

Sai Kung District Council
District Facilities and Works Committee
Minutes of the Fifth Meeting in 2024

Date : 10 September 2024 (Tuesday)

Time : 10:00 a.m.

Venue : Conference Room of the Sai Kung District Council

Present

Mr CHONG Yuen-tung, MH (Chairman)	Member of Sai Kung District Council
Mr CHAN Kai-wai, MH (Vice-Chairman)	Member of Sai Kung District Council
Ms FONG Kwok-shan, Christine	Member of Sai Kung District Council
Mr WANG Wen	Member of Sai Kung District Council
Mr WONG Shui-sang	Member of Sai Kung District Council
Mr LI Tin-chi	Member of Sai Kung District Council
Mr LI Ka-leung, Philip, MH	Member of Sai Kung District Council
Ms LI Ka-yan	Member of Sai Kung District Council
Mr CHAU Ka-lok	Member of Sai Kung District Council
Mr LAM Chun-ka	Member of Sai Kung District Council
Ms KI Lai-mei, MH	Member of Sai Kung District Council
Mr YAU Ho-lun	Member of Sai Kung District Council
Ms YU Natasha	Member of Sai Kung District Council
Ms SZE Pan-pan	Member of Sai Kung District Council
Ms WU Suet-lin	Member of Sai Kung District Council
Mr CHEUNG Mei-hung, Chris	Member of Sai Kung District Council
Mr CHEUNG Chin-pang	Member of Sai Kung District Council
Mr CHEUNG Man-tim	Member of Sai Kung District Council
Ms CHONG Nga-ting, Angel	Member of Sai Kung District Council
Mr CHAN Chi-ho	Member of Sai Kung District Council
Mr CHAN Kin-chun, Ken	Member of Sai Kung District Council
Mr CHAN Kwong-fai	Member of Sai Kung District Council
Mr CHAN Kuen-kwan, MH	Member of Sai Kung District Council
Mr TSANG Kwok-ka	Member of Sai Kung District Council
Mr WAN Kai-ming	Member of Sai Kung District Council
Mr WONG Wang-to, MH	Member of Sai Kung District Council
Mr WONG Yuen-hong	Member of Sai Kung District Council
Ms KAN Tung-tung	Member of Sai Kung District Council
Mr LAU Kai-hong, MH	Member of Sai Kung District Council
Mr CHENG Yu-hei	Member of Sai Kung District Council
Ms TAM Chuk-kwan	Member of Sai Kung District Council
Ms WU Jia-xin	Co-opted Member
Mr WAN Pui-lun, Joe	Co-opted Member
Miss CHAN Hiu-ying, Kenley (Secretary)	Executive Officer (District Council)5, Sai Kung District Office

In Attendance

Miss LAM I-ching	Assistant District Officer (Sai Kung)1, Sai Kung District Office	
Miss CHENG Suet-ching, Lacus	Assistant District Officer (Sai Kung)2, Sai Kung District Office	
Mr CHENG Chi-wing, Ken	Senior Liaison Officer (1), Sai Kung District Office	
Mr NG Wai-ming	Senior Liaison Officer (3), Sai Kung District Office	
Mr PANG Kam-ping	Senior Inspector of Works (Sai Kung), Sai Kung District Office	
Mr HUI Chun-kwan, Simon	Senior Executive Officer (District Management), Sai Kung District Office	
Mr CHUNG Kai-yin	Senior Executive Officer (District Council), Sai Kung District Office	
Miss WONG Chui-ying, Erin	Executive Officer I (District Council), Sai Kung District Office	
Ms CHEUNG Nga-wun, Mimi	Architect (Works)9, Home Affairs Department	
Mr CHAU Chun-wing	Chief Leisure Manager (New Territories East), Leisure and Cultural Services Department	
Ms LEE Lai-sheung, Susan	District Leisure Manager (Sai Kung), Leisure and Cultural Services Department	
Ms LAI Ka-yee, Jenny	Deputy District Leisure Manager (District Support) Sai Kung, Leisure and Cultural Services Department	
Mr YU Chun, Calvin	Senior Executive Officer (Planning)22, Leisure and Cultural Services Department	
Miss LAM Ka-foo, Tiffany	Executive Officer (Planning)22A, Leisure and Cultural Services Department	
Mr CHOW Kin-keung	Administrative Assistant/Lands, District Lands Office, Sai Kung	
Miss YEUNG Lok-kei, Kiki	Senior Engineer/20(East), East Development Office, Civil Engineering and Development Department	
Mr YEUNG Wong-pan	Senior Property Service Manager/Kowloon West & Sai Kung, Housing Department	
Mr KWONG Wang-ngai, Walter	District Planning Officer/Sai Kung & Islands, Planning Department	for agenda item II(A)
Ms KONG Sze-nga, Tammy	Senior Town Planner/Sai Kung, Planning Department	
Mr YIP Ho-yeung, Jackin	Assistant Town Planner/Sai Kung 3, Planning Department	
Ms HO Wai-yan, Vivian	Senior Project Manager (Technical Section), Leisure and Cultural Services Department	for agenda item III(B)

