

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

Date: 23 November 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>
Ms FONG Kwok-shan, Christine (Chairman)	9:30 a.m.	12:00 p.m.
Mr CHEUNG Chin-pang, Edwin (Vice-Chairman)	9:30 a.m.	1:00 p.m.
Mr CHAN Yiu-chor, Andrew	9:30 a.m.	1:00 p.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	1:00 p.m.
Mr CHEUNG Mei-hung, Chris	9:30 a.m.	1:00 p.m.
Mr CHOI Ming-hei	9:30 a.m.	9:40 a.m.
Mr LAU Kai-hong	9:30 a.m.	1:00 p.m.
Mr WONG Shui-sang	9:30 a.m.	1:00 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 LING Wai-kit, Ricky	Senior Property Service Manager/(Kowloon West & Sai Kung), Housing Department
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
Mr CHAN Ka-leong	District Environmental Hygiene Superintendent (Sai Kung), Food and Environmental Hygiene Department
Ms HO Sau-ying	Chief Health Inspector (Sai Kung) 1, Food and Environmental Hygiene Department
Mr HO Yiu-ming	Chief Health Inspector (Sai Kung) 2, Food and Environmental Hygiene Department
Mr CHAN Chi-pun, Aaron	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
Ms WONG Ho-kiu, Daisy	Environmental Protection Officer (Regional E) 43, Environmental Protection Department

Mr BOEDIHARDJO Johnathan, Ding-chian	Engineer/New Territories East (Distribution 3), Water Supplies Department	
Mr PANG Chi-man, Clarence	Chief Property Manager (Project), Government Property Agency	} For agenda item III (A)
Ms FOK Wai-yin, Emily	Senior Property Manager (Project) 1, Government Property Agency	
Mr SIU Hing-tat, Frankie	Valuation Surveyor (Project) 12, Government Property Agency	
Ms WONG Chee-kuen, Castle	Senior Project Manager 334, Architectural Services Department	
Ms MA Wing-man, Ashley	Project Manager 367, Architectural Services Department	
Mr YUET Tsang-chi	Director, Archiplus International (HK) Limited	} For agenda item III (A)
Mr Ronald CHEUNG	Director, Archiplus International (HK) Limited	
Mr CHAN Wai-ming, Raymond	Senior Executive Officer (2) 2, Home Affairs Department	
Ms IP Hiu-tung, Ruby	Executive Officer (2) 3, Home Affairs Department	
Miss YIP Wing-sze, Felicia	Senior Executive Officer (District Management), Sai Kung District Office	
Ms MAK Wai-kuen, Priscilla	Deputy District Leisure Manager (Sai Kung) 1, Leisure and Cultural Services Department	
Miss LAU Wing-chuk, Celine	Senior Librarian (Planning & Development), Leisure and Cultural Services Department	
Mr CHEUNG Kwok-fai, Ivan	Senior Engineer/Parking Project 1, Transport Department	
Ms WONG Sin-yan, Kathy	Engineer/Parking Project 1, Transport Department	
Ms WONG Ching-man, Crystal	Engineer/Kwun Tong 4, Transport Department	
Mr YU Chun, Calvin	Senior Executive Officer (Planning) 22, Leisure and Cultural Services Department	} For agenda items III (A) and (B)
Mr CHENG Kwok-kuen, Chris	District Leisure Manager (Sai Kung), Leisure and Cultural Services Department	
Miss CHAN Hau-sin, Priscilla	Executive Officer (Planning) 22B, Leisure and Cultural Services Department	} For agenda items III (A) and (C)
Ms LAM Yuen-ting, Heidi	Assistant District Social Welfare Officer (WTS/SK)3, Social Welfare Department	
Mr LOK Wan-pak, Henry	Senior Project Manager 333, Architectural Services Department	} For agenda item III(B)
Mr FUNG Wing-hei	Project Manager 351, Architectural Services Department	
Mr MOK Wai-kin	Project Director, Hsin Yieh Architects & Associates Ltd.	
Ms CHENG Wing-yan	Architect, Hsin Yieh Architects & Associates Ltd.	} For agenda item III(C)
Ms TANG Tsui-ye, Caroline	District Planning Officer/Sai Kung & Islands, Planning Department	
Ms KWAN Chuk-han, Melissa	Town Planner/Sai Kung 1, Planning Department	} For agenda items III (C) and (D)
Mr WANG Ran, Thomas	Engineer/Sai Kung, Transport Department	
Mr CHENG Wun-chee, Windsor	Senior District Engineer/General (2), Highways Department	

Mr CHUNG Ming, Brandon	District Engineer/General (2)A, Highways Department	} For agenda items III (C) and (D)
Mr Andy CHAN	Executive Director, AECOM Asia Company Limited	
Ms Vivien ZHANG	Senior Engineer, AECOM Asia Company Limited	} For agenda item III(D)
Ms HON Tsui-san, Shirley	Senior Estate Surveyor/Land Supply 2, Lands Department	
Ms WONG Tsz-wun, Vivian	Estate Surveyor/Land Supply 2(2), Lands Department	

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 submitted by Members before the meeting.

I. Election of the Vice-Chairman of the Housing, Planning and Environment Committee (HPEC)

3. The Chairman said the election would be conducted on the spot by a show of hands according to the past practice of HPEC, namely that a nomination should be made by one Member and seconded by another Member, and HPEC's Vice-Chairman would then be elected by means of a vote by a show of hands. The candidate who obtained a simple majority of votes, i.e., receiving a higher number of valid votes cast (excluding abstentions) but without having to receive more than half of the votes, would be elected as the Chairman. There being no objection from Members in respect of the above arrangement, she invited Members to make nominations for the election of the Vice-Chairman of HPEC.

4. Mr WONG Shui-sang nominated Mr Edwin CHEUNG as the Vice-Chairman of HPEC and the nomination was seconded by Mr Francis CHAU.

5. Mr Edwin CHEUNG accepted the nomination.

6. There being one nomination and no objection from Members, the Chairman declared that Mr Edwin CHEUNG was elected uncontested as the Vice-Chairman of HPEC.

II. Confirmation of Minutes of the 1st HPEC Meeting held on 21 September 2021 and the 2nd Special Meeting held on 2 November 2021

7. The Chairman said that 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.

III. New Items

- (A) Planning Concepts of the Joint-user Complex on Site G2, Anderson Road Quarry
(SKDC(HPEC) Paper No. 30/21)

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

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| ■ Chief Property Manager (Project), Government Property Agency (GPA) | Mr PANG Chi-man, Clarence |
| ■ Senior Property Manager (Project) 1, GPA | Ms FOK Wai-yin, Emily |
| ■ Valuation Surveyor (Project) 12, GPA | Mr SIU Hing-tat, Frankie |
| ■ Senior Project Manager 334, Architectural Services Department (ArchSD) | Ms WONG Chee-kuen, Castle |
| ■ Project Manager 367, ArchSD | Ms MA Wing-man, Ashley |
| ■ Director, Archiplus International (HK) Limited | Mr Ronald CHEUNG |
| ■ Director, Archiplus International (HK) Limited | Mr YUET Tsang-chi |
| ■ Assistant District Social Welfare Officer (WTS/SK)3, Social Welfare Department | Ms LAM Yuen-ting, Heidi |
| ■ Senior Executive Officer (Planning) 22, Leisure and Cultural Services Department (LCSD) | Mr YU Chun, Calvin |
| ■ District Leisure Manager (Sai Kung), LCSD | Mr CHENG Kwok-kuen, Chris |
| ■ Deputy District Leisure Manager (Sai Kung) 1, LCSD | Ms MAK Wai-kuen, Priscilla |
| ■ Senior Librarian (Planning & Development), LCSD | Miss LAU Wing-chuk, Celine |
| ■ Executive Officer (Planning) 22B, LCSD | Miss CHAN Hau-sin, Priscilla |
| ■ Senior Executive Officer (2) 2, Home Affairs Department (HAD) | Mr CHAN Wai-ming, Raymond |
| ■ Executive Officer (2) 3, HAD | Ms IP Hiu-tung, Ruby |
| ■ Senior Executive Officer (District Management), Sai Kung District Office | Miss YIP Wing-sze, Felicia |
| ■ Senior Engineer/Parking Project Task Force 1, Transport Department (TD) | Mr CHEUNG Kwok-fai, Ivan |
| ■ Engineer/Parking Project Task Force 1, TD | Ms WONG Sin-yan, Kathy |
| ■ Engineer/Kwun Tong 4, TD | Ms WONG Ching-man, Crystal |

9. Mr Clarence PANG, Chief Property Manager (Project), Government Property Agency introduced the background information on the project. Ms Castle WONG, Senior Project Manager, Architectural Services Department (ArchSD) presented the relevant paper through a slideshow and Mr YUET Tsang-chi, Director, Archiplus International (HK) Limited added the details of the project.

