

(Confirmed minutes)

(Translation)

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

Date: 16 March 2021 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Mr LEUNG Li (Chairman)	9:30 a.m.	11:57 a.m.
Mr CHOI Ming-hei (Vice-Chairman)	9:30 a.m.	11:57 a.m.
Ms CHAN Ka-lam, Debby	11:00 a.m.	11:57 a.m.
Mr CHAN Wai-lit	9:30 a.m.	11:57 a.m.
Mr CHAN Yiu-chor, Andrew	9:30 a.m.	11:57 a.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	11:57 a.m.
Mr CHENG Chung-man	9:42 a.m.	11:57 a.m.
Mr CHEUNG Chin-pang, Edwin	9:30 a.m.	11:57 a.m.
Mr CHEUNG Mei-hung, Chris	9:30 a.m.	11:57 a.m.
Mr CHEUNG Wai-chiu	9:57 a.m.	11:57 a.m.
Mr CHUN Hoi-shing	9:40 a.m.	11:57 a.m.
Mr FUNG Kwan-on	9:35 a.m.	11:57 a.m.
Mr LAI Wai-tong	9:33 a.m.	11:57 a.m.
Mr LAM Siu-chung, Frankie	9:30 a.m.	11:57 a.m.
Mr LAU Kai-hong	9:30 a.m.	12:00 noon
Mr LEE Ka-yui	11:15 a.m.	11:57 a.m.
Mr LEE Yin-ho, Ryan	9:30 a.m.	11:57 a.m.
Mr LUI Man-kwong	9:30 a.m.	11:57 a.m.
Mr LUK Ping-choi	9:37 a.m.	11:57 a.m.
Mr TSE Ching-fung	9:30 a.m.	11:57 a.m.
Ms WONG Cheuk-nga, Valerie	9:40 a.m.	11:57 a.m.
Mr YIP Brandon Kenneth	9:50 a.m.	11:57 a.m.
Mr YU Tsun-ning	9:33 a.m.	11:57 a.m.
Mr Chan Chi-man, Gordon (Secretary)	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
Mr CHOY Tak-shing, Dixon	Senior Estate Surveyor/Tseung Kwan O, District Lands Office, Sai Kung

Ms LAM Shu-tsook, Kitty	Senior Town Planner/Tseung Kwan O, Planning Department	} For agenda item I
Mr BOEDIHARDJO Johnathan, Ding-chian	Engineer/New Territories East (Distribution 3), Water Supplies Department	
Ms CHEUNG Shuk-kau, Teresa	Senior Principal Executive Officer (Food), Food and Health Bureau	
Mr CHEUNG Kwok-keung, Bobbie	Assistant Government Chemist (Forensic Science Division), Government Laboratory	
Dr CHEUNG Tsz-chun	Senior Chemist (Trade Descriptions Section), Government Laboratory	
Dr LI Chi-keung	Senior Chemist (Forensic Toxicology B Section), Government Laboratory	
Mr NG Sik-hay, Eddie	Senior Executive Officer(Planning)34, Leisure and Cultural Services Department	
Ms LI Ting, Jacqueline	Senior Librarian (Sai Kung), Leisure and Cultural Services Department	
Ms LAU Wing-chuk, Celine	Senior Librarian (Planning & Development), Leisure and Cultural Services Department	
Ms LAM Yuen-ting, Heidi	Assistant District Social Welfare Officer (WTS/SK)3, Social Welfare Department	
Ms LEUNG Suet-sum, Sandy	Senior Structural Engineer/C6, Buildings Department	} For agenda item II(Z)

Absent

Mr FAN Kwok-wai, Gary
Mr CHUNG Kam-lun
Mr LAI Ming-chak
Mr WONG Shui-sang
Ms FONG Kwok-shan, Christine
Ms LEUNG Hin-yan

Welcome Remarks

The Chairman welcomed all Members and attendees to the meeting.

2. The Chairman said the Secretariat had been notified before the meeting that the following Members were unable to attend the meeting because: Messrs CHUNG Kam-lun and Gary FAN had not been granted bail; Mr LAI Ming-chak and Ms Christine FONG had other official commitments; and Mr WONG Shui-sang had to attend to urgent village matters. There being no objection from Members, the Chairman declared that the applications for absence from meeting were approved in accordance with Order 51(1) of the Sai Kung District Council Standing Orders (the Standing Orders).

I. New Items

(A) Proposal for Constructing a Joint-user Government Building in Area 86, Tseung Kwan O
(SKDC(HPDC) Paper No. 47/21)

3. The Chairman welcomed the following attendees to the meeting:

- Ms Teresa CHEUNG, Senior Principal Executive Officer (Food), Food and Health Bureau
- Mr Bobbie CHEUNG, Assistant Government Chemist (Forensic Science Division), Government Laboratory
- Dr CHEUNG Tsz-chun, Senior Chemist (Trade Descriptions Section), Government Laboratory
- Dr LI Chi-keung, Senior Chemist (Forensic Toxicology B Section), Government Laboratory
- Mr Eddie NG, Senior Executive Officer (Planning)34, Leisure and Cultural Services Department
- Ms Jacqueline LI, Senior Librarian (Sai Kung), Leisure and Cultural Services Department
- Miss Celine LAU, Senior Librarian (Planning & Development), Leisure and Cultural Services Department
- Ms Heidi LAM, Assistant District Social Welfare Officer (WTS/SK)3, Social Welfare Department

4. Mr Bobbie CHEUNG, Assistant Government Chemist (Forensic Science Division), Government Laboratory (Govt Lab), gave some background information of the proposal and introduced the paper based on the presentation slides shown.