Mr LEE Chi-lung	Project Manager 1(Project Team),	for agenda item III(B)
Ms Irene CHENG	Leisure and Cultural Services Department	
Mr Howard CHUNG	Design Principal, HIR Studio	
Mr Paul CHUNG	Design Principal, HIR Studio	
Ms Cherlene LAU	Architectural Designer, HIR Studio	
Ms Francine YUEN	Landscape Designer, Breadstudio Limited	for agenda item IV(A)(4)
Mr Wesley CHEUNG	Manager - Community Relations, Link Asset Management Limited	
	Senior Officer - Community Relations, Link Asset Management Limited	

Absent

Mr YAU Siu-hung, Kelvin, MH Member of Sai Kung District Council

Welcome Remarks

The Chairman said a quorum was present and the meeting commenced officially. He welcomed all Members and departmental representatives to the fifth meeting of the Sai Kung District Council (SKDC) District Facilities and Works Committee (DFWC) in 2024, in particular Mr YEUNG Wong-pan, Senior Property Service Manager/Kowloon West & Sai Kung of the Housing Department (HD), who attended the meeting for the first time.

2. The Chairman said that Mr Kelvin YAU was unable to attend the meeting on that day due to sickness. Due to exceptional circumstances, and there being no objection from Members, the Chairman declared that his absence from the meeting concerned was approved in accordance with Order 64(2) of the SKDC Standing Orders, and the application for absence was allowed to be submitted as soon as possible after the meeting.

I. Confirmation of Minutes of the 4th DFWC Meeting in 2024 held on 9 July 2024

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

II. New Items

(A) Proposed Amendments to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11
(SKDC(DFWC) Paper No. 42/24)

4. The Chairman welcomed the following government representatives:

Planning Department (PlanD)

- Mr Walter KWONG, District Planning Officer/Sai Kung & Islands
- Ms Tammy KONG, Senior Town Planner/Sai Kung
- Mr Jackin YIP, Assistant Town Planner/Sai Kung 3

5. Mr Walter KWONG of PlanD said that the Sai Kung Rural Committee (SKRC) had been consulted on the proposed amendments to the outline zoning plan (OZP). After consulting SKDC, PlanD would submit the proposed amendments together with the views collected to the Town Planning Board (TPB) for consideration. After obtaining the consent of TPB, the plan would be gazetted for the formal public consultation procedure to begin.

6. Ms Tammy KONG of PlanD introduced the paper.

7. Members asked whether amendment items F and G would involve any private land and acquisition. They suggested that the area of the land to be rezoned for residential use should be expanded for low-density residential development. Meanwhile, they were concerned that the new residential development might have impact on the emergency vehicular access (EVA). They expected that some space would be reserved for providing a proper vehicular access to Ho Chung New Village.

8. Mr Walter KWONG of PlanD responded as follows:

- The road works for Hiram's Highway Improvement Stage 1 had been completed, and the private land reserved years ago in the vicinity of Ho Chung New Village was no longer needed for "road" use. Therefore, the land use zonings on the OZP were suggested to be amended to reflect the actual road alignments, and to rezone the nearby reserved land for more compatible development such as "Village Type Development ("V")". Amendment items F and G would also release private land apart from Luk Mei Tsuen Road and Ho Chung North Road for residential developments.
- After rezoning, relevant government departments could still build roads and EVAs in the "V" zone when necessary, as such uses were always permitted in the "V" zone. He further supplemented that, when assessing development applications, government departments would also consider their impact on fire safety and rescue, for example, whether new Small Houses would obstruct the emergency access.