10. The Chairman expressed concern over the transport arrangement for residents living in the rural area of Clearwater Bay to the Anderson Road Quarry Site (Quarry Site). She hoped that the Transport Department (TD) would also consider the needs of the residents along Clear Water Bay in road network planning so as to facilitate their use of community facilities in the development area of Quarry Site.

11. Ms Crystal WONG, Engineer/Kwun Tong 4, TD said that two main access points would be set up in the Anderson Development Area in future, one at Po Lam Road and the other at On Sau Road.

12. The Chairman enquired whether Po Lam Road referred to Po Lam Road North.

13. Ms Crystal Wong of TD replied that the access point at Po Lam Road was in the vicinity of Ma Yau Tong Village.

14. Mr Francis CHAU supported the Development of Anderson Road Quarry Site. He expressed his appreciation for a Joint-user Complex to integrate and provide community facilities and a public car park. He was concerned about the connection and consistency between the two wings of Quarry Park. He hoped the Planning Department (PlanD) could ensure that the height of the Joint-user Complex would not exceed a reasonable range when applying to the Town Planning Board (TPB) for relaxation of building height restriction. He supported an increase in the building height with a view to accommodating a 3-storey social welfare facility and sports centre. Given its relative geographical proximity to Kwun Tong District, the leisure and cultural services facilities in the development area of Quarry Site would be very likely to be used by more residents of Kwun Tong District. He was concerned about the adequacy of pedestrian facilities connecting Quarry Site to Kwun Tong District. In view of the district-based division of the Social Welfare Department (SWD)'s facilities such as day care centres for the elderly, he was concerned about how the residents of Sai Kung District could go to Quarry Site by public transport. Besides, as Sai Kung District formed part of the New Territories where fares were relatively expensive, he hoped that TD would study if there was room for downward adjustment to the fares.

15. Mr LAU Kai-hong enquired about the number of parking spaces in the car park of the Joint-user Complex. He considered that in view of some distance between Sai Kung District and Anderson Road Quarry, the use of public transport might cause inconveniences such that many people were believed to opt to drive there. Given the tunnel in Ma Yau Tong Village connecting Tai Sheung Tok, he was worried about the inadequacy of parking spaces in Quarry Site to meet the parking needs of visitors. He hoped that TD and the relevant departments would optimise the ancillary transport facility and public transport arrangement in the district so as to cater for the needs of residents of Sai Kung and Tseung Kwan O.

16. Mr Edwin CHEUNG also enquired if the car park of the Joint-user Complex would offer commercial vehicle parking spaces and be open to the public, and if a smart parking system would be provided so that two vehicles might be accommodated in one parking space.

17. Mr Edwin CHEUNG considered that a fixed quantity of private vehicle parking spaces and a shortage of commercial vehicle parking spaces in the public housing estates in the district had led to many illegal vehicle parking activities on the streets during night time, thereby causing road congestion. He suggested opening car parks to public and providing more commercial vehicle parking spaces. He further enquired whether the Anderson area fell within the service scope of Lam Tin or Tseung Kwan O Social Security Field Unit of SWD.

18. Mr Ivan CHEUNG, Senior Engineer/Parking Project 1, TD said that TD had undertaken parking surveys and site inspections in the vicinity of the Joint-user Complex. According to the survey results, the proposed Joint-user Complex would provide about 200 public parking spaces, including those for private vehicles, commercial vehicles and motorcycles. The above parking spaces would be open to the public. Besides, the development project would, with reference to the "Hong Kong Planning Standards and Guidelines" and the needs of the relevant departments and organisations, provide ancillary

parking spaces accordingly. Relevant departments had discussed the use of automated parking system in the proposed car park. However, after detailed reviews, as the design of traditional car park was able to provide the required number of parking spaces and it was easier to manage the construction time, a traditional design would be more appropriate for the proposed public car park. TD would closely observe the utilisation of the proposed car park and the neighbouring parking facilities and the relevant technology developments, and explore in a timely manner the study of the application of automated parking system at suitable location as far as possible.

19. The Chairman said that it was inconvenient to walk to the Joint-user Complex from the rural areas and asked if TD had considered adding vertical lifts or escalators at the access points in the vicinity of Clear Water Bay, and whether provision of the facility was technically infeasible due to the slope of the hillside.

20. Ms Crystal WONG of TD said that the Civil Engineering and Development Department (CEDD) was constructing a range of pedestrian connectivity facilities for Quarry Site. TD noted Members' views on the addition of pedestrian facilities connecting Clear Water Bay Road, which would be referred to relevant departments for response.

21. Ms Heidi LAM, Assistant District Social Welfare Officer (WTS/SK), SWD said that various welfare service units including Integrated Family Service Centres, Social Security Field Units and Day Care Centres for the Elderly had specific service scopes under which cases would be received. Sai Kung and Kwun Tong District Social Welfare Offices of SWD had been maintaining liaison, by then would take into account factors such as the population and the number of cases and would redesignate related services with a view to mainly providing convenience to the residents.

22. The Chairman considered that the project would bring enormous benefits to the residents in Anderson area but there had been no similar development projects to provide different kinds of community facilities in Tseung Kwan O, which was hard to explain to the residents therein. She suggested writing to PlanD, hoping that they would look into the resource allocation between Sai Kung and Kwun Tong Districts. Although the facilities would be located in Sai Kung District, since the major service targets were the residents of Kwun Tong District, she opined that the recreational and cultural facilities of Quarry Site should not be included in the figures on facilities in Sai Kung District. Leisure and cultural services facilities including indoor recreation centres remained insufficient in Sai Kung and Tseung Kwan O.

23. Mr Francis CHAU hoped that relevant departments would expedite the implementation of standard leisure and cultural services facilities in Tseung Kwan O and Sai Kung to serve the whole district, including indoor recreation centres, swimming pools, libraries and sports grounds. Although some facilities in Sai Kung could not meet standard in terms of their scale, they were still counted as standard facilities by the Leisure and Cultural Services Department (LCSD). He was worried that it would lower the priority of the proposed leisure and cultural services facilities in Sai Kung District to be included in the next Five-Year Plan for Sports and Recreation Facilities (the "Five-Year Plan").

24. Mr Calvin YU, Senior Executive Officer (Planning), LCSD indicated that the project

was part of the Development of Anderson Road Quarry Site spearheaded by the Development Bureau (DEVB). LCSD and other departments were responsible for providing ancillary facilities in the community. As the facilities in the Anderson Road Quarry Development Area was located in Sai Kung District, they would be reckoned by LCSD as provision in Sai Kung District. A total of three projects in Sai Kung District were included in the “Five-Year Plan” in the 2017 Policy Address. As the Government had earmarked separate funding for facilities included in the “Five-Year Plan”, the project under discussion would not have impact on those “Five-Year Plan” projects in terms of resources.

25. The Chairman thanked the LCSD representative for the supplementary information. She indicated that various proposed leisure and cultural services facilities in Tseung Kwan O and Sai Kung had not been included in the 2017 “Five-Year Plan”. She hoped that PlanD would provide specific figures on the application for relaxation of building heights for Members’ reference after the meeting.

26. Ms Castle WONG, Senior Project Manager, ArchSD pointed out that the height restriction in the original outline zoning plan was 200 metres above Principal Datum and the application for planning permission was a minor relaxation of the building height restriction. A significant increase in the height would require an application for amendment of plan to TPB, thereby substantially increasing the time required for approval, which might lead to delay in the project. ArchSD had discussed with PlanD a proposal on a minor relaxation of building height restriction. The proposed increase in the building height would depend on factors such as the topography and ridge of the site, etc. If Members agreed with the planning concept, ArchSD would submit an application to TPB for approval by the end of this year.

