

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

Date: 21 September 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 LEE Ka-yui (Chairman)	9:30 a.m.	12:20 p.m.
Ms WONG Cheuk-nga, Valerie (Vice-Chairman)	9:30 a.m.	12:20 p.m.
Mr CHAN Yiu-chor, Andrew	9:30 a.m.	12:20 p.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	12:20 p.m.
Mr CHEUNG Chin-pang, Edwin	9:30 a.m.	10:30 a.m.
Mr CHEUNG Mei-hung, Chris	9:30 a.m.	12:20 p.m.
Mr CHOI Ming-hei	9:30 a.m.	12:20 p.m.
Ms FONG Kwok-shan, Christine	9:30 a.m.	10:30 a.m.
Mr LAU Kai-hong	9:30 a.m.	12:20 p.m.
Mr LEE Yin-ho, Ryan	9:30 a.m.	12:20 p.m.
Mr WONG Shui-sang	9:30 a.m.	12:20 p.m.
Mr CHAN Chi-man, Gordon (Secretary)	Executive Officer (District Council)1, Sai Kung District Office	

In Attendance

Mr CHOW Tat-wing, Cyrus	Assistant District Officer (Sai Kung)1, Sai Kung District Office
Mr CHENG Chi-wing, Ken	Senior Liaison Officer (1), Sai Kung District Office
Ms LAM Yee-mang, Dawn	Senior Liaison Officer (2), Sai Kung District Office
Miss LEE Kit-ting, Katie	Liaison Officer i/c (Tseung Kwan O)South, Sai Kung District Office
Ms YU Hau-ling, Candy	Executive Assistant (District Council)9, Sai Kung District Office
Mr WONG Wai-lam, William	Property Service Manager/S(Kowloon West & Sai Kung) 5, Housing Department
Mr CHOY Tak-shing, Dixon	Senior Estate Surveyor/Tseung Kwan O, District Lands Office, Sai Kung
Ms HO Wai-hung	Senior Town Planner/Tseung Kwan O, Planning Department
Ms HO Sau-ying	Chief Health Inspector (Sai Kung)1, Food and Environmental Hygiene Department
Mr YAU Wan-po, Wallace	Deputy District Leisure Manager (Sai Kung)2, Leisure and Cultural Services Department
Miss WONG Ho-ying, Connie	Senior Environmental Protection Officer (Regional E)4, Environmental Protection Department
Mr BOEDIHARDJO Johnathan, Ding-chian	Engineer/New Territories East (Distribution 3), Water Supplies Department
Mr WONG Kin-wai, Anthony	Business Director, The Hong Kong Council of Social Service
Ms Queenie KWOK	Project Manager, The Hong Kong Council of Social Service
Mr KWOK Lit-tung	Chief Executive, Christian Family Service Centre

} For agenda item II(A)

Ms CHAU Shuk-king, Kitty	Assistant Chief Executive (Governance & Services), Christian Family Service Centre	} For agenda item II(A)
Ms TSE So-hung, Joyce	Programme Director (Family & Community), Christian Family Service Centre	
Mr WAN Cheuk-keung	Senior Engineer/Project Management 1, Water Supplies Department	} For agenda item II(B)
Mr FUNG King-pong	Engineer/Project Management 4, Water Supplies Department	
Mr WONG Lung-shu, Sean	Project Manager, Atkins China Limited	} For agenda item II(C)
Mr TSUN Wai Hung, Jacky	Deputy Project Manager, Atkins China Limited	
Ms NG Kam-yin	Senior Health Inspector (Hawker & Market) Sai Kung, Food and Environmental Hygiene Department	
Mr King CHAN	Environmental Protection Officer (Waste Management Policy)11, Environmental Protection Department	
Ms LEE Shuk-fong, Susanna	Senior Project Manager 336, Architectural Services Department	
Mr WONG Kwun-ping, Jairus	Project Manager 341, Architectural Services Department	
Mr TANG Che-ching	Director, Chung Wah Nan Architects Limited	
Ms TANG Yuet-ching	Director, Chung Wah Nan Architects Limited	
Ms WONG Ka-yan	Architect, Chung Wah Nan Architects Limited	

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 4th Housing, Planning and Development Committee (HPDC) Meeting held on 20 July 2021 and the 1st special Housing, Planning and Environment Committee (HPEC) Meeting held on 7 September 2021

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.

II. New Items

- (A) Tseung Kwan O Chi Shin Street Transitional Housing Project

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

- Mr Anthony WONG, Business Director, The Hong Kong Council of Social Service
- Ms Queenie KWOK, Project Manager, The Hong Kong Council of Social Service
- Mr KWOK Lit-tung, Chief Executive, Christian Family Service Centre
- Ms Kitty CHAU, Assistant Chief Executive (Governance & Services), Christian Family Service Centre

- Ms Joyce TSE, Programme Director (Family & Community), Christian Family Service Centre

5. Mr Anthony WONG, Business Director, The Hong Kong Council of Social Service (HKCSS), introduced some background information of the revised project; Mr KWOK Lit-tung, Chief Executive, Christian Family Service Centre (CFSC), introduced the paper based on the presentation slides shown; and Ms Kitty CHAU, Assistant Chief Executive (Governance & Services), CFSC, gave supplementary information about the project details, including the preliminary design of the modular housing on Chi Shin Street.

6. Mr Edwin CHEUNG enquired whether there was room for adjusting the design in order to benefit more people. He hoped that HKCSS would enhance the design and relocate public facilities to the roof to free up space in the atrium and provide more units. He further enquired the number of units in the project of HKCSS as well as the number of applicants on the waiting list and the estimated number of eligible applicants whose needs would be met.

