/estates that would benefit from the installation of strainers.

172. Mr LEUNG Chin-hung, Engineer, New Territories East (Distribution 1), WSD, gave a consolidated reply as follows:

- WSD had received complaints about black spots in fresh water in Po Lam Estate in late 2020. It was preliminarily estimated that the problem was likely related to the spalling of bitumen protective inner coatings of fresh water steel pipes due to

pipe ageing. Hence, strainers had been added to further safeguard the quality of water supply, and they had already provided protection.

- Temporary water tanks had been provided in Po Lam Estate to supply fresh water to residents. In view of the decrease in the utilisation rate to a relatively lower level, WSD had removed the water tanks on 22 February after liaising with the management office of Po Lam Estate. WSD had also tried to contact Mr FUNG Kwan-on twice on that day, but both attempts had failed. WSD would continue to enhance communication with Members.
- Regarding the claim cases, WSD noted Mr CHENG Chung-man's concern over the success rate of the claims, but the department could not give comment as the situation varied from case to case. WSD would follow up and handle the cases in accordance with the established procedures.
- WSD would follow up the matter with the management company of Wo Ming Court. He also welcomed Mr CHENG Chung-man to join the discussion or continue to maintain close communication with WSD.
- WSD had received complaints about black spots in fresh water in Hau Tak Estate at the end of last year and had adopted a series of immediate measures, including inspection of inside service with the management office, installation and regular cleaning of strainers.
- He would follow up the matter concerning the water quality testing report of Hau Tak Estate after the meeting.
- He knew that installation and regular cleaning of strainers could not resolve the problem in the long term. WSD was looking into the sources of black spots in fresh water for replacement of pipes. WSD would formulate comprehensive strategies to deal with fresh water steel pipes with spalling of bitumen protective inner coatings in the territory, including replacing or reinstating such steel pipes.
- WSD observed the spalling of bitumen inner coatings of water pipes at Po Yap Road in 2019, and the pipe sections concerned were replaced in late 2020. As water pipes were laid underground, it was necessary to pay attention to nearby underground pipelines, road traffic, etc. while carrying out replacement works. Therefore, it took time to replace the water pipes.
- WSD attached great importance to the problem of fresh water quality and would handle them as soon as possible upon discovery.
- In Tseung Kwan O South, strainers would mainly be installed in the vicinity of Po Yap Road and Tong Chun Street. WSD would add strainers to the pipes in which spalling of bitumen was suspected.

173. Mr FUNG Kwan-on hoped that WSD would respond to whether fresh water supply had to be suspended to facilitate investigation into the sources of black spots. He opined that it was toilsome for residents to get fresh water with water buckets every day and thus hoped that WSD would resolve the matter as soon as possible. Furthermore, he would like to know

more about the timetable for replacing water pipes.

174. Mr LAI Wai-tong requested WSD to provide information on the specific locations of the strainers to be installed in Tseung Kwan O South and a list of housing courts/estates that would be benefited.

175. Ms Valerie WONG pointed out that although WSD had noted the presence of black spots in fresh water in December 2020, the problem had not been resolved as yet. Hence, she would like to understand the difficulties faced by WSD in its investigation into the sources of black spots. She also enquired whether WSD's investigation and the repair of water pipes would affect residents.

176. Mr LEUNG Chin-hung of WSD gave a consolidated reply as follows:

- WSD had commissioned a consultant to study ways to investigate the sources of black spots in fresh water and had formulated comprehensive strategies to deal with fresh water steel pipes with spalling of bitumen protective inner coatings, including replacement or reinstatement of the relevant pipes.
- Investigation into the sources of black spots did not necessarily require suspension of fresh water supply, but the method had not been adopted yet.
- Replacement of water pipes might require suspension of fresh water supply. Yet, if the sections to be replaced were part of the loop water distribution network, in which water could flow from both sides, replacement of water pipes generally did not require suspension of fresh water supply.
- If suspension of fresh water supply was needed, WSD would limit the duration of suspension to eight to ten hours and carry out works at night time as far as possible, with a view to reducing the impact on residents.
- WSD took the problem of black spots in fresh water very seriously.
- Specific locations of strainers attached to pipes in Tseung Kwan O South and the list of housing courts/estates that would benefit from the installation of strainers would be submitted after the meeting.
- Investigation of the sources of black spots and repair of water pipes involved large diameter pipes. As alternations of large diameter pipes might affect other pipes, studies should be carried out carefully.
- Traffic arrangements should be attended to during the investigation and repair of pipes.

177. Mr FUNG Kwan-on enquired about the schedule of the consultant's investigation. Besides, he hoped that WSD would inform Members before taking actions so that Members could have adequate time for preparation.

178. Mr LEUNG Chin-hung of WSD noted Mr FUNG Kwan-on's concern. As regards its failure to inform SKDC Members of the removal of water tanks early, WSD would review the relevant arrangements and continue to enhance communication with Members.

179. The Chairman asked WSD to prepare the relevant documents and report on the latest progress at the next meeting. The above item would be retained once.

- (5) Request the Planning Department to disclose all development plans in the Tseng Lan Shue Outline Zoning Plan and Clear Water Bay Peninsula North Outline Zoning Plan and to report their progress, as well as to consider the planned developments in neighbouring areas when submitting the reports of environmental impact assessment and traffic impact assessment, including but not limited to the development of Anderson Road Quarry site, Tai Sheung Tok Transfer Station, hospital in Clear Water Bay, Clearwater Bay STEAM and Innovation School, redevelopment of the former Shaw Studio in Comprehensive Development Area (2), Ying Yip Road public rental housing development and redevelopment of the film studio in Area 92 (SKDC(M) Paper No. 89/21)

180. The Chairman said the Secretariat had written to PlanD on the subject matter, but had not received a reply yet. He therefore suggested discussing the matter at the next meeting.

181. Ms Jane KWAN of PlanD said as the captioned matter involved several districts and departments, PlanD required more time for consolidating information and would provide a written reply later.

[Post-meeting note: PlanD submitted a written reply on 11 March 2021.]

182. Mr YU Tsun-ning hoped that PlanD would submit a written reply at the next meeting and provide information on the fire station in Clear Water Bay.

183. The Chairman asked PlanD to prepare the relevant documents, and declared that the above item would be retained once.

VI. Date of Next Meeting

184. The Chairman declared that the next meeting of HPDC would be held on 16 March 2021 (Tuesday) at 9:30 a.m. The meeting was adjourned at 1:33 p.m.

Sai Kung District Council Secretariat
March 2021