27. The Chairman supported streamlining the proposal of construction works and accelerating the pace of constructing housing and ancillary facilities. Members were concerned about the transport arrangement for the residents in Sai Kung to Quarry Site and hoped that TD would follow up on the road planning. She said that if the facilities failed to benefit the residents of Sai Kung District, they should not be counted as provision for Sai Kung District, and suggested that the Anderson Road Development Area should be allocated to Kwun Tong District. PlanD and relevant departments should continue to follow up on the construction of ancillary facilities such as indoor recreation centres in Tseung Kwan O and Sai Kung.

28. The Chairman thanked the representatives of relevant departments/organisations for attending the meeting. She suggested conveying Members’ views to DEVB, PlanD and TD in writing. Members agreed with PlanD’s application for relaxation of the building height restriction and the planned provision of a public car park. The Chairman declared that the discussion on the item ended at this point.

(B) Conceptual Design for Quarry Park in Anderson Road Quarry
(SKDC(HPEC) Paper No. 31/21)

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

■ Senior Executive Officer (Planning) 22, Leisure and Mr YU Chun, Calvin

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| <ul style="list-style-type: none"> ■ Cultural Services Department (LCSD) ■ District Leisure Manager (Sai Kung), LCSD ■ Deputy District Leisure Manager (Sai Kung) 2, LCSD ■ Executive Officer (Planning) 22B, LCSD ■ Senior Project Manager 333, ArchSD ■ Project Manager 351, ArchSD ■ Project Director, Hsin Yieh Architects & Associates Ltd. ■ Architect, Hsin Yieh Architects & Associates Ltd. | <ul style="list-style-type: none"> Mr CHENG Kwok-kuen, Chris Mr CHAN Chi-pun, Aaron Miss CHAN Hau-sin, Priscilla Mr LOK Wan-pak, Henry Mr FUNG Wing-hei Mr MOK Wai-kin Ms CHENG Wing-yan |
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30. Mr Calvin YU of LCSD introduced the background information on Quarry Park and Ms CHENG Wing-yan, Architect, Hsin Yieh Architects & Associates Ltd. presented the design concept and facility layout of Quarry Park through a slideshow.

31. Mr Francis CHAU said that Members had expressed more concerns over the arrangement on the public use of Site B. He welcomed the provision of public parking spaces in the Joint-user Complex to facilitate driving access to Quarry Site for the residents of Sai Kung District. He considered that the view facing south was very spectacular. He hoped that the ancillary public transport facilities would be optimised to facilitate the residents of Sai Kung District to have convenient access to the above location using public transport. Besides, he would like to have in-depth discussion in future on the arrangement for the use of bicycles outside the cycle tracks. He considered that it was inappropriate to use bicycles on the road outside Site A.

32. Mr LAU Kai-hong was concerned whether the signs at the access points of Quarry Park would be sufficient. He hoped that LCSD could look into the issue concerning insufficient signs and lightings in other parks and make appropriate improvement. Given the vast area and irregular shape of Quarry Park, he said that it would require clearer signs to provide navigation information for visitors. Mobile apps as a supplementary tool to provide enquiry services through QR code and site photos for reference could be considered. He enquired if there were enough parking spaces in Quarry Park. He pointed out that despite the large area in Jordan Valley Park, LCSD failed to provide enough parking spaces, leading to the backflow of queuing vehicles and causing congestion on nearby roads. He hoped that the same situation would not arise in Quarry Park as it might impact on its utilisation rate, and suggested that LCSD carefully consider the transport arrangement in the Quarry Park.

33. The Chairman said that there were Lung Wo Village and Tan Shan Village in the direction of Tai Sheung Tok, northbound from Site A. She enquired if the consultant would add connectivity facility such as vertical lifts or escalators to facilitate access of residents along north Clear Water Bay Road. She asked the representative of the Lands Department (LandsD) how to handle the community problem which might arise from the pig farm in Lung Wo Village in view of further development of the Anderson Road Quarry Development Area in future.

34. Mr LAU Kai-hong suggested planting different species of plants in the park to

enhance ornamental features. As many citizens liked to go hiking along Clear Water Bay recently, he enquired whether Quarry Park would be linked up to the hiking trails nearby.

35. Mr Calvin YU of LCSD noted Members' concern over ancillary transport facilities for Quarry Park. Referring to Annex (1) to HPEC Paper No. 31/21, he said that there was a bus terminal at the upper left of Site A, which was adjacent to one of the main access points of Quarry Park, to facilitate the public to reach there by public transport. He pointed out that in addition to the parking spaces in the Joint-user Complex, Quarry Park would also provide a certain number of ancillary parking spaces including those for coaches to cope with the operational needs and for the convenience of the public and different organisations. Besides, he indicated that there would be Lake Park and Biodiversity Garden of the Drainage Services Department at the upper left of Site A. According to the information provided by CEDD, the two parks mentioned above would be linked up to the northern section of the mountain trail. Considering the way in which the site area of Quarry Park adjacent to its neighbouring facilities, LCSD opined that it was not appropriate to add connectivity facility for vertical lifts or escalators in the site area of Quarry Park.

36. The Chairman considered that it was necessary to improve pedestrian accessibility of the facility of Anderson Road Quarry and hoped that the Government would take this into account during planning. She enquired if the consultant had taken into account how residents along Clear Water Bay Road could access Anderson Road Quarry. She further enquired about the exact location of the bus terminal.

37. Mr Calvin YU of LCSD replied that the road on which the bus terminal was located has yet to be named and the official name would be available later.

38. The Chairman enquired about the time required to travel from Po Lam to Anderson Road Development Area by bus.

39. Mr Calvin YU of LCSD said that relevant information was not available for the time being. Having communicated with TD, he noted that Anderson Road Quarry Development Area would be a new development area, TD would arrange ancillary transportation according to the established policies and standards based on the community development. The overall planning and implementation of the site formation, road connectivity and ancillary facility of Anderson Road Quarry Development Area would be carried out by CEDD. LCSD had been in close liaison with CEDD since the project planning stage to discuss how Quarry Park could be connected with the whole community.

40. The Chairman considered that there was still room for improvement regarding the connection between Anderson Road Quarry Development Area and the neighbourhoods, and the relevant departments did not take into account the pedestrian accessibility in linking up to Clear Water Bay Road. She opined that it was not desirable that residents living in the area of Clear Water Bay could not have easy access to the facilities in the Anderson Road Quarry Development Area. In the past, a similar situation arose in Mau Wu Tsai Village in which the residents could not have easy access to the facilities in the parks in Po Lam but had to suffer from the associated noise problem.

41. Mr Henry LOK, Senior Project Manager, ArchSD said that Lake Park, which was

located in the north of Site A, was under construction. There was a considerably long distance between Lake Park and Clear Water Bay Road. ArchSD would convey Members' views to CEDD which was responsible for the provision of Lake Park.

42. The Chairman said that in the past, CEDD had not added greenery components in the construction of hiking trails, only focusing on the functionality while ignoring the aesthetic aspect of the facilities. She opined that there was a need to discuss the design of greenery components at the planning stage. She considered that CEDD should build a pedestrian walkway connecting Clear Water Bay Road. Although Members supported the project of Anderson Road Quarry, she hoped CEDD would come up with a better connectivity proposal prior to the funding approval by the Legislative Council. She said that Members were aware of the needs in the district and pointed out that there was a lack of various facilities in Clear Water Bay and Hang Hau areas for many years. The operation of the pig farm in Lung Wo Village had not been subsidised or subvented for decades, and the odour problem still existed therein. She hoped that the representatives of ArchSD would convey Members' views to CEDD.

43. Mr Dixon CHOY, Senior Estate Surveyor/Tseung Kwan O, District Lands Office, Sai Kung said that the transport arrangement or pedestrian connectivity facility for the above two projects would be responded by LCSD and relevant departments. He had no remarks to add.

44. The Chairman said despite there was some distance between the Lung Wo area and Anderson Road Quarry Development Area, a strong smell of pigsty should be envisaged. She hoped that the department would take it into consideration in planning and prepare relevant measures in advance.

45. Mr Calvin YU of LCSD noted the views raised by Members on the connection between Quarry Park and neighbouring community, and said that he would report it to CEDD and relevant departments. He supplemented that walking from Quarry Park towards the direction of Lake Park would arrive at the Water Supplies Department's service's reservoir, and would reach the hiking trail of Wilson Trail Section 3. According to his understanding, in the future, walking towards the rock slope could also reach the hiking trail of the Wilson Trail Section 3.