5. Mr Chris CHEUNG said as the proposed joint-user building was located in LOHAS Park, many residents were very concerned about the development proposal and suggested selecting another site, including the lot in Pak Shing Kok, Tseung Kwan O Industrial Estate (TKOIE) and the lot of Radio Television Hong Kong (RTHK). If the Food and Health Bureau (FHB) could not fulfil the conditions proposed by the residents, he would oppose the development proposal. Based on the district consultation conducted by him and Ms Christine FONG, more than 70% of residents among some 6 000 responses objected to the proposal. The reason for their objection was because the building height reached 110 metres, which had a huge deviation from the proposed building height of 75 metres in Area 85. Furthermore, the joint-user building was located at one of the gateways of the wind corridor, seriously affecting the air ventilation in LOHAS Park. He requested that the building height be lowered to 60 metres and the design should take the wind corridor factor into consideration. He asked FHB whether the environmental impact assessment (EIA) report had been completed.

6. Mr LAI Wai-tong had the following five enquiries concerning the site in Area 86:

- Enquiry made to the Planning Department (PlanD) about whether the land use did not require vetting by the Town Planning Board (TPB) and there was no height restriction.
- Enquiry made to PlanD and the Development Bureau (DEVB) to see if they had considered places besides Tseung Kwan O and whether the site must be located in Tseung Kwan O.
- Enquiry made to PlanD about whether the EIA report on air ventilation in LOHAS Park had been completed.
- Enquiry made to the Transport Department (TD) about whether the traffic impact assessment (TIA) had been completed and if data on traffic impact of the joint-user building on Tseung Kwan O was available for Members' reference, especially the traffic near Wan Po Road.

- Enquiry made to PlanD and DEVB to see if other government departments had a stronger need to use the lot.

7. Mr Edwin CHEUNG said residents in LOHAS Park considered that the sites in Areas 85 and 86 should be used to construct facilities to cater for daily needs, including markets as well as leisure and cultural facilities like sports centres, so as to cope with the area development and rapid population growth. With extremely scarce land resources near LOHAS Park, construction of the joint-user building at the above two sites would cause inappropriate prioritisation of land uses. In addition, with the height of the joint-user building reaching 110 metres, the air ventilation in LOHAS Park would be greatly affected. Residents therefore suggested constructing the joint-user building in Pak Shing Kok or TKOIE. Constructing the building at either of those locations would not arouse strong oppositions and flexible adjustments could be made to the building design by increasing the building height and development scale, then the sites in Areas 85 and 86 could be used to provide facilities that met residents' daily needs.

8. Mr TSE Ching-fung pointed out that residents' organisations took an opposing stance on selection of the site in Area 86 for constructing the joint-user building, and those organisations included the owners' committee of Le Prestige, the committee on development of LOHAS Park projects and LOHAS Park Residents Association. He hoped to convey residents' views at the meeting, which were consolidated as follows:

- The joint-user building caused serious obstruction to the ventilation and view of LOHAS Park.
- Forensic science matters handled by Govt Lab would cause nuisance to residents, such as residents with religious background might have negative perception.
- Opposition to relocation of obnoxious facilities from one community to another community was expressed. The LOHAS Park community had taken on the social responsibility to accommodate landfills for many years and no longer wished to bear the presence of another obnoxious facility.
- Support was shown for provision of a library and other welfare facilities.
- Suggestion was made on constructing the joint-user building at a location away from the community, such as TKOIE.
- Community facilities should be constructed with priority to address residents' daily needs and demand for leisure and cultural amenities.

9. Mr LUI Man-kwong asked PlanD if the department had examined other possibilities of using the site. He opined that the site was near the neighbourhood and residents hoped that facilities provided thereat could cater to their needs. He asked why the joint-user building height was 110 metres and suggested studying underground space development. Further enquiry was made about the timetable for the feasibility study and the study duration. Moreover, he hoped that Govt Lab would give an account of sites that had been considered in the past and the reasons for the final decision of selecting the site in Tseung Kwan O.

10. Mr LUK Ping-choi said the joint-user building was only a street away from the neighbourhood and its height would affect the air ventilation in the area. Since the joint-user building would bring additional traffic and pedestrian flow, he asked the policy bureau and PlanD if the EIA had been completed. If Sai Kung District Council (SKDC) raised objection, the policy bureau would need to provide supplementary information to TPB. He hoped that PlanD would submit the EIA report to SKDC; otherwise, he would oppose the project.

11. Mr Brandon YIP doubted the opposing views held by Members and residents. He believed that residents willingly moved to live in the area, unlike public housing tenants who were allocated units in a residential area, and they purchased their flat due to the investment value of LOHAS Park, so he did not understand why residents described themselves as undertaking a social responsibility. He had reservations about the view of Govt Lab causing nuisance to residents through handling forensic science matters because its service operation would be conducted in the office only. Issues of air ventilation and visual impact were normally discussed at TPB meetings and the conclusion was likely to be having no impact on those respects. As such, he did not understand why Members had such a strong reaction to the joint-user building proposal.