7. Mr KWOK Lit-tung of CFSC responded that an access needed to be reserved for fire appliances; hence, units could not be built in the atrium and the design had utilised all usable space as far as possible. He pointed out that the projects undertaken by CFSC offered fewer units when compared with those of other non-government organisations. There were about 120 units and 340 units in the Cheung Sha Wan project and the Chi Shin Street project respectively, providing an approximate total of 500 units. He understood Members' concern about tenants' accommodation when they moved out of transitional housing units upon completion of tenancy. The Transport and Housing Bureau (THB) was formulating arrangements for all tenants who were ready to move out; therefore, he did not worry about the situation where tenants were unwilling to vacate their units upon completion of the five-year tenancy.

8. Mr Chris CHEUNG enquired the exact location of the Chi Shin Street project and whether it overlapped with the site of the indoor heated swimming pool. He believed the intake of some 1 000 tenants would arouse residents' concerns in the community and hoped that HKCSS and CFSC would make concerted efforts in urging THB to expedite provision of facilities, such as the indoor heated swimming pool, for the betterment of the entire area in Tseung Kwan O.

9. The Vice-Chairman pointed out that based on the data on the website of THB, the 340 units in the Chi Shin Street project could accommodate 786 tenants, which varied greatly from some 1 000 tenants as mentioned in this briefing. She enquired which figure represented the final arrangement. As THB did not send representatives to any of the meetings and the information on the THB's website deviated from the details introduced by HKCSS in many respects, she considered that HPEC could not effectively conduct a more in-depth discussion on the matter of transitional housing.

10. Mr Anthony WONG of HKCSS said to his understanding, the lot in Area 65B was the same as the site of the indoor heated swimming pool, but regardless of whether or not the two were the same site, the transitional housing project would not affect the development of the indoor heated swimming pool. He remarked that HKCSS and CFSC could voice their opinions on facilitating provision of community facilities via different channels, including Sai Kung District Council (SKDC) and other platforms, so as to benefit all residents.

11. Mr KWOK Lit-tung of CFSC said the information on the THB's website was not updated by its organisation, which might have caused discrepancies in the figures.

According to the present design, the 340 units comprised 187 one/two-person flats and 153 three/four-person flats, and the actual number of residents could only be confirmed after intake of residents. As such, the estimated number of tenants ranged from 780 to some 1 000. Currently the Chi Shin Street project only had a sketch design and the actual number of units would only be confirmed in the detailed design, so there might be room for adjustment.

12. Mr Francis CHAU said the triangular plot near the bank shown in the presentation slide was a vacant site and the adjacent land reserved for proposed transitional housing was a “Government, Institution or Community” (G/IC) site. The triangular plot was earmarked for construction of the riverine park, including an outdoor tennis court, and the G/IC site was reserved for provision of a sports centre-cum-indoor heated swimming pool. He enquired about the time required for returning the site after conclusion of the transitional housing project.

13. Mr Edwin CHEUNG enquired whether the main service target of the Chi Shin Street project was single-parent families.

14. Mr Chris CHEUNG thanked Mr Francis CHAU for clarifying the exact location of the Chi Shin Street project. He asked about the time required and specific arrangements for handing over the site after conclusion of the transitional housing project. It was hoped that the Government would expedite the provision of community facilities in the district while constructing transitional housing in order to meet residents’ needs. He hoped that HPEC would reflect Members’ views to relevant departments, such as the Leisure and Cultural Services Department (LCSD), thereby speeding up the progress of constructing the riverine park.

15. The Chairman enquired whether the Chi Shin Street project would provide community facilities for use by residents of Yee Ming Estate and nearby areas. He was worried about overcrowding in community facilities nearby resulted from the intake of some 1 000 transitional housing tenants.

16. Mr Anthony WONG of HKCSS pointed out that they did not have experience in returning a site yet. HKCSS had commenced preparatory work for the Nam Cheong Street project with the landowner, Henderson Land Development Company Limited, to ensure that the site would be returned according to the agreed time frame. It took about one to two months to assemble the modular housing units and it was estimated that it would take not more than three months for dismantling and returning the site, but the relocation site needed to be ascertained in advance. HKCSS was arranging transitional measures with THB. He reiterated that if the department needed to commence the works and implement the long-term planning of the site, HKCSS was ready to make co-ordination and work together with the department via THB, thereby facilitating the smooth handover of the site. He stressed that community services associated with transitional housing would be open to all individuals including nearby residents to assist tenants in integrating into the community and blending in with other residents.

17. Mr KWOK Lit-tung of CFSC responded that dismantling of modular housing took about three months, but the preliminary work required two years’ time, including review of the suitability of the new location for providing modular housing. Hence, preparation should begin two years before the expiry of the tenancy and tenants would be allowed six months to prepare and arrange for moving out of their units.

18. Ms Kitty CHAU of CFSC said the grassroots citizens could apply for transitional housing units during the application period. At the present stage, the number of applicants who were single parents could not be projected, but beneficiaries would be the underprivileged who were inadequately housed. Hence, units for families of three to four persons were also provided. The objective of service operation was community integration, and the atrium and activity room of the Chi Shin Street modular housing project would be used to hold support activities for tenants. Nearby residents were welcome to participate in various activities, including social activities, carnivals and voluntary services, organised by the team of social workers of CFSC. She added that the operator anticipated that tenants would become volunteers after moving in for one year, so that those beneficiaries could serve the community and promote mutual support.

19. Ms Christine FONG said Tseung Kwan O South residents were discontent with situating transitional housing at Tseung Kwan O Town Centre. Neither did she understand the reasons for HKCSS to select the site. She opined that transitional housing could not effectively solve the housing problem and the temporary improvement in living conditions would induce the feeling of falling from a paradise to an abyss amongst the underprivileged when they moved out from their units. She enquired whether priority could be accorded to residents in Sai Kung district and singleton elderly whose relatives lived in Tseung Kwan O in vetting applications for transitional housing in Tseung Kwan O. She pointed out that the cost of the HKCSS project in Tseung Kwan O Area 8 was \$135 million, i.e. an average of \$550,000 per unit. Therefore, she asked about the depreciation of modular housing after dismantling as a percentage of the total project cost, including the number of pipes that could be reused. Construction of a village house only cost some \$2 million and it could be returned to villagers upon expiry of the five-year tenancy, which was more in line with the environmental protection principles.