9. Members raised the following views:

- For amendment item D, the rezoning of the Che Kung Temple in Ho Chung and the vacant land in its vicinity to "Government, Institution or Community" ("G/IC") would facilitate the development of the Temple.
- For amendment item G, as the "road" for single land use would be rezoned to multiple land use zonings, they asked about the specific planning of the land concerned.

- To address the issue of insufficient parking spaces in rural areas, they suggested considering rezoning part of the land in “Agriculture” (“AGR”) zone in rural areas for the provision of new car parks.
- They suggested that relevant stakeholders, such as SKRC and the residents in Ho Chung, should be adequately consulted on the proposed amendments to the OZP and the rural planning.

10. The Vice-Chairman enquired about the specific planning of the Che Kung Temple, as well as the public facilities and government land in its vicinity to be rezoned to “G/IC” under amendment item D.

11. Mr Walter KWONG of PlanD responded as follows:

- Amendment item G suggested merging the land previously reserved for road works with the adjoining land use zonings, with a view to releasing land to tie in with the surrounding developments.
- At present, the Che Kung Temple in Ho Chung falls within the “Green Belt” (“GB”) zone. The vicinity of the Temple would be rezoned to “G/IC” under amendment item D. This would not only reflect the existing land use of the Temple, but also rezone suitable land adjacent to the Temple to facilitate the future “G/IC” development. Although no government departments or organisations had specific plans to develop the land concerned at the moment, the amendment could allow developments to be put forward in the future without going through again the statutory town planning procedures.
- No land had been reserved for car parks under the amendment exercise as car parks could be provided under the existing OZP. The provision of car parks by government departments through the gazettal of road works was regarded as uses always permitted under the Town Planning Ordinance. Private land owners could also provide car parks by submitting planning applications.
- PlanD had consulted SKRC about the proposed amendment items under the OZP. Members and local stakeholders were welcome to make enquiries or offer their views on the proposed amendments to PlanD.

12. Members continued to raise the following views:

- Amendment items D, F and G would help release the relevant land (e.g. the vicinity of Luk Mei Tsuen Road and the Che Kung Temple in Ho Chung) for suitable development.
- Some land reserved for roads in rural areas (e.g. Sha Kok Mei Village) had no actual developments over the years, nor had they been included in the scope of works of Hiram’s Highway Improvement. They suggested rezoning the land concerned as early as practicable.
- They suggested including the public facilities listed in the OZP in due course, e.g. the Sai Kung New Public Pier and the bridge around the pump house of Ho Chung River.
- They suggested conducting a site visit with SKDC Members regarding

amendment item G.

13. Mr Walter KWONG of PlanD responded as follows:

- Upon confirmation of the road alignments and completion of road works associated with Hiram's Highway Improvement Stage 2, PlanD would review and rezone the surrounding land (e.g. the vicinity of Sha Kok Mei and Tai Mong Tsai Road) to release reserved land that was yet to be developed. Besides, if land owners had current plans to develop the land concerned, they could take them forward by submitting planning applications.
- The road works for Hiram's Highway Improvement Stage 1 had been completed. At present, there was no plan of government departments to develop the land previously reserved for roads in the vicinity of Ho Chung New Village, and the land lots therein involved private land. Therefore, he suggested that the land previously reserved for roads should be rezoned for uses like "V" zone. Nevertheless, government departments would also consider the impacts on EVAs and fire safety during the vetting and approval of applications for residential developments in the future.

14. Members continued to raise the following views:

- Space must be earmarked for EVAs during the rezoning of the land previously reserved for roads in Ho Chung New Village.
- They expressed concerns that current car parks operated by short-term tenancies (STTs) might be converted into residential developments due to rezoning. They suggested that government departments should provide additional parking spaces in rural areas to alleviate the shortage of parking spaces therein.
- Amendment item D could enhance flexibility in land uses, e.g. the development of car parks and other facilities.
- They reflected that it was quite challenging for villagers to submit rezoning applications for developing car parks/residential buildings in "GB". As some "V" zones were too small in size and scattered, it would be difficult for them to be developed as car parks/residential buildings.
- They suggested fully consulting local stakeholders about the amendments, and encouraged government departments to organise more consultation activities in the future with emphasis on the planning and development of rural villages.