12. Mr CHOI Ming-hei recognised residents' demand for provision of a library and welfare facilities. However, he had reservations about the joint-user building height and hoped that the department would study the matter again.

13. Mr Francis CHAU agreed that facilities in the joint-user building could benefit residents in the district and in Hong Kong at large, and the ideal way was to accommodate facilities of various departments in the same building. If development of the site in Area 86 was necessary, the height of the joint-user building had to be significantly reduced. He suggested swapping the site for the RTHK lot to reduce the impact on the wind corridor. Since Area 86 was zoned as "Comprehensive Development Area", EIA was required to ensure air ventilation in the area would not be affected. He supplemented that as the height of the joint-user building was lowered, some facilities such as the library might need to be relocated to, for instance, the site near The Beaumont.

14. Mr CHUN Hoi-shing asked Govt Lab whether there was a back-up plan if the proposal was not endorsed. He was worried that provision of welfare facilities would be hindered due to the long delay in construction of the joint-user building, affecting the well-being of residents in the district. Hence, he asked the Social Welfare Department (SWD) and the Leisure and Cultural Services Department (LCSD) whether facilities proposed in the joint-user building would be provided at other locations if construction of the building could not be completed as scheduled.

15. Ms Kitty LAM, Senior Town Planner/Tseung Kwan O, PlanD, provided background information on the wind corridor in LOHAS Park. Based on the planning application for LOHAS Park at that time, the air ventilation assessment (AVA) report indicated a number of air paths in LOHAS Park, including the space between Wings at Sea and Le Prestige in the southeast, which was reserved for school development. To the east of the newly proposed site, there was an ancillary building of the Cross Bay Link. According to the plan prepared by the Civil Engineering and Development Department (CEDD), the building height was approximately 6.5 metres. The low-rise building design could enhance air ventilation in the southeastern part of LOHAS Park, and the general prevailing wind could flow in and out of the wind corridor. Besides, the site to the south of Wan O Road in Area 86 was part of a "Government, Institution or Community" (GIC) zone, submission of application to TPB was not required if the land was designated for Government use. Since the technical assessments would only commence after site selection, relevant departments had not provided technical assessment reports at the present stage, and relevant assessments would only be conducted at the detailed design stage. She supplemented that the building height of Wings at Sea was 184 metres above the Principal Datum and the newly proposed site was about 40 metres from Wings at Sea.

16. Mr Bobbie CHEUNG of Govt Lab said Govt Lab experienced an acute shortage of space and had been seeking an appropriate site for more than ten years, but to no avail due to technical problem or limited site area. In 2018, SKDC had been consulted on the proposal concerning Area 85. At that time, Members had opined that the site in Area 85 was close to the neighbourhood and school and had hoped that the site would be reserved for development of other community facilities in future. Govt Lab had listened to the views of SKDC and had reviewed with PlanD other GIC sites to be available soon; eventually, the present site had been identified, which was situated at the southernmost part of Tseung Kwan O Area 86 in close proximity to TKOIE, so as to release the site in Area 85. He understood Members' wish for additional community facilities to fulfil the needs of residents in the district, so he had liaised with different departments to explore the possibility of providing other facilities at the present site. Due to the considerable distance between the site in Area 86 and the town centre as well as the development schedule, only LCSD, SWD and the Department of Health expressed interest in occupying the premises besides Govt Lab to accommodate a small library, the team of Home Care Services for Frail Elderly Persons and a drug store. He supplemented that the joint-user building height was subject to the constraints of plot ratio, building site coverage, actual floor area, etc., and the building height of 110 metres was estimated based on the actual needs of the four departments. Furthermore, the area of the joint-user building also needed to comply with the Schedules of Accommodation of Government properties. Since a part of the site area was designated as drainage reserve and outfall protection zone, the actual developable site area was quite small, but the development approach would be to minimise the impacts on air ventilation and visual aspect as far as possible.

17. Ms Teresa CHEUNG, Senior Principal Executive Officer (Food) of FHB, said Govt Lab had encountered many difficulties in site search in the past. It had been initially planned that the office of Govt Lab would be reprovisioned at the site in Area 85 but it was then decided that another site should be identified in light of Members' views. The site in Pak Shing Kok suggested by Members was reserved for the development project of the Fire Services Department, a centre for Chinese medicine and a Chinese medicine testing institute, and there was hardly any space left for the proposed joint-user building. FHB had considered Members' suggestion of seeking land in TKOIE for the development, but the development did not conform with the land use objectives of TKOIE. Hence, it was not feasible to construct a joint-user building in TKOIE in the end. The site in Area 86 happened to be located on the periphery of TKOIE, which was in line with Members' views and was deemed a suitable site. Since the proposed project not only encompassed the reprovisioning of a multitude of Govt Lab's facilities but also facilities of other government departments, the height of the joint-user building was determined by the total area required to house such facilities. In the past, the operation of Govt Lab was affected by its scattered offices. FHB hoped that synergy would be achieved by Govt Lab through the development project and the testing capabilities of Govt Lab could be enhanced. She expressed that it was not easy to seek land for construction of the building and the Area 86 site was suitable. She hoped that with Members' consent, studies and assessments could commence including AVA, and the findings would be reported to the Housing, Planning and Development Committee (HPDC) for consultation.