20. Mr Anthony WONG of HKCSS said he had reflected Members' suggestion to THB about constructing long-term housing and subsequently returning the units to villagers for use. Since the suggestion involved housing policy, he could not speak on behalf of the government department. He pointed out that the Community Housing Movement and Modular Social Housing Scheme were pilot programmes and the organisation would continue to explore other possibilities. The Nam Cheong Street project was the first Modular Social Housing Scheme launched by HKCSS on a trial basis. The current objective was to reduce depreciation during the process of dismantling modular housing units as far as practicable and the concrete data on depreciation would only be available after relocation and reinstallation. The issue could be further discussed later at the meeting. Most components of the modular housing units were reusable, but facilities such as pipes, concrete plinths, etc. could not be relocated. Based on the experience in past projects, applicants were mostly residents living near the project sites. Therefore, he believed the applicants of the Tseung Kwan O project, likewise, were residents in Tseung Kwan O and areas in the vicinity.

21. Ms Kitty CHAU of CFSC mentioned that the points system for applicants and priorities of residents in certain areas were not determined yet. Applicants were likely to be residents of the respective district, but some would submit applications because their workplace was close to the transitional housing site. CFSC would make individual assessment of each case.

22. The Vice-Chairman suggested summarising the discussion at the meeting and relaying the messages to THB in writing. SKDC would continue to invite THB representatives to attend the meetings of HPEC, meanwhile, she also hoped that HKCSS and CFSC would do the same, thereby facilitating discussion of matters related to transitional housing.

23. Ms Christine FONG remarked that since HKCSS insisted on implementation of the transitional housing project in Tseung Kwan O despite oppositions, she deemed that it had the responsibility to reflect to THB the issue of significant population growth consequent on project implementation and the necessity of providing additional infrastructures in the district. Given the extremely high pedestrian flow at the junction of Po Yap Road and Chi Shin Street, road facilities did not have adequate capacity and pedestrians needed to cross the road diagonally; besides, the rather small traffic island also placed pedestrians very close to the road. She suggested providing Exit D at MTR Tseung Kwan O Station and a pedestrian subway at Exit C to connect with Tseung Kwan O Town Centre, the central park and underground car park. While helping transitional housing tenants to move to Tseung Kwan O, it was necessary to provide additional infrastructures. She added that the pedestrian subway would be across Po Yap Road with one end extending to the ground level of the central park and the other end reaching Chi Shin Street and Yee Ming Estate for the convenience of residents.

24. Mr Francis CHAU hoped that HKCSS could return the site on time, so that the original plan could commence as scheduled. He suggested constructing the riverine park first and other facilities could be completed in phases. He pointed out that in the 2017 Policy Address, the 26 development or improvement projects and the 15 projects under feasibility study did not include the swimming pool project in Tseung Kwan O Area 65. However, SKDC had started to discuss the preliminary proposal with LCSD in 2014, whereas the Town Plaza and indoor sports centre in Sai Kung Area 4 and the water sports centre in Tseung Kwan O Area 77 were included in the 15 projects under feasibility study despite the fact that they had no preliminary plan yet. He hoped to strive for including the Area 65 project in the next batch of projects under feasibility study and suggested writing to the bureau to follow up the implementation of the Area 65 project.

25. The Chairman said as item (21) under Matters Arising and item (A) under New Items were related, he suggested advancing the discussion of the former for combined deliberation, and Members agreed to his suggestion.

- (21) Request the Transport and Housing Bureau to shelve the proposal for transitional housing in Area 8, Tseung Kwan O or to create a win-win situation by returning the site used for transitional housing development to villagers after five years for immediate construction of small houses

26. Members noted the written reply from THB (SKDC(HPEC) Paper No. 21/21).

27. Mr LAU Kai-hong hoped that the transitional housing project could be implemented while achieving community integration. Most villagers did not approve of the transitional housing project in Tseung Kwan O Area 8. He reiterated that he supported the transitional housing project but did not hope that transitional housing would be provided in Tseung Kwan O Area 8.

28. Ms Christine FONG said residents of Tseung Kwan O Village had waited for construction of small houses for many years, therefore, she understood the concern of villagers and rural committees. She stressed that one could not be in the queues for construction of small houses and for allocation of public housing units at the same time. She opined that HKCSS's project in Tseung Kwan O Area 8 would not only affect implementation of community facilities, but also create competition for housing sites. As a compromise, she suggested THB make reference to the precedent of relocating Fung Shue Wo Tsuen in Tsing

Yi and construct permanent housing on the site in Area 8, the housing units could then be handed over to villagers for use upon expiry of the five-year tenancy. She opined that there were other places in Tseung Kwan O more suitable for constructing transitional housing, but THB and HKCSS had not considered those locations.

29. Mr Chris CHEUNG remarked that THB and HKCSS should mediate a consensus on the site with various stakeholders. He pointed out that three sites in Tseung Kwan O were earmarked for transitional housing, which were more than that in Sham Shui Po. He considered that each district should bear its social responsibility. Meanwhile, development of community facilities and ancillary transport facilities in Tseung Kwan O should not be delayed. He commented that the Government's development of transitional housing had impeded the progress of implementing the original planning for Tseung Kwan O, including the water sports centre in Tseung Kwan O Area 77 and the sports centre-cum-indoor heated swimming pool and riverine park in Area 65. He requested the Government to quicken the pace of providing the above ancillary facilities.

30. Mr CHOI Ming-hei restated his opposing view on provision of transitional housing in Tseung Kwan O Area 8. He indicated that a new housing project would be developed in Yau Yue Wan Village adjacent to Area 8 and was worried that the ancillary transport facilities and community facilities in the district could not cope with the new population in transitional housing.