46. The Chairman hoped that LCSD and the relevant departments would arrange a site visit to Anderson Road Quarry Development Area for Members.

47. Mr Calvin YU of LCSD said that the site was still under the jurisdiction of CEDD, and the site formation works were still in progress. He would coordinate with CEDD after the meeting and inform HPEC later.

48. The Chairman thanked the representatives of relevant departments/organisations for attending the meeting. She suggested conveying Members' views to CEDD in writing. The Chairman declared that the discussion on the item ended at this point.

- (C) Proposed Amendments to the Approved Tseng Lan Shue (TLS) Outline Zoning Plan (OZP) No. S/SK-TLS/8 and the Approved Clear Water Bay Peninsula North (CWBN) OZP No. S/SK-CWBN/6 (SKDC(HPEC) Paper No. 32/21)

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

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| ■ District Planning Officer/Sai Kung & Islands, Planning Department (PlanD) | Ms TANG Tsui-yee, Caroline |
| ■ Senior Town Planner/Tseung Kwan O, PlanD | Ms HO Wai-hung |
| ■ Town Planner/Sai Kung 1, PlanD | Ms KWAN Chuk-han, Melissa |
| ■ Senior District Engineer/General (2), Highways Department (HyD) | Mr CHENG Wun-chee, Windsor |
| ■ District Engineer/General (2)A, HyD | Mr CHUNG Ming, Brandon |
| ■ Executive Director, AECOM Asia Company Limited | Mr Andy CHAN |
| ■ Senior Engineer, AECOM Asia Company Limited | Ms Vivien ZHANG |
| ■ Assistant District Social Welfare Officer (WTS/SK)3, Social Welfare Department | Ms LAM Yuen-ting, Heidi |
| ■ Engineer/Sai Kung, TD | Mr WANG Ran, Thomas |

50. Ms Caroline TANG, District Planning Officer/Sai Kung & Islands, PlanD presented the proposed amendments to the two approved OZPs of TLS and CWBN through a slideshow.

51. The Chairman said that as the content of new agenda item (D) was related to that of new agenda item (C), it was suggested to put it earlier for discussion together. Members agreed.

- (D) Proposed Road Works on Clear Water Bay Road, Sai Kung and Proposed Permanent Closure of a Road, Footpaths and Staircases within a Residential Site in Ta Ku Ling (SKDC(HPEC) Paper No. 33/21)

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

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| ■ Senior Estate Surveyor/Land Supply 2, Lands Department (LandsD) | Ms HON Tsui-san, Shirley |
| ■ Estate Surveyor/Land Supply 2(2), LandsD | Ms WONG Tsz-wun, Vivian |
| ■ Senior District Engineer/General (2), HyD | Mr CHENG Wun-chee, Windsor |
| ■ District Engineer/General (2)A, HyD | Mr CHUNG Ming, Brandon |
| ■ Executive Director, AECOM Asia Company Limited | Mr Andy CHAN |
| ■ Senior Engineer, AECOM Asia Company Limited | Ms Vivien ZHANG |
| ■ Engineer/Sai Kung, TD | Mr WANG Ran, Thomas |

Proposed Amendments to the approved TLS OZP No. S/SK-TLS/8 and related road works

53. Ms Vivian WONG, Estate Surveyor/Land Supply 2(2), LandsD presented the proposed road works and arrangements arising from PlanD's rezoning proposal through a slideshow. Mr Windsor CHENG, Senior District Engineer/General(2), HyD added the details of the road

works.

54. Ms Shirley HON, Senior Estate Surveyor/Land Supply 2, LandsD said that after seeking members' view, the relevant government departments would proceed with the gazettal in accordance with the Roads (Works, Use and Compensation) Ordinance.

55. The Chairman said that she had paid a visit to Ta Ku Ling San Tsuen. Having considered that the traffic speed in the existing traffic lane of Ta Ku Ling San Tsuen opposite the section of Clear Water Bay Road was relatively high, she asked whether sufficient buffer space had been reserved and whether the existing road had been taken into consideration in the planning process. She opined that the vehicles passing by were mainly destined for Sai Kung and was worried about the problem of road congestion.

56. Mr LAU Kai-hong said that as the proposed vehicular access point would be located in the black spots for speeding, he suggested merging the above vehicular access point with the existing ones in Ta Ku Ling San Tsuen. He was worried that the provision of two neighbouring vehicular access points in the road curve would impact on driving safety. He asked if the road works did not involve resumption of private land while the road opposite the public toilet in Ta Ku Ling San Tsuen would remain in use. As there were still several families of villagers living in Area(a) of Amendment Item A to the approved TLS OZP (Area(a)), he was concerned how to arrange for the villagers to enter and leave Area(a).

57. Mr Francis CHAU made the following enquiries about Amendment Item A to the approved TLS OZP and related road works:

- With exception of a village house at Lot 264 in D.D. 223 (Lot 264), whether other houses were squatter structures;
- Whether the proposed seven-storey building and ancillary facility would impact on the surrounding landscape;
- Whether the proposed access road and vehicular access point would be added based on the proposed buildings and facility, and if the existing road could be used;
- How the proposed access road in Area(b) of Amendment Item A to the approved TLS OZP (Area(b)) would operate; and
- Whether the proposed land sale would cover all land in Area(a) except for Lot 264.

58. Mr LAU Kai-hong said that there had been a proposed elderly care facility outside Pik Shui Sun Tsuen, which was merely a few hundred metres from the current proposed elderly care facilities. He asked if the department was aware of it.

59. Ms Heidi LAM of SWD replied that she had no information on the elderly facility in Pik Shui Sun Tsuen at present. She said that there was a strong demand for elderly care services, with tens of thousands of elderly people queuing in Hong Kong and the demand for residential care homes was particularly high. Provided that there was suitable land, SWD would strive to provide elderly care facility. Residential care homes for the elderly would be accepted by people on the waiting list regardless of their locations, because of a possible reduction of queuing time.

60. Mr LAU Kai-hong pointed out that the proposed site of Ta Ku Ling (Ta Ku Ling site) was very humid and foggy because of the terrain. He opined that the location was not a suitable place of residence for the elderly and hoped SWD would take note of it.

61. The Chairman welcomed the provision of the elderly care facilities on the Ta Ku Ling site. She asked whether the elderly care facilities would be operated by the Government or a private institution.

62. Ms Heidi LAM of SWD replied that SWD would openly invite various organisations to operate the elderly care facilities of which the places would be subsidised by the Government.

63. The Chairman enquired about the reasons for constructing the proposed vehicular access point and access road. Pursuant to the terms of the land lease, the access road of Ta Ku Ling San Tsuen currently for the neighbouring residential developments were all maintained and repaired by the users under the affiliated residential developments. She enquired about the reasons for the creation of a new road over using the existing road.

64. Mr Windsor CHENG of HyD said that the proposed vehicular access point was “stop” priority junction where drivers were required to stop and wait until it was safe to drive forward. As the improvement and widening of the existing access road of Ta Ku Ling San Tsuen would involve private lots, HyD did not recommend widening the existing road.

65. The Vice-Chairman enquired about the reason for a maximum plot ratio of 1.3 of the Ta Ku Ling site. He pointed out that subject to similar building height restriction, the maximum plot ratio of other “Residential (Group C)” zones might be as high as 5. He enquired whether the maximum plot ratio was related to the number of storeys of the proposed building. Given a shortage of residential land in Hong Kong, he opined that the maximum plot ratio of the Ta Ku Ling site should increase so that 700 to 900 units might be built under the project.

66. Ms Caroline TANG of PlanD pointed out that in assessing the development potential of the Ta Ku Ling site, various factors including topography, landscape, environmental impact, traffic and infrastructural capacity in the district, etc. should be taken into account. Environmental features and characteristics of the district should also be considered in formulating the development plan. As the surrounding area in Ta Ku Ling was generally occupied by three-storey low density residential buildings with a maximum plot ratio of 0.6, the proposed development restrictions (including a maximum plot ratio of 1.3 and a maximum building height of seven storeys) were considered appropriate so as to ensure that the proposed development would be compatible with the surrounding environment. She added that the plot ratio restriction was only applicable to the private residential development and the gross floor area of the social welfare facilities within the project would be exempted.