18. Mr Chris CHEUNG opined that the site occupied an area of 6 100 square metres and the joint-user building would block the wind corridor; therefore, FHB should complete the environmental assessments before consulting HPDC. With a severe shortage of community facilities and the population growth brought by the development on Shek Kok Road, Tseung Kwan O, the presence of only one supermarket charging high prices could no longer satisfy residents' daily needs. FHB had suggested providing a market in the district in the past, but

the joint-user building project did not include a market, with which he expressed discontent. He mentioned about the shortage of parking spaces in the district, and TD agreed to provide additional parking spaces at the road section near Area 86, but the joint-user building project did not adopt the approach of “single site, multiple use” proposed by the Transport and Housing Bureau (THB) by providing parking spaces for public use. He commented that the Architectural Services Department could assist in solving the security problem consequent of making the car park available for public use from a design perspective. The appropriate practice of utilising resources was to provide parking spaces for public use along the road of the joint-user building.

19. Mr LAI Wai-tong did not approve of the policy bureau’s practice of seeking SKDC’s support before conducting the EIA and TIA. He was of the view that the data obtained from those assessments was crucial for Members to determine whether to support the proposal. He requested the policy bureau to review CEDD’s traffic arrangements for the Cross Bay Link again. Based on the plan, vehicles taking the route of Cross Bay Link needed to pass through the LOHAS Park roundabout in order to turn around and head for the site in Area 86, doubling the traffic volume as a result, and he asked whether PlanD had considered the issue. He queried why PlanD could rezone the green belt in Pak Shing Kok to a housing site so readily, but the joint-user building could not be constructed at the location. He reminded other Members that HPDC had objected to the construction of an underground car park in Area 66 two years ago for reasons of air pollution, visual impact, safety problem, etc. He agreed that PlanD should consider providing more parking spaces in the district, but opined that the issue was not the main focus.

20. Ms Kitty LAM of PlanD said Govt Lab had conducted TIA for the proposal in Area 85 and suggested the representative of Govt Lab respond to the matter.

21. Mr Bobbie CHEUNG of Govt Lab said they had conducted TIA for the proposal in Area 85. The peak traffic hour for Govt Lab was from 10 a.m. to 11 a.m., and the number of inbound and outbound trips amounted to just over 50; therefore, it had slight impact on the traffic in LOHAS Park, but a new TIA would be conducted for the proposal in Area 86 in future.

22. The Chairman enquired about the feasibility of co-ordination between Govt Lab and RTHK in constructing the building, so as to lower the height of the joint-user building.

23. Mr Bobbie CHEUNG of Govt Lab replied that since Govt Lab had some operational requirements for ground floor space of the joint-user building, making it technically unfeasible to construct the building together with RTHK. Apart from the site reserved in Area 85, the site in Area 86 was the only appropriate lot. With HPDC’s consent to the proposal in Area 86, the technical feasibility study would commence and environmental assessments would be conducted at a later stage.

24. Mr FUNG Kwan-on enquired about the feasibility of lowering the joint-user building height and underground space development. He asked whether the joint-user building height could be reduced by half if underground space development was feasible. He suggested PlanD prepare a 3D photo-realistic model plan for demonstration to give Members a clear understanding of how the air ventilation and the visual aspect of the surrounding environment would be affected after completion of the joint-user building. Since the site was close to the neighbourhood, he was worried that heavy machinery would generate noises during construction, causing nuisance to residents.

25. Mr LUK Ping-choi expressed his views on the petition submitted by resident organisations of LOHAS Park and opined that the forensic science work involved handling of corpses, which was a source of irritation for residents.

26. Mr Bobbie CHEUNG of Govt Lab responded that the work of Govt Lab encompassed food safety, drug safety, consumer goods safety and work related to forensic science, and the forensic service did not involve corpses but only samples. He pointed out that many premises of Govt Lab were near neighbourhoods or schools, and the record showed that there had been safe operation for years. Govt Lab had also reduced the use of chemicals and made use of advanced equipment and technology as far as practicable. Besides, internal guidelines had been followed and strict compliance with the procedures for handling chemical waste had been ensured by arranging for licensed chemical waste collectors to remove chemical waste during non-peak hours. He noted Members' hope for lowering the height of the joint-user building and promised that the feasibility would be studied. In addition, the detailed design of the building would also aim to enhance air ventilation and townscape.

27. The Chairman thanked the representatives of relevant departments for attending the meeting and asked them to consider Members' opinions and to consult SKDC or HPDC again when further information was available. The Chairman declared that discussion on the matter was concluded.