31. Ms Christine FONG suggested conveying Members' views to THB and the Development Bureau (DEVB) in writing and copying the letters to HKCSS. In her view, THB's provision of transitional housing in Tseung Kwan O Area 8 was like jumping the queue and had affected villagers' construction of small houses.

32. Mr Anthony WONG of HKCSS thanked Mr LAU Kai-hong for arranging a meeting between representatives of HKCSS, THB and CFSC and village representatives in late August. HKCSS had noted their views and would continue to study alternatives with THB to create a win-win situation for villagers and the grassroots. He would await the response from THB on whether there was room for adjustment in the development in Tseung Kwan O Area 8 under the existing policy. He had discussed with other organisations the challenges in rolling out transitional housing projects and were aware that they also faced a similar problem of inadequate resources in the district, including overloading of transport network in the district, lack of pedestrian facilities and community amenities, etc., and the problems were even more severe than those in Tseung Kwan O. He recognised the need to handle those problems and understood the problem of traffic congestion in Tseung Kwan O. He would reflect to THB the need to take forward provision of other facilities, including ancillary facilities in connection with transitional housing. He hoped that the Government could satisfy residents' needs as far as possible during implementation of the transitional housing project.

33. Mr KWOK Lit-tung of CFSC said that after the last meeting with Mr LAU Kai-hong, the organisation had urged THB to reply to Mr LAU in writing and looked forward to maintaining a close communication in future.

34. The Chairman thanked the representatives of various organisations for attending the meeting and asked them to consider Members' views. The Chairman asked the Secretariat to write to THB and DEVB after consolidating Members' views and copy the letters to HKCSS. The Chairman declared that the discussion of the matter was concluded.

(B) Relocation of Yau Tong Group Fresh Water and Salt Water Service Reservoirs to Caverns

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

- Mr WAN Cheuk-keung, Senior Engineer/Project Management 1, Water Supplies Department
- Mr FUNG King-pong, Engineer/Project Management 4, Water Supplies Department
- Mr WONG Lung-shu, Sean, Project Manager, Atkins China Limited
- Mr TSUN Wai Hung, Jacky, Assistant Project Manager, Atkins China Limited

36. Mr FUNG King-pong, Engineer/Project Management 4, Water Supplies Department (WSD), introduced the findings of the feasibility study and the next stage of work according to the presentation slides shown.

37. Ms Christine FONG expressed support for cavern development to release land for housing and other facilities. She was discontent with the delayed relocation of Sai Kung Service Reservoir to the caverns in Tui Min Hoi and hoped that WSD would reflect to the bureau that Sai Kung district also needed to free up land for developments as early as possible. It was hoped that the Government would manage cavern development projects in both Kowloon East and Sai Kung district. She enquired whether the consultant had used drones at the site. Since Ocean Shores was close to the construction site, some residents were worried that the blasting works would cause slope failures nearby, similar to what had happened during the works for Tseung Kwan O-Lam Tin Tunnel (TKO-LTT), and they had to face the risk of bearing enormous maintenance costs. She enquired whether WSD could resume part of the land and conduct re-planning.

38. Mr Chris CHEUNG pointed out that residents were concerned about the scope of works of the service reservoirs. As the site was very close to the private road, O King Road, and the precincts of Ocean Shores, they worried about the recurrence of noise and environmental hygiene problems that had occurred during implementation of the TKO-LTT works. He opined that WSD needed to carry out district consultation and convene a meeting with Ocean Shores residents to clarify the site boundary of the works for the service reservoirs, in order to dispel residents' doubts.

39. Mr WAN Cheuk-keung, Senior Engineer/Project Management 1, WSD, thanked Members' opinions and gave a consolidated response as follows:

- Information about the plan to relocate Sai Kung Service Reservoir to the caverns in Tui Min Hoi was not available at the moment and supplementary information would be provided to Ms Christine Fong after the meeting.
- He understood Ocean Shores residents' concern about the service reservoirs construction site being close to their residential estate. WSD would continue to consult Ocean Shores residents and other relevant stakeholders on the relocation plan at the next stage of investigation study and design work.
- Preliminary blasting assessment had been completed in the feasibility study and it was anticipated that the vibration impacts generated by blasting on surrounding structures and slopes would not exceed the current acceptable level. At the next stage, detailed assessment would be conducted and appropriate measures would be formulated. Furthermore, the blasting works would be under strict control and the settlement and vibration levels would be monitored at appropriate

locations, so as to minimise the extent of impacts on the surrounding environment. The assessment would be submitted to the Geotechnical Engineering Office for vetting.

- During the formulation of schemes and optimisation of the design for the relocation plan at the next stage of the project, the cavern facilities would be located on government land as far as possible to avoid affecting private premises.
- Preliminary environmental review had been conducted in the feasibility study, including aspects on air quality, noise, water quality, ecology, landscape and visual. It was anticipated that the environmental impact due to the project would be insignificant. Detailed environmental impact assessment (EIA) would be conducted at the next stage to ensure compliance with relevant legislations and guidelines.

40. Ms Christine FONG welcomed district consultation to be conducted by WSD. Since the maintenance costs of O King Road were borne by residents, it caused worries among them. She commented that the plans of WSD did not clearly indicate the boundary between government land and private land, therefore, she asked if drone footage showing the site was available. As the caverns were located at Chiu Keng Wan Shan, she enquired about the compensation mechanism for settlement caused by the works and whether the information recorded at various monitoring points would be disclosed. Moreover, she enquired whether the construction waste would be delivered to Tseung Kwan O Area 137 Fill Bank. She was worried that it would add to the traffic burden in Tseung Kwan O.