67. The Chairman pointed out that there was a descending road section outside Ta Ku Ling San Tsuen, in which the safety problem due to excessive vehicular speed might not be effectively solved even by providing “stop” or “give way” junctions. She asked why the proposed access road was not connected to the existing road. She considered that it could ease the traffic after connecting the above road. She said if the road rezoning involved

resumption of private land, HPEC would hold a separate discussion. She indicated that improving the accessibility of the Ta Ku Ling site would help raise its land value in auction, thereby generating more revenue for the Treasury. She was worried that the design of one lane for two-way traffic would hinder emergency vehicular access under emergency situation. Moreover, the proposed residential care home and day care unit for the elderly was also some distance away from Tseung Kwan O Hospital and United Hospital. As such, she suggested that the department should consider the proposal of connecting the proposed access road to the existing road.

68. Mr LAU Kai-hong considered that the location of vehicular access point for the Ta Ku Ling site was not desirable. He pointed out that the existing access road of Ta Ku Ling San Tsuen was connected to Mok Tse Che Road. For any occurrence of traffic accidents on Hiram's Highway, motorists could access Sai Kung through Mo Tse Che Road. He suggested that the existing road network be optimised first and a new road be built to connect the Ta Ku Ling site to the existing road opposite the public toilet in Ta Ku Ling San Tsuen, instead of the proposed construction of new vehicular access point and a new access road.

69. Ms Shirley HON of LandsD said that the proposed land sale would not involve resumption of private land. The future Conditions of Sale would contain requirements for reservation of footpath and access road for use by the users of Lot 264. All other land involved in the proposed land sale was government land. The Government would conduct pre-clearance survey so as to collect information on the current occupancy situation and the condition of existing structures, which would serve as the basis for future assessment of the eligibility criteria for rehousing and/or the payment of ex-gratia allowance. LandsD would conduct an eligibility test for the affected persons at appropriate juncture. There were established arrangements in LandsD for payment of ex-gratia allowance and rehousing. Those affected could browse the relevant information on LandsD's website. The arrangement on the proposed road works would be supplemented by the representative of HyD.

70. Mr Windsor CHENG of HyD responded that if the existing road of Ta Ku Ling San Tsuen was to be used as the link road for the development site, road improvement and widening works would be required for the road of Ta Ku Ling San Tsuen to meet the standard of public road design. The required road improvement and widening works needed resumption of or caused impact on part of the existing nearby residential land and cemetery as road widening and construction site, which might have greater implication on the descendants of the neighbouring cemetery and the residential property holders. Therefore, after assessment, it was considered that the current proposed road works provided a more suitable option.

71. The Chairman asked the representative of LandsD whether the squatter structures on government land should be cleared and their residents should be compensated under the proposed land sale, in which private land was not included.

72. Ms Shirley HON of LandsD confirmed that the proposed land sale would involve clearance of squatter structures on government land and private land was excluded from the proposed land sale.

73. The Chairman made further enquiries about the details of the compensation proposal and asked whether the residents would be allowed to trade up to public housing at below market prices.

74. Ms Shirley HON of LandsD said that she had no relevant information on hand and would find out after the meeting.

75. The Chairman indicated that the squatter structure dwellers had been living therein for many years and hoped the department would consider it carefully. She said the site originally zoned as “Green Belt” was planned to be rezoned to “Residential (Group C)7”. She suggested that the boundary of the proposed land sale be revised to avoid the squatter structure. She hoped that the department would take into account the views raised by the two rural representatives on road planning. She supported streamlining the construction procedures.

76. Mr Francis CHAU hoped that the department would revise the proposed road planning, in particular the proposed vehicular access point to Clear Water Bay Road from Area(b), to add more buffer space with a view to reducing the danger of vehicles merging into Clear Water Bay Road. He considered it worrying that, without being compatible with proper road improvement works, the provision of over 330 residential units and elderly care facilities on the Ta Ku Ling site would increase traffic flow thereon. He was also concerned that the project would have a negative impact on existing rivers. Moreover, as the Ta Ku Ling site was close to the “Conservation Area”, he hoped that proper protection measures would be taken. He enquired about any impact of the proposed rezoning on the existing residents.

77. Ms Shirley HON of LandsD said that with the exception of Lot 264, all squatter structures on government land would be cleared prior to the land sale. LandsD would make arrangements on the payment of ex-gratia allowance and rehousing for the eligible persons affected by the proposed land sale under the established mechanism.

78. The Chairman suggested writing to PlanD, LandsD, HyD and TD to convey Members’ views on the Proposed Amendments to the Approved TLS OZP and related road works.

79. Mr WONG Shui-sang enquired how the residents of Lot 264 would enter and exit the area of their houses after the Ta Ku Ling site was sold as private land.

80. Ms Shirley HON of LandsD said that in the future Conditions of Sale, LandsD would require the developer to provide footpath and access road connecting Lot 264 and the road outside Ta Ku Ling San Tsuen Public Toilet, so that users of Lot 264 could enter and exit the area whenever they wished.

81. The Chairman enquired how the residents of Lot 264 could freely enter and exit the area of the private houses after the land sale and other operational details.

82. Mr WONG Shui-sang said, taking Chuk Yeung Road as an example, in the previous application for land acquisition, the management and repair of Chuk Yeung Road should be undertaken by the private property developer of Sea View Villa. Unfortunately, after the property sale, the developer failed to undertake the maintenance and repair of Chuk Yeung

Road as promised. With the closure of the old road, Chuk Yeung Road became the only access for villagers. At present, Chuk Yeung Road had been in disrepair for a long time, requiring the villagers to undertake the maintenance at their own expense, which indirectly made them shoulder the maintenance responsibility for Chuk Yeung Road. He was worried that the Ta Ku Ling site might face the same situation.

83. The Chairman opined that pursuant to the lease requirements, every housing court in the villa complex within the Clear Water Bay area should bear the responsibility for the maintenance and repair of the road section opposite the area of the respective court. If there were eight housing courts on an access road, unanimous consent of the eight housing courts was required for carrying out repair works.

84. Mr WONG Shui-sang said that the developer of Sea View Villa, who had pledged to undertake the maintenance and repair of Chuk Yeung Road, failed to honour its pledge, and the existing management company was also reluctant to repair Chuk Yeung Road. He was very concerned about who should bear the responsibility for the road maintenance and repair after the sale of the Ta Ku Ling site.

85. Ms Shirley HON of LandsD said that the arrangement on the proposed land sale at Ta Ku Ling was different from the case mentioned by Members. The footpaths and carriageways connecting Lot 264 and the road outside Ta Ku Ling San Tsuen Public Toilet would be included in the land boundary of the proposed land sale. The developer would be responsible for the construction, repair and maintenance of the footpaths and carriageways.

86. The Chairman considered that the developer had shifted the responsibility for road repair and maintenance to the small owners. She suggested that the developer construct the access road and footpath of the housing estates and hand them over to the Government for repair and maintenance. At present, the maintenance of road sections with such non-exclusive rights of way, including the addition of street lights, required the consent of all housing estate corporations on the road. She considered it as a great issue, which was not conducive to the follow-up to be taken by the residents and SKDC Members of the constituencies concerned. She was worried that problems might arise from road maintenance on the Ta Ku Ling site to be undertaken by private housing estates in future. She pointed out that it took residents of Oscar by The Sea six months to apply for road works permission from HyD for road maintenance. She considered it unreasonable for the residents of private housing estates to wait, despite their willingness to pay for maintenance. She hoped that LandsD would consider from a long-term perspective whether the responsibility for road maintenance should rest with the Government.

87. Mr Francis CHAU said that in addition to the road arrangement of Area(a), he was also concerned about whether the responsibility for repair of the footpath and access road in Area(b) would be handed over to the developer as well. He considered that in general, small property owners had no knowledge that in purchasing a unit, the responsibility for the repair of nearby roads might rest upon the housing estate. At present, residents of Oscar by The Sea and Ocean Shores were required to bear the responsibility for the maintenance and repair of the connected road sections with non-exclusive rights of way. He suggested that the Government raise the auction price of the land, and part of the proceeds would be used for maintenance of public roads. He considered that it was more preferable for the maintenance

and repair of some of the roads in dispute to be undertaken by the Government, which would also provide room for the Government to adjust its future road planning.