15. The Vice-Chairman indicated that Members generally supported the proposed amendments and provided many suggestions to refine the details. He suggested forwarding the amendment items to Members via the SKDC Secretariat for their information before submission to TPB. Members could also be invited to attend public hearings or submit their views on the subject matter.

16. Mr Walter KWONG of PlanD responded as follows:

- At present, no government department had plan to construct EVAs in Ho Chung New Village. The Small Houses located in remote villages could be provided with fire safety alternatives to meet fire safety requirements, e.g. the installation of fire-fighting equipment including fire extinguishers and sprinklers.
- There were three common approaches to add parking spaces, namely: (i) the provision of on-street parking spaces (commonly known as “metered parking spaces”) by the Government; (ii) the letting of Government land to car park operators through STTs granted by the Government; and (iii) the development of car parks on private land by the owners. There were developers who planned to provide temporary car parks on private residential land in Nam Pin Wai. The planning application process was on-going. The Transport Department (TD) would also identify suitable government land for additional parking spaces subject to the actual need.
- PlanD had earlier consulted SKRC about the proposed amendment items on the OZP in accordance with the established procedures. Together with the views gathered from SKDC, PlanD would report the proposed amendments to TPB in October or November, and arrange for gazettal subsequently to commence formal public consultation. A public hearing on the representations would be conducted in about six months afterwards. PlanD would inform SKDC and SKRC about the gazettal. Members could submit representations in the public consultation sessions as well as the public hearing.

17. The Chairman asked PlanD to note Members’ views and collect more views from the local community before reporting to TPB. He asked the representatives of PlanD to leave the meeting.

III. Report Items

(A) Update of “Tseung Kwan O Heritage Post”
(SKDC(DFWC) Paper No. 43/24)

18. Members noted the above report.

(B) Report on Management of Recreation and Sports Facilities in Sai Kung District from July to August 2024 by the Leisure and Cultural Services Department
(SKDC(DFWC) Paper No. 44/24)

19. The Chairman welcomed the following representatives of government departments and organisations:

Leisure and Cultural Services Department (LCSD)

- Ms Vivian HO, Senior Project Manager (Technical Section)
- Mr LEE Chi-lung, Project Manager 1 (Project Team)

HIR Studio

- Ms Irene CHENG, Design Principal
- Mr Howard CHUNG, Design Principal
- Mr Paul CHUNG, Architectural Designer

Breadstudio Limited

- Ms Cherlene LAU, Landscape Designer

20. Mr Howard CHUNG of HIR Studio introduced the design concept and proposal of “Mau Tai Road Garden” under the plan of transformation projects of public play spaces.

21. Ms Cherlene LAU of Breadstudio Limited subsequently introduced the design concept and proposal of “Sai Kung Waterfront Park”.

22. Members welcomed adopting the themes “Foundary Play” and “Hexagonal Rocks” for the play equipment under the two transformation projects respectively. They raised the following views:

- They enquired about the estimated costs of the two projects.
- Views relevant to both projects:
 - More facilities for parents/the elderly/disabled persons should be provided to promote an inclusive play environment.
 - Shrubs behind benches should be removed or pruned to prevent accumulation of rubbish and breeding of mosquitoes or midges.
 - More rain shelters should be provided.
- Views relevant to the Sai Kung Waterfront Park:
 - They suggested installing gates at the park entrance/exit to prevent cattle from entering.
 - The number of multi-user swings could be increased.
 - Hexagonal column shaped climbing walls could be provided.
- Views relevant to the Mau Tai Road Garden:
 - They were concerned about the safety of the tall towers. They suggested that the tips of the sliding and climbing towers should adopt transparent and well-ventilated design.
 - They suggested paying attention to the material used for the climbing frames. The use of climbing nets could be considered to avoid overheating due to sunlight exposure.