41. Mr Chris CHEUNG remarked that since part of the land released was in Tseung Kwan O, he suggested providing livelihood facilities for the benefit of Tseung Kwan O residents and hoped that WSD would reflect his opinion to the bureau.

42. Mr WAN Cheuk-keung of WSD responded as follows:

- WSD would consider using drones during the investigation and design stage to cope with the application of Building Information Modelling in the project.
- Regarding the monitoring of settlement and vibration, WSD would establish relevant monitoring criteria at the next stage and communicate with relevant stakeholders about the monitoring arrangements.
- The designated location for receiving the materials excavated during caverns construction works was not yet available at present and would be confirmed in the EIA to be conducted at the next stage. During construction, WSD would require the contractor to arrange delivery of the excavated materials to the designated receiving site during non-peak hours as far as practicable, thereby reducing the traffic impact on local areas.

43. The Government would conduct relevant studies on land to be released for development in a timely manner in order to review and plan the development proposals for the land to be released.

44. The Chairman thanked the representatives of relevant departments/organisations for attending the meeting and asked them to consider Members' views. The Chairman declared that the discussion of the matter was concluded.

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

(C) Construction of Refuse Collection Point and Recycling Store at Anderson Road Quarry Site G5

45. The Vice-Chairman welcomed the following attendees to the meeting:

- Ms NG Kam-yin, Senior Health Inspector (Hawker & Market) Sai Kung, Food and Environmental Hygiene Department
- Mr King CHAN, Environmental Protection Officer (Waste Management Policy)¹¹, Environmental Protection Department
- Ms Susanna LEE, Senior Project Manager 336, Architectural Services Department
- Mr Jairus WONG, Project Manager 341, Architectural Services Department
- Mr TANG Che-ching, Director, Chung Wah Nan Architects Limited
- Ms TANG Yuet-ching, Director, Chung Wah Nan Architects Limited
- Ms WONG Ka-yan, Architect, Chung Wah Nan Architects Limited

46. Ms Susanna LEE, Senior Project Manager 336, Architectural Services Department (ArchSD), introduced some background information of the refuse collection point (RCP); and Ms TANG Yuet-ching, Director, Chung Wah Nan Architects Limited introduced the paper based on the presentation slides shown.

47. Mr Francis CHAU was concerned about whether ventilation facilities at the RCP were sufficient to ensure the place was well-ventilated and to avoid giving out the stench because a public housing estate was opposite the facility. Besides, busy traffic was observed on the road adjacent to the loading/unloading bay, but only simple pedestrian crossing facilities were provided, he hoped that ArchSD and the Transport Department (TD) would enhance measures for pedestrians to cross the road safely.

48. Ms Susanna LEE of ArchSD responded that to tackle the stench problem, the design of the RCP was negative pressure-based and air filtering facilities would be installed to exhaust air from the roof after filtering in order to avoid a foul odour emanating from the RCP. ArchSD was conducting an EIA on noise and air circulation during operation of the RCP. Preliminary findings showed that the gases emitted after treatment would not affect the surrounding environment. As for pedestrian crossing facilities, ArchSD was further discussing with TD and the Civil Engineering and Development Department (CEDD) the planning of the T-junction outside the building entrance/exit. CEDD was responsible for construction of infrastructures for the entire Anderson Road project, including laying of pipes, road design and land formation. As such, from the location of the vehicular ingress/egress of the RCP to pedestrian crossing facilities off the building, the design of the RCP would tie in with CEDD's planning as far as practicable. ArchSD would relay the operational requirements of the vehicular ingress/egress as set out by the Food and Environmental Hygiene Department (FEHD) and the Environmental Protection Department (EPD) to CEDD for follow-up work. A warning light would be installed outside the entrance/exit to remind pedestrians of vehicles' access to the RCP. Since the 709 square metres needed to accommodate parking spaces, space for vehicles to turn around and ancillary facilities of the RCP, there was not enough space left for designation as loading/unloading bay.

49. Mr King CHAN, Environmental Protection Officer (Waste Management Policy)¹¹, EPD, responded that he had liaised with FEHD and understood that collection vehicles would load and unload recyclables inside the RCP and would not obstruct road space outside the ingress/egress.

50. The Vice-Chairman thanked the representatives of relevant departments/organisations

for attending the meeting. She suggested writing to CEDD to reflect Members' views. The Vice-Chairman declared that the discussion of the matter was concluded.

(The Chairman took the chair at this juncture.)

III. Matters Arising

(A) Environmental, hygiene and related matters

(1) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District

51. Members noted the reports submitted by FEHD and the Housing Department (HD) (SKDC(HPEC) Paper Nos. 3/21 to 5/21).

52. The Vice-Chairman asked FEHD about law enforcement for prohibiting feeding of wild pigeons by the public. She was worried that feeding of wild pigeons would significantly reduce the effectiveness of feed with contraceptive drug given out by the Agriculture, Fisheries and Conservation Department (AFCD). She hoped that AFCD would step up law enforcement to enhance the deterrent effect.

53. The Chairman asked relevant departments to note Members' views and report the progress for Members' reference in due course.

(2) Refurbishment works of Tseung Kwan O Industrial Estate Public Toilet

54. There being no other comments from Members, the Chairman suggested deleting the item at the next meeting, and Members agreed to the suggestion.

(3) Enquiry made to the Agriculture, Fisheries and Conservation Department about the progress of the pilot scheme on the feeding of contraceptives to wild pigeons

55. The Vice-Chairman said AFCD had pledged to compile statistics on the number of wild pigeons before implementation of the scheme and introduce the scheme at the meeting, but AFCD had not fulfilled its pledge. She only knew that the scheme had been implemented after the department had issued a press release. She hoped that AFCD would provide the number of wild pigeons in Tseung Kwan O as well as the schedule, specific locations and progress of giving out feed with contraceptive drug to wild pigeons. It was also hoped that AFCD would provide the frequency of counting the number of wild pigeons and report the changes in the number of wild pigeons on a regular basis in order to assess the effectiveness of the scheme. She mentioned that both FEHD and HD were responsible for law enforcement to curb illegal feeding of wild pigeons by the public.