Extempore motion: Request for giving priority to the provision of livelihood facilities (e.g. new type of market stalls, parking spaces and courts) in Area 86, Tseung Kwan O and oppose the joint-user building in Area 86 being 110 metres tall to avoid obstruction to the ventilation corridor in LOHAS Park; request the Food and Health Bureau to conduct environmental impact assessment, traffic impact assessment, and underground space development study as well as to pay district visits to consult residents in LOHAS Park before submitting the revised proposal to SKDC

28. Mr Chris CHEUNG moved an extempore motion that read: 'Request for giving priority to the provision of livelihood facilities (e.g. new type of market stalls, parking spaces and courts) in Tseung Kwan O Area 86 and oppose the joint-user building in Area 86 being 110 metres tall to avoid obstruction to the ventilation corridor in LOHAS Park; request the Food and Health Bureau to conduct environmental impact assessment and traffic impact assessment as well as to pay district visits to consult residents in LOHAS Park before submitting the revised proposal to SKDC', which was seconded by Mr Edwin CHEUNG.

29. According to Order 13(2) of the Standing Orders, the Chairman asked Members to vote on whether the above extempore motion would be included in the agenda. With the agreement of over half of the Members present, the Chairman declared that the extempore motion would be included in the agenda.

30. Mr FUNG Kwan-on suggested an amendment. He proposed to add "underground space development study" to the wording of the original motion, and the amendment was seconded by Mr CHENG Chung-man. The amended motion read: 'Request for giving priority to the provision of livelihood facilities (e.g. new type of market stalls, parking spaces and courts) in Tseung Kwan O Area 86 and oppose the joint-user building in Area 86 being 110 metres tall to avoid obstruction to the ventilation corridor in LOHAS Park; request the Food and Health Bureau to conduct environmental impact assessment, traffic impact assessment, and underground space development study as well as to pay district visits to consult residents in LOHAS Park before submitting the revised proposal to SKDC'.

31. There being no objection from Members, the Chairman declared that the extempore motion was passed.

32. The Chairman said to coincide with the attendance time of the representative of the Buildings Department (BD), he suggested advancing the discussion of item (Z) of Matters Arising if there was no objection. Members agreed to the suggestion.

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
(Paragraphs 125 to 130 of the minutes of the last meeting)

33. Members noted the written reply from BD.

34. Mr Andrew CHAN said he had contacted BD multiple times but there was no reply. He did not understand why BD did not respond to his enquiries. He did not approve of BD's appeal to residents for engaging contractors to inspect the U-traps on their own initiative. He said the written reply from BD did not mention whether the anti-syphonage device complied with the specifications, and the Chinese and English expressions of U-traps in the reply were different, the former of which did not contain the wording of anti-syphonage. He pointed out that most residents of the two residential estates currently used bottle traps without anti-syphonage devices (also known as "mushroom cap"). He hoped that BD could directly address whether the traps of soil pipes in Fu Ning Garden and On Ning Garden complied with the legislative requirements to allay the concerns of residents in some 4 000 households in the two residential estates.

35. Ms Sandy LEUNG, Senior Structural Engineer/C6 of BD, responded that the written reply addressed the question raised by Mr Andrew CHAN. She quoted the third paragraph which stated that according to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, the traps of toilets should be ventilated by means of anti-syphonage pipes, while traps for waste fitments such as wash hand basin, bath tub, etc., did not require installation of an anti-syphonage pipe if they were constructed to prevent loss of water seal. Based on the plan of BD, the waste fitments of Fu Ning Garden were equipped with 80 millimetres deep seal anti-syphonage resealing bottle type trap. These bottle traps served the same function as traps with anti-syphonage devices. Some bottle traps that could prevent the loss of water seal looked almost the same as the common type of bottle traps; hence, it could not be judged with the naked eye that the traps in Fu Ning Garden did not have anti-syphonage function.

36. Mr Andrew CHAN hoped that Ms Sandy LEUNG would inspect Fu Ning Garden with him after the meeting to confirm that the traps had anti-syphonage function. With reference to the information on the website of BD, the traps of Fu Ning Garden did not have anti-syphonage function.

37. Ms Sandy LEUNG of BD further emphasised that one could not determine whether a trap had anti-syphonage function (i.e. function of preventing the loss of water seal) from its shape. She supplemented that the design of bottle traps that could prevent the loss of water seal was different from the common type of bottle traps. Besides, Fu Ning Garden had been completed for more than 30 years, during which BD had been following up on complaints from residents, including cases of pipe damage. According to the record of the department, the pipes of many households had been replaced or were different from the original plan, and

no serious leakage had been detected in the estate so far. She pointed out that owners also had the responsibility to maintain their property, including regular inspection and maintenance of pipes.

38. The Chairman asked Ms Sandy LEUNG of BD if she could provide the information she had in hand for Members' reference, and Ms LEUNG agreed to do so.

39. Mr Francis CHAU requested BD to provide the data on the completion reports of Class II and Class III minor works related to soil pipes in Fu Ning Garden and On Ning Garden conducted in the past. In accordance with the existing Minor Works Control System (MWCS), no prior application was required for Class III minor works, but BD had to be informed after completion of works. Since many residents had completed maintenance or alteration works, he would like to know whether declaration had been made. He requested BD to clarify if the declaration requirement was still in place because many residents were not aware of it. Residents might not know that the alteration did not comply with the requirements of the original plan, such as alteration involving use of traps without anti-syphonage function. Since no declaration had been made, BD might not know about it.