23. Mr LEE Chi-lung of LCSD responded as follows:

- There was already elderly fitness equipment in the vicinity of both venues. LCSD would explore adding more inclusive play facilities where feasible in terms of space and budget. Some of the trampolines and multi-user swings in the Sai Kung Waterfront Park were inclusive play equipment as well.
- At present, there were arbours in both venues. Due to the safety zone requirement for play equipment and the need to allow sufficient circulation

space, LCSD had to take into account the space available in considering the provision of more arbours.

- In order to ensure the safety of play equipment, LCSD would require their contractors or suppliers to conduct tests that meet relevant safety standards. They should, at the same time, meet international safety standards. During the detailed design stage, LCSD would require contractors to adopt suitable materials to ensure effective ventilation in the towers at the Mau Tai Road Garden.

24. Mr Howard CHUNG of HIR Studio responded to the views on the Mau Tai Road Garden as follows:

- He agreed that users would feel more comfortable if some of the shrubs behind the benches were removed. The area of planters at the northern side of the venue would be adjusted.
- There were some shading facilities and benches near the venue, which were widely used by the public. Therefore, it may not be appropriate to make alterations at the moment.
- More permeable materials, such as wire mesh or perforated panels, would be adopted for the outer faces of the sliding and climbing towers. The construction of a skylight would be considered to enhance ventilation. Also, the design had adopted tunnel slides to avoid overheating on the sliding surface caused by the direct exposure to sunlight.
- Part of the garden was zoned as inclusive space. For example, the facilities such as the proposed sensory tower and climbing hill with slides, would be available for the use of parent-child groups and wheelchair users. More inclusive facilities would be considered where practicable.

25. Ms Cherlene LAU of Breadstudio Limited said that the proposed balancing facilities and climbing hills at the Sai Kung Waterfront Park had included hexagonal column elements, and would study the possibility of providing hexagonal column shaped climbing walls subject to site conditions and constraints.

26. Members continued to provide the following views regarding the two projects:

- The positioning of the facilities should be adjusted based on actual sunlight exposure, and the installation of a mist cooling system should be considered. Also, easy-to-clean sloping rain shelters could be installed at a centre position or locations near tall trees.
- Basic facilities such as drinking fountains/ water dispensers and covered seats should be provided.
- They enquired how to use the proposed inclusive play equipment.

27. Mr Howard CHUNG of HIR Studio added that the design had taken the direction of sunlight into consideration in placing the orientation of the play facilities in the Mau Tai Road Garden. For example, the proposed climbing hill with slide was located

towards the northeast direction to avoid sunlight from the west and south. Furthermore, shading facilities would be considered to the proposed climbing bridge.

28. Ms Cherlene LAU of Breadstudio Limited supplemented that the proposed inclusive facilities in the Sai Kung Waterfront Park include bouncing facilities and spinning play equipment for parent-child groups and persons with disabilities. Parents would be welcomed to use the swings and balancing facilities together with their children.

29. Members enquired about the details of the inclusive facilities in the Mau Tai Road Garden, and whether basic facilities such as rain shelters and water dispensers would be provided. Also, they asked whether it was necessary to seek funding approval from the Legislative Council for the two projects.

30. Mr LEE Chi-lung of LCSD said that both projects would be implemented through minor works funded by the Capital Works Reserve Fund. There was no need to make a funding application to the Legislative Council. If the budget and site conditions permitted, LCSD would explore with the works departments the possibility in providing more facilities such as rain shelters and water dispensers.

31. Mr Howard CHUNG of HIR Studio added that the proposed inclusive facilities in the Mau Tai Road Garden included a recreational area. For example, parents would be welcomed to use the climbing hill, and wheelchair users could use sensory facilities such as the talk tubes at the sensory tower. He would also explore the possibility in providing more sensory facilities under the climbing bridge and increasing the width of the passageway for easier access by wheelchairs.

32. Members continued to provide the following views:

- Views relevant to the Sai Kung Waterfront Park:
 - Covered seats or rain shelters could be provided in the alley near the Sai Kung Sports Centre.
 - Soft pads could be added at the oblique angles of the hexagonal facilities to ensure safety.
 - The number of swings could be increased.
 - Pet inclusive facilities could be introduced.
 - They enquired about the size of the bouncing facilities.
- Views relevant to the Mau Tai Road Garden
 - Protective measures could be introduced to prevent users from climbing to the top of the tower.
 - They suggested paying attention to the materials used for handrails of the play equipment to avoid overheating by sunlight exposure.