56. Ms HO Sau-ying, Chief Health Inspector (Sai Kung)¹, FEHD, said FEHD would strengthen law enforcement to tackle the issue of wild pigeons soiling pavements and combat illegal feeding of wild pigeons by the public.

57. The Chairman suggested retaining the item and relaying Members' request to AFCD in writing, namely periodical submission of data reflecting changes in the number of wild pigeons, and Members agreed to the suggestion.

- (4) Request for setting up an inter-departmental task force to promote harmony between human and cattle
- (5) Request an immediate review and switch to the use of lightweight GPS tracker on cattle; and request the department's preservation of the natural environment where cattle dwell

58. The Chairman suggested discussing the above two items together, and Members agreed to the suggestion.

59. Members noted the written replies from AFCD and the Hong Kong Police Force (SKDC(HPEC) Paper Nos. 6/21 and 7/21).

60. The Vice-Chairman said the matters were referred by the Working Group on Situation of Animals and the Environment in the District. She pointed out that AFCD would enclose a part of the open space at Chong Hing Water Sports Centre to test whether plants could grow faster for consumption by cattle. She hoped that AFCD would follow up the situation of plant growth in the area and report the matter to HPEC in a timely manner.

61. The Chairman suggested retaining the item, and Members agreed to the suggestion.

- (6) Request the Housing Department to purchase rodent bait black boxes and place them in Hau Tak Estate and Sheung Tak Estate
(Paragraphs 45 to 51 of the minutes of the last meeting)
- (7) Request the Housing Department to assist in tackling the serious problem of rodent infestation in Tsui Lam Estate
(Paragraphs 71 to 74 of the minutes of the last meeting)

62. The Chairman suggested discussing the above two items together, and Members agreed to the suggestion.

63. Members noted the written replies from HD (SKDC(HPEC) Paper Nos. 8/21 and 9/21).

64. Mr CHOI Ming-hei pointed out that the rodent infestation problem in Tsui Lam Estate was still serious. He reported that some residents had discovered trails left by rodents in the corridor on 22nd floor of Sau Lam House at night on 10 September. He referred to the minutes of the meeting of the management committee (MC) of Tsui Lam Estate and found out that three kinds of rodenticides were used in the estate, but it could not keep the rodent infestation in check. He suggested HD propose the following three measures to the property management agency (PMA) of Tsui Lam Estate:

- Replacement of rodent bait in the black boxes every day;
- Hire of pest control companies to carry out rodent control work;
- Installation of rodent guards or boards on exposed pipes on external walls of buildings.

65. Mr William WONG, Property Service Manager/S(Kowloon West & Sai Kung) 5, HD, responded that HD was concerned about the rodent infestation problem in Tsui Lam Estate and would reflect Members' suggestions to the PMA of Tsui Lam Estate.

(Post-meeting note from HD: HD had written to The Incorporated Owners of Tsui Lam Estate to relay the above suggestions. At the MC meeting of the owners' corporation (OC) on 29 October 2021, the representative of the Housing Authority (HA) had once again requested to enhance inspection to improve the hygiene conditions in the estate.)

66. The Chairman asked HD to note Members' views and declared that the above item would be retained once.

- (8) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill
- (9) Request the Development Bureau to cease the study on relocation of the concrete batching plant in Yau Tong to Area 137, Tseung Kwan O for protecting the health and living environment of Tseung Kwan O residents in view of the Environmental Protection Department's rejection of the licence renewal application for the concrete batching plant due to its failure to comply with the Air Pollution Control Ordinance
- (13) Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O
- (14) Request the Government to disclose the blueprint for the planning of Area 137, Tseung Kwan O and to carry out public consultation on the planning
- (15) Enquiry about the planning of Area 137, Tseung Kwan O (Paragraphs 32 to 41 of the minutes of the last meeting)

67. As items (8), (9), (13) to (15) under Matters Arising were similar, the Chairman suggested discussing the matters together, and Members agreed to the suggestion.

68. Members noted the written replies from EPD, CEDD and DEVB (SKDC(HPEC) Paper Nos. 10/21, 11/21 and 14/21).

69. Mr Chris CHEUNG asked CEDD about the implementation progress and schedule of the following five improvement measures in connection with the operation of Tseung Kwan O fill bank:

- (i) To meet with representatives of relevant contractors to discuss improvement measures for handling delivery of wet soil;
- (ii) To add two full-height dump truck washing facilities;
- (iii) To explore with relevant departments the feasibility of marine delivery of fill in other works projects;
- (iv) To install red light cameras with speed enforcement function at the northbound lane of Wan Po Road; and
- (v) To produce an Announcement in the Public Interest and remind dump truck drivers and contractors of the points to note on delivery of public fill.

70. Mr Chris CHEUNG asked DEVB and EPD about other identified sites for relocation apart from Tseung Kwan O Area 137. He also requested the bureau to state the reasons for not selecting other sites, including the section of quarry site in Lei Yue Mun and the area near Kai Tak suggested by Members.

71. Mr Francis CHAU said since item (8) under Matters Arising was a matter discussed regularly, it did not require deletion. Besides, relocation of the concrete batching plant had a profound impact on Tseung Kwan O, he therefore suggested retaining the item to facilitate HPEC's follow-up work.

72. The Chairman suggested retaining items (8), (9) and (13) under Matters Arising and asked the Secretariat to reflect Members' views to CEDD, EPD and DEVB in writing, and Members agreed to the suggestion.

(B) Housing, Planning and related matters

(10) Request to install digital monitoring system ("sky eye") at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate
(Paragraphs 15 to 23 of the minutes of the last meeting)

73. Members noted the situation report on objects dropped from height submitted by HD and its reply (SKDC(HPEC) Paper Nos. 12/21 and 13/21).