40. Ms Sandy LEUNG of BD said after receiving complaints about leakage from pipes, BD would issue a repair order to the household if defects were identified. Subsequent to completion of repair works, BD staff would conduct an on-site inspection. She reminded residents to engage suitable contractors registered under the Buildings Ordinance and notify BD after completion of works. She could not provide the data on minor works at the meeting, but she hoped that Members would call on residents to make declaration after completion of minor works including replacement of outdoor pipes.

41. Mr CHOI Ming-hei asked BD whether it was true that installation of an anti-syphonage pipe was not required if the traps had anti-syphonage function.

42. Ms Sandy LEUNG of BD said according to the third paragraph in the written reply, toilets required an anti-syphonage pipe for ventilation, whereas waste fittings like wash hand basin, bath tub, etc. did not require installation of an anti-syphonage pipe if they were constructed to prevent loss of water seal.

43. Mr Francis CHAU hoped that BD would maintain a complete minor works record. The MWCS was established to provide convenience for the public, but BD still needed to perform the monitoring role. He was worried that Members' appeal alone might not be sufficient, and countless cases of works completion without declaration might arise. Since the traps in the captioned estates might not fulfil the legislative requirements, he hoped that BD would offer support and assist residents in rectifying problematic traps, thereby enforcing the MWCS. He thanked BD for the professional advice and pointed out that there were alternatives that served the function of anti-syphonage pipes, so residents might choose an appropriate trap that fulfilled the specifications. He also requested BD to follow up on the problem of pipes in Sai Kung old town and ensure residents' safety.

44. Ms Sandy LEUNG of BD pointed out that the MWCS was established for streamlining the procedures for submission of plans. As there were numerous cases, detailed review of each of them was not viable. BD therefore set up an audit check on minor works system to randomly select completion reports for checking on a regular basis. She recognised the need to enhance the MWCS as well as education and publicity on traps. With regard to BD's support mentioned by Mr Francis CHAU, she remarked that the website of BD introduced the points to note for different types of maintenance projects. She also

emphasised that regardless of the type of anti-syphonage device being used, the most important thing was to pour water into drain outlets regularly. Residents needed to be aware of whether the traps had cracks, leakage or foul odour, and they might apply for the loan offered by BD to pay for inspection and repair fees. She suggested the public engage qualified minor works contractors to carry out inspection and repairs if defects were found in their property.

45. The Chairman asked BD to provide leaflets on healthy drains and financial assistance scheme as well as data on the number of cases of minor works for Members' reference after the meeting. He declared that the above item would be retained once.

[Post-meeting note: BD submitted the data on minor works in Fu Ning Garden and On Ning Garden in the past five years after the meeting.]

II. 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 28 to 31 of the minutes of the last meeting)

46. Members noted the replies from THB, The Hong Kong Council of Social Service and LCSD.

47. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(B) Request to resolve the access congestion at Kin Ming Estate and to install an elevator or escalator at the appropriate location
(Paragraph 34 of the minutes of the last meeting)

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

49. The Chairman suggested retaining the item. Members agreed to the suggestion.

(C) Request to install digital monitoring system (“sky eye”) at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate
(Paragraphs 35 to 43 of the minutes of the last meeting)

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

51. The Chairman suggested retaining the item. Members agreed to the suggestion.

(D) 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
(Paragraph 45 of the minutes of the last meeting)

52. Members noted the replies from the Lands Tribunal, HD and FHB.

53. Mr CHAN Wai-lit said the reply from HD pointed out that the annual general meeting of the owners' corporation (OC) of Choi Ming Court would be held on 29 March 2021. He asked HD about the meeting venue, enquired whether Sai Kung District Office (SKDO) agreed to convene the meeting on that day, and enquired how anti-epidemic measures would be implemented for maintaining social distance.

54. Mr William WONG, Property Service Manager/S(Kowloon West and Sai Kung)5, HD, responded that the exact meeting venue was unknown at the moment and he had to confirm with the OC.

55. Mr Justin NG, Assistant District Officer (Sai Kung)2, SKDO, said the meeting date was 29 March 2021 and another representative of SKDO would give supplementary information on the meeting venue.

56. Ms Dawn LAM, Senior Liaison Officer (2), SKDO, said the management office of Choi Ming Court had submitted an application to SKDO for using Sheung Tak Community Hall in the evening on 29 March 2021 and the detailed information would be provided after the meeting.

57. Mr CHAN Wai-lit said the provisions in the Building Management Ordinance (Cap. 344) required OCs to notify owners 14 days before the meeting date. Given the requirement, the OC had to notify owners on 16 March 2021, i.e. the date of the second meeting of HPDC.

58. Mr William WONG of HD said the department had not received notification from the OC before this meeting. According to the information provided by SKDO a moment ago, it was believed that the meeting would be held at Sheung Tak Community Hall and HD would continue to follow up on the matter after the meeting.

59. The Chairman asked HD to contact Mr CHAN Wai-lit after the meeting and suggested retaining the item once. Members agreed to the suggestion.

[Post-meeting note from HD: Mr William WONG of HD replied to Mr CHAN Wai-lit immediately after the meeting that the annual general meeting of the OC of Choi Ming Court would be held at Sheung Tak Community Hall, and Mr CHAN Wai-lit was provided with a copy of the notice for reference.]