88. Mr WONG Shui-sang appreciated that there was a shortage of land in Hong Kong and he did not oppose the proposed rezoning. He was just worried about the reoccurrence of the previous example of Chuk Yeung Road. He hoped that the road plan could be completed properly prior to the land sale so as to avoid making small owners, villagers and management companies take the responsibility for road maintenance which should be rest on the developer. He considered that the land sale system should be continuously optimised, not just the continuation of past practices. He expected no shirking of responsibility for road maintenance by the developer and the Government again, and suggested that road maintenance responsibility be set out in the land sale conditions.

89. Ms Shirley HON of LandsD said that the maintenance and repairs of the proposed road works at Clear Water Bay Road detailed in HPEC paper would be taken up by the relevant government departments upon completion of works. The footpath and access road connecting Lot 264 and the road outside Ta Ku Ling San Tsuen Public Toilet would be included in the land boundary of the proposed land sale. As the above footpaths and carriageways were within the private lot of the housing estate, she believed that the developer would ensure the roads met the usable standard.

90. The Chairman thanked Members for their active participation in the discussion and hoped that PlanD would carefully consider Members' views on road planning and design. She expected the departments to brief HPEC again after reviewing the proposal in respect of the road option for the Ta Ku Ling site.

91. Ms Caroline TANG of PlanD said that Members' views on the road proposal were noted and relevant departments would review the proposal and take appropriate follow-up action as appropriate. She said that as the Government intended to put the concerned land on the market soon, the rezoning proposal would be submitted to the TPB for consideration as soon as possible. She suggested that supplementary information could be submitted by relevant departments to the HPEC in writing, and Members could also provide their comments on the proposed amendment to be incorporated in the draft OZP during the statutory plan exhibition stage.

Proposed Amendments to the Approved CWBN OZP No. S/SK-CWBN/6

92. Mr Francis CHAU said that after the approval of the application for amendment of plan (No. Y/SK-CWBN/10) for the proposed Science, Technology, Engineering, Arts and Mathematics and Innovation Secondary School (the STEAM School) in Clear Water Bay, the TPB had not provided any detailed information on the development restrictions and requirements to be incorporated in the OZP. HPEC had discussed the transport arrangement for the STEAM School during and after school hours. He asked whether the transport arrangement was a verbal commitment or would be taken as development restrictions and requirements. He enquired about the development restrictions and requirements on the transport arrangement to be imposed by the TPB.

93. Ms Caroline TANG of PlanD pointed out that the STEAM school proponent had, after

consultation with HPEC, suggested a staggered school schedule in sections for different grades to reduce the impact on nearby traffic. Traffic improvement measures such as the staggered school schedule would be enforced by a service agreement between the Education Bureau and the STEAM School. TD would assess and approve the design of transport facility and/or road improvement works submitted by the STEAM school proponent and monitor the implementation of the traffic improvement measures.

94. The Chairman thanked the representatives of relevant departments/organisations for attending the meeting. She suggested conveying Members' view to the relevant departments in writing. The Chairman declared that the discussion on the item ended at this point.

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

(E) Sai Kung District 2022 Year-end Clean-up
(SKDC(HPEC) Paper No. 34/21)

95. The Vice-Chairman welcomed the following representatives to the meeting:

- District Environmental Hygiene Superintendent (Sai Kung), Food and Environmental Hygiene Department (FEHD) Mr CHAN Ka-leong
- Chief Health Inspector (Sai Kung)1, FEHD Ms HO Sau-ying
- Chief Health Inspector (Sai Kung)2, FEHD Mr HO Yiu-ming

96. Ms HO Sau-ying, Chief Health Inspector(Sai Kung)1, FEHD introduced the background information and the content of the Year-end Clean-up.

97. Mr LAU Kai-hong hoped that FEHD would step up publicity efforts, provide relevant information on the Year-end Clean-up for rural residents and inform them of nearby refuse collection points where household refuse could be disposed of, so as to prevent rural residents from breaking the law. Last year, some unwitting villagers had been reported and fined for illegal disposal of bulky waste.

98. The Vice-Chairman enquired whether a vast number of rodents would appear upon completion of the first and second phases of the Year-end Clean-up. Given that the situation had occurred during the cleaning of markets in other districts as well as unloading and carrying of goods therein, he was worried that the same situation would take place in Sai Kung District. He enquired whether there were measures to cope with such situation.

99. Ms HO Sau-ying of FEHD noted Mr LAU Kai-hong's views. She said during the Year-end Clean-up operation, apart from beefing up the cleaning of venues and public facilities managed by FEHD, including public markets, public toilets, refuse collection points, etc., the department would also deploy its staff to step up inspections in the markets and appeal to stall operators to clean up their stalls thoroughly. Meanwhile, through publicity work, FEHD would promote messages on environmental hygiene and epidemic prevention to stall operators, with a view to encouraging them to participate proactively in the clean-up and anti-epidemic work. In addition, FEHD would continue to join hands with relevant government departments to roll out the territory-wide anti-rodent campaign in two phases and

exercise rodent control through a multi-pronged approach, including enhancement of environmental hygiene, anti-rodent work and law enforcement actions.

100. Mr Francis CHAU said most markets in Tseung Kwan O were managed by private organisations and the Link Asset Management Limited (Link), and Sai Kung Market was the only market in the district run by FEHD. He enquired whether FEHD would consider combining forces with Link and other private organisations to conduct the Year-end Clean-up campaign, which he considered would achieve a better outcome. He pointed out that many housing estates in the district would also carry out year-end clean-up operations and enquired whether FEHD could allocate more resources to the district, for example, by increasing the number of refuse hoppers to facilitate disposal of household waste by residents.

101. Ms HO Sau-ying of FEHD noted Mr Francis CHAU's views. She said as usual, FEHD would work in tandem with other departments to conduct the Year-end Clean-up campaign and also offer advice on rodent prevention and control to various housing estates. Regarding the possible presence of bulky waste including large furniture in the district towards the end of the year, she agreed to increase resources for cleansing services where necessary, with a view to maintaining environmental hygiene.

102. Mr Andrew CHAN enquired how FEHD would strengthen law enforcement against illegal feeding of wild pigeons. He pointed out that in the past few years, the problem of fouling public places due to illegal feeding of wild pigeons had been serious in the district. In the past, the department had seemed to be at its wits' end about how to address the situation due to resource constraints. He anticipated that FEHD would adopt more effective measures to combat illegal feeding of wild pigeons.

103. The Vice-Chairman said the problem of latent rodent infestation had been found on a number of slopes in Tiu Keng Leng, which were under the management of different departments including the Housing Department (HD), the Water Supplies Department and HyD. He suggested inviting the Sai Kung District Office (SKDO) to take part in the joint operations, collect information on rodent black spots from Members and refer such information to FEHD for follow-up work. He said in the past, after completion of cleaning operations, rodents would move to uncleansed areas in groups. He would like to contact relevant departments after the meeting to follow up the cleaning measures in a bid to enhance their effectiveness.

104. Ms HO Sau-ying of FEHD pointed out that FEHD had stepped up enforcement actions against fouling of public places due to feeding of wild pigeons by deploying additional staff in plain clothes to patrol relevant black spots and extending the period of law enforcement to early morning hours. She mentioned that the slopes in Tiu Keng Leng were under the jurisdiction of various departments and involved some unallocated government sites. FEHD would continue to support the joint operations concerned to maintain environmental hygiene.

105. The Vice-Chairman thanked the representatives of relevant departments/organisations for attending the meeting. The Vice-Chairman declared that discussion on the item ended at this point.

IV. Matters Arising

(A) Environmental, Hygiene and related matters

- (1) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District
(SKDC(HPEC) Paper Nos. 35/21 to 37/21)

106. Members noted the reports submitted by FEHD and HD.

107. The Vice-Chairman referred to Paper No. 36/21 and indicated that the figures in the statistical table on prosecution actions against illegal hawking were mostly zero. Yet, as reflected by members of the public, some hawkers had been selling seafood illegally in the Eastern Channel area. He enquired whether FEHD would regard those hawkers as illegal itinerant hawkers and take law enforcement actions against them.

108. Ms HO Sau-ying of FEHD replied that FEHD had been conducting weekly joint operations in the Eastern Channel area to combat illegal hawking of seafood. In the recent joint operation, FEHD had spotted no illegal hawking of seafood.