74. The Vice-Chairman enquired about the reasons for not providing the data on objects dropped from height in Tenants Purchase Scheme (TPS) estates in the report because relevant data had been provided in past reports.

75. Mr William WONG of HD responded that until the date of HPEC meeting, the PMAs of three TPS estates had not submitted data to HD and thus supplementary information would be provided after the meeting.

76. Mr CHOI Ming-hei considered that past reports on situation of objects dropped from height submitted by HD were more detailed and provided a more elaborate breakdown of items, including the number of surveillance systems for prevention of falling objects from height installed. He enquired about the progress of installing "sky eye" cameras in Tsui Lam Estate. Since there was no remarkable improvement in the situation of objects dropped from height, he suggested retaining the item.

77. The Vice-Chairman opined that misdeeds of tenants of TPS estates were subject to HD's regulation. If objects were dropped from tenants' units, HD should take enforcement actions according to the Marking Scheme for Estate Management Enforcement in Public Housing Estates. She indicated that if HD had allotted penalty points, the figures should be reflected in the report. Since the penalty points allotted was zero, she queried if HD had indeed enforced the marking scheme. She opined that HD had not regulated the misdeeds of tenants of TPS estates properly and had shifted the responsibility to OCs and PMAs.

78. Mr William WONG of HD said in relation to TPS estates, HD would continue to work closely with PMAs to follow up relevant cases.

79. The Vice-Chairman said OCs could not enforce the marking scheme. She enquired whether tenants of TPS estates were not bound by the marking scheme.

80. Mr William WONG of HD responded that he would check relevant records after the meeting and added that the types of misdeeds under the marking scheme of TPS estates were different from those for other public housing estates. He could give a detailed explanation to the Vice-Chairman after the meeting.

81. The Vice-Chairman hoped that HD could provide a written reply on the marking scheme of public housing estates.

82. The Chairman suggested retaining the item, and Members agreed to the suggestion.

(Post-meeting note from HD: There were 14 misdeeds recorded “in all units” under the marking scheme of TPS estates, including “Throwing objects from height that jeopardise environmental hygiene” and “Throwing objects from height that may cause danger or personal injury”. To enforce the marking scheme, households with misdeeds committed should be HA’s tenants and cases should be supported with sufficient evidence. According to the number of incidents of objects dropped from height provided by PMAs of Tsui Lam Estate, King Lam Estate and Po Lam Estate, there were 18 cases in Tsui Lam Estate and 7 cases in King Lam Estate during the period from 1 July to 31 August 2021, but no relevant record of Po Lam Estate was kept. During the period from 1 September to 31 October 2021, there were 17 cases in Tsui Lam Estate; 6 cases in King Lam Estate; and 1 case in Po Lam Estate. At the MC ordinary meetings of the OCs of the above three housing estates, the representatives of HA had suggested the OCs consider installing “sky eye” cameras at appropriate locations in the estates.)

(11) 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

(12) Request for investigation into the sources of black spots of fresh water and elaboration of the ways to handle the fresh water problem
(Paragraphs 26 to 31 of the minutes of the last meeting)

83. The Chairman suggested discussing the above two items together, and Members agreed to the suggestion.

84. Members noted the written reply from WSD (SKDC(HPEC) Paper No. 15/21).

85. There being no other comments from Members, the Chairman suggested deleting the above items at the next meeting, and Members agreed to the suggestion.

(13) Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O

(14) Request the Government to disclose the blueprint for the planning of Area 137, Tseung Kwan O and to carry out public consultation on the planning

(15) Enquiry about the planning of Area 137, Tseung Kwan O

86. The Chairman said the above items had been discussed earlier.
(Please refer to paragraphs 65 to 70)

(16) 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 42 to 44 of the minutes of the last meeting)

87. Members noted the written reply from the Buildings Department (SKDC(HPEC) Paper No. 15/21).

88. There being no other comments from Members, the Chairman suggested deleting the item at the next meeting, and Members agreed to the suggestion.

(17) Enquiry about the wear and tear of lifts in housing estates in Hang Hau

(18) Request the Housing Department to ensure lift safety and provision of stable lift services in Hau Tak Estate
(Paragraphs 52 to 64 of the minutes of the last meeting)

89. The Chairman said as items (17) and (18) under Matters Arising were similar, he suggested discussing the items together, and Members agreed to the suggestion.

90. Members noted the written reply from HD (SKDC(HPEC) Paper No. 16/21).

91. There being no other comments from Members, the Chairman suggested deleting the above items at the next meeting, and Members agreed to the suggestion.

(19) Urge government departments to assist in management and maintenance of private slopes and strengthen communication with the persons responsible for slope management
(Paragraphs 65 to 69 of the minutes of the last meeting)

92. Members noted the written replies from the Highways Department, District Lands Office, Sai Kung and CEDD (SKDC(HPEC) Paper Nos. 17/21, 18/21 and 19/21).

93. There being no other comments from Members, the Chairman suggested deleting the item at the next meeting, and Members agreed to the suggestion.

(20) Request intervention of the relevant department to make improvements at the roundabout near Ming Tak Shopping Centre
(Paragraphs 110 to 114 of the minutes of the last meeting)

94. Members noted the written reply from the Independent Checking Unit of THB (SKDC(HPEC) Paper No. 20/21).

95. There being no other comments from Members, the Chairman suggested deleting the item at the next meeting, and Members agreed to the suggestion.