(E) 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 49 to 50 of the minutes of the last meeting)

60. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(F) Enquiry about matters concerning the Territory East Material Recovery and Transfer Station in Tseung Kwan O
(Paragraphs 51 to 54 of the minutes of the last meeting)

61. Members noted the replies from the Environmental Protection Department (EPD) and CEDD.

62. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(G) 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 58 to 61 of the minutes of the last meeting)

63. Mr Chris CHEUNG said the MTR Corporation Limited (MTRCL) only implemented initiatives to tackle emission of cooking fumes from restaurants at some shops on a trial basis. He hoped that MTRCL would continue to follow up on the matter and roll out those initiatives at other shops. Besides, residents were worried that the operation of the betting branch would give rise to smoking problems. He hoped that MTRCL would designate non-smoking areas in the shopping mall as early as possible.

64. There being no other comments from Members, the Chairman declared that the item would be retained once and requested the Secretariat to reflect Members' views to MTRCL in writing.

(H) 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 62 to 63 of the minutes of the last meeting)

65. Ms Valerie WONG said HD had replied about carrying out inspection and repair after obtaining funding in April 2021. She hoped that the item would be retained and the progress would be reported at the next meeting after HD's follow-up work.

66. The Chairman agreed and declared that the item would be retained.

(Post-meeting note from HD: HD planned to carry out replacement of refuse chutes on the ground floor in Tak On House and Tak Chi House of Hau Tak Estate in June 2021 and the works were expected to be completed in October 2021.)

(I) 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 64 to 68 of the minutes of the last meeting)

67. Members noted the replies from the Drainage Services Department (DSD) and EPD.

68. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(J) 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 69 to 73 of the minutes of the last meeting)

69. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

- (K) 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 74 to 79 of the minutes of the last meeting)
70. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (L) 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 80 to 88 of the minutes of the last meeting)
71. Members noted the reply from SUNeVision.
72. Mr Chris CHEUNG asked the District Lands Office, Sai Kung (DLO/SK) about the follow-up actions to dispel public doubts about the design of SUNeVision's new data centre. He expressed that some residents had lodged a complaint with EPD about the noise generated from the site of the new data centre, and he hoped that DLO/SK and EPD would handle residents' requests.
73. Mr Dixon CHOY, Senior Estate Surveyor/Tseung Kwan O, DLO/SK, said BD and DLO/SK were still vetting the building plan submission of the new data centre.
74. Mr Chris CHEUNG hoped that after receiving the new plan or completing the vetting procedure, DLO/SK would submit the relevant information to SKDC for reference.
75. Mr Dixon CHOY of DLO/SK responded that the vetting procedure undertaken by BD did not involve DLO/SK, while DLO/SK could inform Mr Chris CHEUNG after vetting the plan in accordance with the lease conditions.
76. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (M) 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
(Paragraphs 91 to 102 of the minutes of the last meeting)
77. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (N) 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
(Paragraphs 103 to 106 of the minutes of the last meeting)
78. Members noted the replies from EPD and CEDD.
79. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

- (O) 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
(Paragraphs 107 to 110 of the minutes of the last meeting)
80. Members noted the reply from DSD.
81. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (P) 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
(Paragraphs 111 to 118 of the minutes of the last meeting)
82. Members noted the reply from CEDD.
83. The Chairman said the Secretariat had written to TPB before the meeting to convey HPDC's request for the implementation timetable of new leisure and cultural facilities in Tseung Kwan O to be provided by LCSD.
84. Mr LAI Wai-tong enquired about the findings of the community consultation conducted by SKDO and the views of departments consulted by DLO/SK. He hoped that DLO/SK would give a concrete explanation of how to tie in with the department's long-term use of the site.
85. Mr Dixon CHOY of DLO/SK said the consultation findings from SKDO had been forwarded to CEDD for follow-up work. Upon receiving the application for land allocation from FHB and LCSD to implement the long-term use of the site, DLO/SK would process the application according to the established procedures.
86. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (Q) Request the Housing Department to enhance the transparency of all Estate Management Advisory Committees in Hong Kong to encourage tenants' participation in estate management
(Paragraphs 119 to 124 of the minutes of the last meeting)
87. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (R) Enquiry about the design of the sewerage systems for the Development of Anderson Road Quarry Site
(Paragraphs 131 to 134 of the minutes of the last meeting)
88. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.
- (S) Enquiry about the electoral arrangements for the Mutual Aid Committee elections under the influence of the epidemic
(Paragraphs 147 to 158 of the minutes of the last meeting)

89. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(T) Urge the Government to carry out marine spatial planning for Sai Kung
(Paragraphs 160 to 162 of the minutes of the last meeting)

90. The Chairman said the Secretariat had written to the Chief Secretary for Administration's Office (CS' Office) before the meeting, but there was no reply yet.

91. Mr LAI Wai-tong hoped that HPDC would make a written record and indicated the need for the planning of the waters in Tseung Kwan O. Although the Eastern Channel was not planned to be a typhoon shelter, it was basically used as a typhoon shelter. Some residents reflected to him the noise problem of vessels in the night-time. As a new footbridge – 'southern bridge' – across the Eastern Channel and a water sports centre would be completed in future, marine spatial planning needed to be carried out as early as possible. He hoped that government departments would tackle and follow up on the issue.

92. The Chairman asked the Secretariat to reflect Members' views to CS' Office in writing and declared that the item would be retained.