109. The Vice-Chairman asked FEHD to note the views of Members and follow up the environmental hygiene conditions of each district. The Vice-Chairman asked Mr WONG Shui-sang to contact FEHD directly to follow up the environmental hygiene conditions of Chuk Yeung Road.

- (2) Enquiry made to the Agriculture, Fisheries and Conservation Department about the progress of the pilot scheme on the feeding of contraceptives to wild pigeons
(SKDC(HPEC) Paper No. 38/21)
(Paragraphs 55 to 57 of the minutes of the last meeting)

110. Members noted the report submitted by the Agriculture, Fisheries and Conservation Department (AFCD).

111. Mr Francis CHAU hoped that AFCD would submit an interim report and the baseline data on the pilot scheme for Members' reference and checking.

112. The Vice-Chairman enquired whether AFCD had promoted the pilot scheme on the feeding of contraceptives to wild pigeons at the feeding spots. He hoped that AFCD would step up publicity efforts on the scheme so as to prevent the public from misunderstanding and imitating AFCD staff in feeding wild pigeons.

113. The Vice-Chairman suggested and Members agreed to retain the item and reflect Members' views to AFCD in writing.

- (3) Request for setting up an inter-departmental task force to promote harmony between human and cattle

- (4) 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
(Paragraphs 58 to 61 of the minutes of the last meeting)
(SKDC(HPEC) Paper No. 39/21)

114. Since items (3) and (4) under Matters Arising were similar, the Vice-Chairman suggested and Members agreed to discuss the items together.

115. Members noted the written reply from AFCD.

116. Mr Francis CHAU pointed out that AFCD agreed to provide HPEC with a report after testing and hoped that the Secretariat would follow up the matter.

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

- (5) Request the Housing Department to assist in tackling the serious problem of rodent infestation in Tsui Lam Estate
(Paragraphs 62 to 66 of the minutes of the last meeting)
(SKDC(HPEC) Paper No. 40/21)

118. Members noted the written reply from HD.

119. Mr Chris CHEUNG said the problem of rodent infestation also existed on the periphery of LOHAS Park, and he had contacted and asked FEHD to handle cases of rodent infestation before. He hoped that FEHD would continue to place rodent poison and step up inspection of various sites in the district.

120. Ms HO Sau-ying of FEHD noted Mr Chris CHEUNG's views and indicated that inspection of various sites would be strengthened.

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

- (6) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill
- (7) 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
(Paragraphs 67 to 72 of the minutes of the last meeting)
- (8) Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O

122. Given that items (6), (7) and (8) under Matters Arising were similar, the Vice-Chairman suggested and Members agreed to discuss the three items together.

123. Members noted the written replies from the Environmental Protection Department (EPD), CEDD and DEVB.

124. Mr Chris CHEUNG pointed out that the extension of the South East New Territories (SENT) Landfill had commenced operation several days before the meeting. He enquired about the duration of operation of the extension. He said the extension project had been passed as early as in 2014, and yet the extension had not commenced operation until seven years later, which had aroused residents' great concerns. In addition, he hoped to invite DEVB and relevant departments to send representatives to attend HPEC meetings again and respond to Members' enquiries about the reprovisioning of the concrete batching plant. He considered the issue to be relatively complicated, and Members' doubts could not be cleared up solely by correspondence. Regarding the improvement measures on operation of the fill bank in Area 137, Tseung Kwan O, he enquired about the results of the discussion with the trade on regulation of "wet soil" transportation given the recurrence of accidental spillage of "wet soil" on Wan Po Road recently. Having received related complaints from the public, he had contacted the Police for intervention and handling. In his opinion, such a way of handling the matter was a waste of departmental resources, and hence he would like to understand the regulation of "wet soil" transportation.

125. Miss Connie WONG, Senior Environmental Protection Officer (Regional E) 4, EPD said she had no information about the duration of operation of the SENT Landfill extension and would provide supplementary information after the meeting.

126. Ms HO Wai-hung, Senior Town Planner/Tseung Kwan O, PlanD said she had nothing to supplement as regards the above item.

127. Mr Chris CHEUNG suggested inviting CEDD to appoint a staff member as its representative in regular attendance at the meetings of HPEC to directly respond to Members' enquiries. He suggested inviting DEVB to attend HPEC meetings again for formal discussion with Members on the overall planning of Area 137, Tseung Kwan O and the reprovisioning of the concrete batching plant.

128. The Vice-Chairman suggested and Members agreed to retain items (6), (7) and (8) under Matters Arising and ask the Secretariat to convey Members' views to EPD, CEDD and DEVB in writing.

(B) Housing, Planning and related matters

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

129. The Vice-Chairman said the above item had been discussed earlier.
(Please refer to paragraphs 122 to 128)

- (9) 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 26 to 34 of the minutes of the last meeting)
(SKDC(HPEC) Paper No. 45/21)

130. Members noted the written reply from the Transport and Housing Bureau (THB).

131. Mr LAU Kai-hong said THB and villagers had still failed to reach consensus on various issues, including whether transitional housing should be built in Area 8, Tseung Kwan O, assistance to villagers in building village houses and providing a waiting list for construction of village houses. He hoped that THB would arrange for villagers to move in the transitional housing in Area 8, Tseung Kwan O while they were awaiting construction of village houses, but THB had not given concrete replies in respect of the above item.

132. Mr Francis CHAU hoped that the item would be retained once. He declared himself as the executive member of the Hong Kong Council of Social Service (HKCSS). Given that the Government had liaised directly with various operators, HKCSS no longer played a co-ordinating role. He understood Members' worry about the delay of the construction works of LCSD due to the various transitional housing projects in Tseung Kwan O. He suggested that the provision of planned community facilities be first commissioned on the coastal land in Area 65B. Then, if the transitional housing project was concluded as scheduled, the remaining works in Area 65B could be commenced immediately. He agreed that THB should assist residents in applying for construction of village houses. Although construction works could not be carried out immediately as the land had been leased for transitional housing development, given the long waiting time for village house construction, a win-win situation could be created. He opined that THB could, where necessary, co-ordinate the handling of administrative work on residents' application for construction of village houses with the related departments including LandsD.

133. The Vice-Chairman suggested and Members agreed to retain the item and to ask the Secretariat to relay Members' views to THB in writing.

- (10) Request to install digital monitoring system ("sky eye") at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate
(Paragraphs 73 to 82 of the minutes of the last meeting)
(SKDC(HPEC) Paper Nos. 46/21 and 47/21)

134. Members noted the situation report on objects dropped from a height and the written reply submitted by HD.

135. Mr William WONG, Property Service Manager/S (Kowloon West & Sai Kung)⁵, HD provided supplementary information on Paper No. 46/21. He indicated that after revision, the figures for Po Lam Estate and Tsui Lam Estate were one and 17 respectively.

136. As the situation of objects dropped from a height in the above places remained severe, the Vice-Chairman suggested and Members agreed to retain the item.

- (11) 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. 48/21)
137. Members noted the written reply from the MTR Corporation Limited (MTRCL).
138. There being no other comments from Members, the Vice-Chairman suggested and Members agreed that the item would be deleted at the next meeting.
- (12) 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 Nos. 49/21 to 51/21)
139. Members noted the written replies from MTRCL, LCSD and EDB.
140. Mr Chris CHEUNG opined that MTRCL had failed to honour its pledge made in 2014. He pointed out that in the planning papers submitted by MTRCL when it had reported to SKDC before, it was mentioned that a pitch/court would be provided in Activity Green. However, MTRCL had shirked the responsibility of constructing the facility to EDB, while EDB had not given a concrete construction date of the pitch/court. He deemed it a loss of the residents, who were misled to believe that there would be a pitch/court in Activity Green. He hoped to retain the item and follow up the reason why the pitch/court in MTRCL's presentation slides had still not been provided. He would provide the date on which MTRCL had reported to SKDC after the meeting for the Secretariat's follow-up work.
141. The Vice-Chairman suggested and Members agreed to retain the item and to ask the Secretariat to relay Members' views to MTRCL in writing.
- (13) 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 (SKDC(HPEC) Paper No. 52/21)
142. Members noted the written reply from AFCD.
143. There being no other comments from Members, the Vice-Chairman suggested and Members agreed that the item would be deleted at the next meeting.