(21) Request the Transport and Housing Bureau to shelve the proposal for transitional housing in Area 8, Tseung Kwan O or to create a win-win situation by returning the site used for transitional housing development to villagers after five years for immediate construction of small houses
(Paragraphs 102 to 108 of the minutes of the last meeting)

96. The Chairman said the above item had been discussed earlier.
(Please refer to paragraphs 26 to 34)

IV. Motions Raised by Members

(A) The 1 motion raised by Member

- (1) Request the MTR Corporation Limited to expeditiously open the access on 3/F of THE LOHAS in LOHAS Park and provide the relevant timetable (SKDC(HPEC) Paper No. 22/21)

97. The Chairman said the motion was moved by Mr Chris CHEUNG and seconded by Mr Edwin CHEUNG and Ms Christine FONG.

98. Members noted the written reply from the MTR Corporation Limited (MTRCL) (SKDC(HPEC) Paper No. 23/21).

99. Mr Chris CHEUNG enquired which works project had delayed the opening of the access and when it would be open in 2021. As other residential estates in the area would have resident intakes, there was an urgent need to open the access to cope with the flow of commuters in the morning.

100. There being no amendment or objection from Members, the Chairman declared that the motion was passed and the above item would be retained once. He asked the Secretariat to reflect Members' views to MTRCL in writing.

(B) The 1 question raised by Member

- (1) Request the Housing Department to give an account of the management of drinking water in view of the appearance of insects in drinking water at Sheung Tak Estate (SKDC(HPEC) Paper No. 24/21)

101. The Chairman said the question was raised by he himself.

102. Members noted the written replies from HD and WSD (SKDC(HPEC) Paper Nos. 25/21 and 26/21).

103. There being no other comments from Members, the Chairman suggested deleting the item at the next meeting, and Members agreed to the suggestion.

V. Any Other Business

(A) Items referred by the Sai Kung District Council

- (1) Enquire whether Activity Green will provide outdoor courts/pitches and if a court/pitch of the Leisure and Cultural Services Department will be provided at a suitable location in Wan Po area (SKDC(HPEC) Paper No. 277/21)

104. Mr Chris CHEUNG pointed out that according to the written replies from MTRCL and LCSD, both parties held onto their views and denied their responsibility of constructing the pitch. The written reply from MTRCL stated that the pitch next to Activity Green was part of the school site earmarked by the Government and was not part of the Activity Green. Nonetheless, a pitch in the Activity Green was indicated in the development blueprint

submitted to SKDC by MTRCL in 2015 and in the plans included in past sales brochures. Therefore, he requested to write to MTRCL, LCSD and the Education Bureau (EDB) to clarify which party was responsible for constructing the pitch.

105. The Chairman declared that the item would be retained and asked the Secretariat to write to MTRCL, LCSD and EDB to enquire about the responsibility of constructing a pitch in the Activity Green.

(B) Funding applications under the 2021-22 Sai Kung Community Involvement Programme
(SKDC(HPEC) Paper No. 27/21)

106. The Chairman said the total amount recommended for approval for the two funding applications was about \$37,500, but the approved amount of each application to be endorsed by the Finance and Administration Committee (FAC) shall prevail.

107. Regarding the co-organised project, “Go Green Ambassador Workshop”, there being no other comments, the Chairman declared that the funding application would be recommended to FAC.

108. Regarding the co-organised project, “Love and Care your useful things for environmental protection”, there being no other comments, the Chairman declared that the funding application would be recommended to FAC.

(C) Working Groups established under Housing, Planning and Environment Committee (HPEC)

109. The Chairman asked Members to decide whether to retain the working groups under HPDC and the Environmental Hygiene, Climate Change, Agriculture and Fisheries Committee, namely Working Group on the Rezoning of Green Belt Sites in Tseung Kwan O for Public Housing Developments, Working Group on Building Management, Working Group on Community Involvement, Environmental Protection and Impacts of Climate Change and Working Group on Situation of Animals and the Environment in the District.

110. There being no other comments, the Chairman suggested retaining the Working Group on Building Management and dissolving the remaining working groups, while the matters being followed up by the working groups would be referred to HPEC for further discussion at the next meeting. Members agreed to the suggestion.

Extempore motion: In view of the design competition for a viewing platform overlooking Po Pin Chau and associated hiking facilities organised by the Agriculture, Fisheries and Conservation Department and the Architectural Services Department earlier and the proposal to construct the facilities, SKDC requested the departments to prudently consider the impact on the natural environment and to properly conduct risk assessments including those related to plants, animals, visitor flow, hygiene, country park and traffic in Sai Kung town prior to implementation of the proposal, as well as to extensively consult the public and SKDC before finalising the design and commencing the works

111. Mr Andrew CHAN moved an extempore motion that read: “In view of the design competition for a viewing platform overlooking Po Pin Chau and associated hiking facilities organised by the Agriculture, Fisheries and Conservation Department and the Architectural

Services Department earlier and the proposal to construct the facilities, SKDC requested the departments to prudently consider the impact on the natural environment and to properly conduct risk assessments including those related to plants, animals, visitor flow, hygiene, country park and traffic in Sai Kung town prior to implementation of the proposal, as well as to extensively consult the public and SKDC before finalising the design and commencing the works”, which was seconded by Mr Francis CHAU and Mr CHOI Ming-hei.

112. The Chairman invited Members to vote on whether the above extempore motion would be included in the agenda. With the consent of more than half of the Members present, the Chairman declared that the extempore motion would be included in the agenda.

113. The Vice-Chairman commented that AFCD should consult HPEC on the works project. She mentioned that no matter whether it was the opening or closing of the design competition or preparation for works commencement, AFCD had not given an introduction to HPEC or cleared up the doubts of Members. She worried about the impacts of the viewing platform and associated hiking facilities on the natural environment in the vicinity. She hoped that HPEC would convey Members’ views to AFCD in writing and ask the department to finish the consultation work first. From her point of view, design competition was not a form of public consultation, AFCD should listen to stakeholders’ views.

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

VI. Date of Next Meeting

115. The Chairman declared that the next meeting of HPEC would be held on 16 November 2021 (Tuesday) at 9:30 a.m. The meeting was adjourned at 12:28 p.m.

Sai Kung District Council Secretariat
October 2021