(Post-meeting note: Upon referral from CS' Office, THB replied on 17 March. With the Chairman's agreement, the reply was uploaded onto the SKDC website for reference.)

(U) 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
(Paragraphs 163 to 166 of the minutes of the last meeting)

93. Members noted the replies from the Marine Department (MD) and EPD.

94. Ms Debby CHAN had the following follow-up questions regarding the reply from MD:

- In the reply, it was mentioned that the consultation targets did not include participants of water sports activities, she asked whether those people would be consulted afterwards.
- She enquired how MD could confirm that vessels were from Sai Kung and nearby waters through a phone interview and whether the interview question referred to the berthing location or the residential location of the vessel operator.
- It was indicated in the reply that the validity period of private mooring permission was six months. She asked whether the validity period of the permission could be renewed continually.
- As mentioned in the reply, the number of vessels permitted to use the expansion area had been adjusted downwards from 200 to 100. She asked whether the adjustment was made in response to stakeholders' opinions.

95. The Chairman asked the Secretariat to reflect the views to MD in writing and invite MD to send representatives to attend the next meeting. He declared that the item would be retained.

(V) 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

(W) Request for investigation into the sources of black spots of fresh water and elaboration of the ways to handle the fresh water problem
(Paragraphs 167 to 180 of the minutes of the last meeting)

96. The Chairman suggested that the above two motions be discussed together. Members agreed to the suggestion.

97. Members noted the written reply from the Water Supplies Department (WSD).

98. Mr CHENG Chung-man asked WSD about the progress of investigation into black particles in fresh water. Some residents had reflected that there were still a few cases of black particles in fresh water. He suggested WSD focus its resources in finding out the sources of black particles as early as possible and replace the entire section of pipe instead of cleaning the strainers regularly.

99. Mr Johnathan BOEDIHARDJO, Engineer/New Territories East (Distribution 3), WSD, said as an interim measure, WSD had installed strainers at strategic locations of the water distribution network and regular cleansing was conducted. In the long run, WSD would formulate comprehensive strategy to handle detachment of internal bitumen lining of fresh water steel mains in Hong Kong, including replacement and rehabilitation of steel pipes. WSD had engaged a consultant to carry out the study and the study was underway.

100. Mr CHENG Chung-man hoped that WSD would submit the study findings and the concrete rehabilitation plan as early as possible and inform Members of the latest progress in writing.

101. The Chairman asked WSD to note Mr CHENG Chung-man's views and submit the report to HPDC when there was new progress. He declared that the above item would be retained once.

(X) 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
(Paragraphs 181 to 184 of the minutes of the last meeting)

102. Members noted the written reply from PlanD.

103. Mr YU Tsun-ning pointed out that the written reply from PlanD did not refer to the hospital in Clear Water Bay, but the TIA study of Clearwater Bay STEAM and Innovation School mentioned about the hospital in Clear Water Bay. He hoped that PlanD would explain whether the construction project of the hospital in Clear Water Bay had been shelved.

104. Ms Kitty LAM of PlanD said the department had not received further information from the developer, neither could PlanD confirm the development schedule of the hospital in Clear Water Bay. Hence, the details of relevant information were not available.

105. There being no other comments from Members, the Chairman suggested that the item be deleted at the next meeting. Members agreed to the suggestion.

(Y) Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O
(Paragraphs 4 to 12 of the minutes of the last meeting)

106. Members noted the written replies from CEDD and DEVB.

107. Mr Chris CHEUNG said since DEVB had not given up on the plan for the reprovisioning of the concrete batching plant (CBP) in Tseung Kwan O Area 137, he hoped that HPDC would once again express its opposing stance and reasons in writing. His views were consolidated as follows:

- Tseung Kwan O residents had tolerated the presence of two obnoxious facilities for a few decades, namely the landfill and fill bank, and they should not bear the burden of the third obnoxious facility.
- CBP would seriously affect the traffic in the area.
- As construction of the desalination plant had commenced, he asked DEVB whether water would be polluted if CBP was close to the desalination plant.

108. Mr LUK Ping-choi hoped that the Government would prudently consider the reprovisioning of CBP in Tseung Kwan O Area 137 since the operation of CBP would cause air pollution and it was not suitable to be situated near the neighbourhood. If the Government intended to construct large-scale public housing estates in Tseung Kwan O Area 137 in future, the air quality would become a thorny issue.

109. The Chairman asked the Secretariat to reflect Members' views to DEVB in writing and declared that the item would be retained.

(Z) 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
(Paragraphs 125 to 130 of the minutes of the last meeting)

110. The Chairman said the above item had been discussed earlier.

III. Motions Raised by Members

(A) The 1 motion raised by Members

(1) Request for studying the installation of noise barriers on Wan Po Road and Lohas Park Road (off Malibu) to alleviate noise impact on and noise nuisance to nearby residents (SKDC(HPDC) Paper No. 51/21)

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

112. Members noted the replies from EPD and the Highways Department.

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

IV. Date of Next Meeting

114. The Chairman declared that the next meeting of HPDC would be held on 18 May 2021 (Tuesday) at 9:30 a.m. The meeting was adjourned at 11:57 a.m.

Sai Kung District Council Secretariat
April 2021