V. Motions Raised by Members

(A) The 3 motions raised by Members

- (1) Request for studying the implementation of noise mitigation measures at the opening in the noise barrier along road D9 of Cross Bay Link, Tseung Kwan O and at the T-junction at LOHAS Park
(SKDC(HPEC) Paper Nos. 53/21 and 54/21)

144. The Vice-Chairman said the motion was moved by Mr Chris CHEUNG and seconded by he himself and the Chairman.

145. Members noted the written reply from CEDD.

146. Mr Chris CHEUNG considered that CEDD's written reply, mentioning only the provision of low noise road surface at the location concerned, was not detailed enough. As the said location faced towards Wings at Sea and LP6, LOHAS Park, many residents were concerned about the issue. Therefore, he hoped that CEDD would submit the detailed design plan of the opening for Members' reference. Besides, as CEDD had sent representatives to attend SKDC full Council meetings, he suggested referring the item to the full Council meeting for follow-up work so as to facilitate direct dialogue with CEDD representatives.

147. Mr Francis CHAU said CEDD had attended HPEC meetings in the past for discussion on planning-related issues. He proposed inviting CEDD's representatives to attend HPEC meetings, the details of which could be further discussed after the meeting.

148. There being no amendment or objection from Members, the Vice-Chairman declared that the motion was passed and asked the Secretariat to relay Members' views to CEDD in writing. The item would be retained once.

- (2) Request for enhancement of smoke extraction facilities of restaurants at The LOHAS (passages to Le Prestige and Wings at Sea/LP6)
(SKDC(HPEC) Paper Nos. 55/21 and 56/21)

149. The Vice-Chairman said the motion was moved by Mr Chris CHEUNG and seconded by he himself and the Chairman.

150. Members noted the written reply from MTRCL.

151. Mr Chris CHEUNG considered that MTRCL's written reply lacked details. He enquired whether MTRCL had addressed the problem of smoke emission arising from the three smoke extraction facilities respectively and hoped that MTRCL would give a detailed account of the latest situation at the relevant locations in writing.

152. There being no amendment or objection from Members, the Vice-Chairman declared that the motion was passed and asked the Secretariat to relay Members' views to MTRCL in writing. The item would be retained once.

- (3) Request government departments including the Home Affairs Department, Food and Environmental Hygiene Department, Lands Department and Highways Department to enhance the frequency and widen the scope of joint operations in the district by increasing resources or streamlining procedures, thereby resolving district problems such as parking bicycles and hang-drying clothes at the roadside illegally
(SKDC(HPEC) Paper Nos. 57/21 and 58/21)

153. The Vice-Chairman said the motion was moved by he himself and seconded by Mr Chris CHEUNG and the Chairman.

154. Members noted the joint written reply from SKDO, FEHD, DLO/SK and HyD

155. The Vice-Chairman said the location mentioned in the motion was one of the black spots in the district. He suggested that the scope of joint operations be expanded to cover other black spots in the district and reckoned that the monthly law enforcement actions merely produced mediocre effect. According to his observation, unauthorised hang-drying of clothes took place four to five times a week at present. Due to rainy weather, no unauthorised hang-drying of clothes had been spotted during the latest joint operation. He therefore suggested that the above departments adjust the frequency of law enforcement operations, streamline the existing enforcement procedures, authorise frontline staff to continue to enforce the law and take enforcement actions daily for one to two weeks instead.

156. Mr Cyrus CHOW, Assistant District Officer (Sai Kung)1, SKDO noted the Vice-Chairman's suggestions. He responded that the frequency and mode of joint operations would depend on the resources of different departments, and room for adjusting the prevailing practice could be explored.

157. The Vice-Chairman opined that it took only several minutes for the departments to handle a case of unauthorised hang-drying of clothes, and frequent law enforcement could exert stronger deterrence on offenders. He proposed that the above departments should streamline the procedures; each department could lead a joint operation in turns instead of taking actions only when all departments were present. In his opinion, such a way could enhance the efficiency of law enforcement and reduce the number of complaints about unauthorised hang-drying of clothes and placing of bicycles.

158. There being no amendment or objection from Members, the Vice-Chairman declared that the motion was passed and asked the Secretariat to relay Members' views to relevant departments in writing. The item would be retained once.

VI. Any Other Business

(A) Items referred by the Sai Kung District Council

- (1) Hong Kong Flower Show 2022 – “18 District Greening Spot Exhibition”
(SKDC(M) Paper No. 305/21)

159. The Vice-Chairman said LCSD invited the 18 District Councils (DCs) to submit photos and videos for the above event and introduce the most recommendable greening spot in their respective districts. LCSD would grant the DCs with a maximum amount of \$2,000 subsidy for the photo or video shooting fees on an accountable basis. HPEC should respond as to whether SKDC would participate in the event before 30 November.

160. Mr Francis CHAU agreed with SKDC's participation in the event and asked the Secretariat to assist in following up the matter. He suggested contacting and asking LCSD to recommend several greening spots in Sai Kung District for Members' selection.

161. The Vice-Chairman continued to brief Members about LCSD's requirements for the photos and videos, and invited Members to propose a name and an introduction for the greening spot.

162. Mr Chris CHEUNG enquired about the photo shooting arrangements; whether the photos would be collected from the public, taken by a company commissioned by SKDC, or taken by LCSD.

163. Mr Francis CHAU commented that public engagement should be encouraged by inviting the public to submit photos to SKDC, but if HPEC failed to collect photos before the deadline for submission, he proposed that Members should take the photos by themselves.

164. The Vice-Chairman pointed out that as the deadline for submission was a month later, he was worried that if photos were to be collected from the public, HPEC might not be able to meet the deadline for submission. He recommended that photography groups and green groups in the district should be invited to submit photos of greening spots. He agreed with Mr Francis CHAU's suggestion that photos to be taken by Members could serve as a fallback option and set 15 December as the deadline.

165. Mr Cyrus CHOW, Assistant District Officer (Sai Kung)1, stated that the Secretariat had been responsible for collecting photos from local organisations in the past and suggested that Members contact the Secretariat for follow-up work.

166. The Vice-Chairman declared that the item would be retained. He asked the Secretariat to complete the reply slip, inform LCSD about the relevant decision and review the progress of collecting photos again on 15 December.

(Post-meeting note: With the consent of the Chairmen of SKDC and HPEC, the committee had selected Hong Kong Velodrome Park as the greening spot for the exhibition. The Secretariat had submitted the introduction, 10 photos and a video of the greening spot to LCSD on behalf of SKDC.)

(B) Review of the Working Group established under HPEC

167. The Vice-Chairman said the Working Group on Building Management under HPEC currently comprised a total of four members, namely Messrs CHOI Ming-hei, Andrew CHAN, Francis CHAU and he himself. Mr CHOI Ming-hei was the Convenor of the Working Group. The Vice-Chairman asked Members whether the Working Group should be retained.

168. There being no other comments, the Vice-Chairman suggested and Members agreed to retain the Working Group.

169. Mr Francis CHAU held that there was no Working Group on environmental protection and concern for animals under HPEC at present. He hoped that a further review of the Working Group established under HPEC would be conducted at the next meeting.

170. There being no other comments, the Vice-Chairman suggested and Members agreed to retain the above item once.

Extempore motion: Request government departments to monitor the developers and relevant parties and urge them to expedite construction of the footbridge connecting The Beaumont II and Manor Hill in order to cater for residents' needs

171. Mr Chris CHEUNG moved an extempore motion that read “Request government departments to monitor the developers and relevant parties and urge them to expedite construction of the footbridge connecting The Beaumont II and Manor Hill in order to cater for residents' needs”. The motion was seconded by Messrs Francis CHAU and Edwin CHEUNG.

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

173. Mr Chris CHEUNG said The Beaumont II and Manor Hill would soon be ready for intake, but the developers had still not established a timetable for constructing a footbridge connecting The Beaumont II and Manor Hill. Hence, he moved the above extempore motion in the hope that the developers would expedite construction of the footbridge to facilitate access by residents.

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

VII. Date of Next Meeting

175. The Vice-Chairman declared that the next meeting would be held on 18 January 2022 (Tuesday) at 9:30 a.m. The meeting was adjourned at 1:00 p.m.

Sai Kung District Council Secretariat
December 2021