33. The Vice-Chairman enquired about the age or weight limits of multi-user swings in the Sai Kung Waterfront Park.

34. Mr LEE Chi-lung of LCSD responded as follows:

- Signage of suitable age ranges, maximum number of users and play instructions would be posted on or near to the play equipment to assist children and their caregivers to choose suitable equipment.
- To ensure the safety of play equipment, LCSD would require contractors or suppliers to provide safety certificates and arrange for testing and certification by a certified playground safety inspector.
- LCSD would discuss with the contractor or supplier about the use of more heat-resistant materials for the play equipment in the Mau Tai Road Garden, and study the possibility in providing coating on the stainless steel material at the main structure of the climbing and sliding tower.
- The size of the bouncing facilities in the Sai Kung Waterfront Park would depend on the available space of the venue and supplier's advice.
- As the tendering exercises for the two projects had not commenced, the exact costs could not be provided at this stage.
- LCSD would learn more about the venue users and the restrictions from the venue management personnel and explore the possibility in providing pet inclusive facilities.

35. Members noted the above report.

36. The Chairman asked LCSD to take note of Members' views and asked representatives from the Technical Section of LCSD and the design companies to leave first.

(C) Report on Community Halls/Community Centre/Activity Centre in Sai Kung District
(SKDC(DFWC) Paper No. 45/24)

37. Members raised the following views:

- They enquired about the progress of the floor repairing works at Lohas Park Community Hall and suggested processing the booking applications of community hall with flexibility, e.g. accepting applications for non-sports purposes and extending application deadlines, with a view to boosting the usage rate of the venue.
- They enquired about the floor repairing plan and progress at King Lam Neighbourhood Community Centre.

38. Mr Simon HUI, Senior Executive Officer (District Management), Sai Kung District Office (SKDO) said that Lohas Park Community Hall had been accepting applications for non-sports purposes and would process other booking applications in a flexible manner. SKDO was following up with the management office of The Capitol in LOHAS Park on the water leakage problem at Lohas Park Community Hall. HD was mainly responsible for the structural repairing works at King Lam Neighbourhood

Community Centre.

39. Members were concerned about the progress of floor repairing works at the community halls in the district (including King Lam Neighbourhood Community Centre, Tsui Lam Community Hall and Lohas Park Community Hall). They relayed that the community hall facilities for repairs were partially cordoned off, which affected the organisation of activities by residents' groups.

40. Mr YEUNG Wong-pan of HD responded as follows:

- HD was responsible for the construction of King Lam Neighbourhood Community Centre and Tsui Lam Community Hall. The structural repairs and maintenance (e.g. the rooftops and exterior walls) would therefore be undertaken by HD, whereas the interior renovation works is outside HD's purview.
- In August, HD collaborated with SKDO and the Electrical and Mechanical Services Department (EMSD) to inspect and assess the conditions of the rooftop waterproofing layer of Tsui Lam Community Hall, with a view to resolving the water seepage problem thoroughly as soon as practicable. HD also completed inspections of the windows on the external walls after the recent typhoon and found that the sealant of a small number of windows had aged. Therefore, HD would liaise with SKDO and arrange for contractors to repair and reapply the sealant of the windows.

41. Mr Simon HUI of SKDO added that the damaged floor at Tsui Lam Community Hall was primarily attributable to the water seepage from the rooftop. To effectively resolve the problem, HD had to complete the repairs to the rooftop waterproofing layer first, before proceeding with the flooring repairing works.

42. Members continued to provide the following views:

- It might be difficult to resolve thoroughly the water seepage problems at the community halls which had been built a long time ago. Considering the safety concerns arising from the bulging floor, they enquired whether there were any plans to rebuild Tsui Lam Community Hall and King Lam Neighbourhood Community Centre in the long run.
- They asked HD to provide updated photos of the rooftop situation and facilities at Tsui Lam Community Hall.

43. The Vice-Chairman was concerned about the timetable of the seepage control works of Tsui Lam Community Hall, and expected to replace the waterproofing layer on the rooftop to resolve the water seepage problem effectively. Also, he enquired whether HD had made a project estimate for the replacement works of the rooftop waterproofing layer.

44. Mr YEUNG Wong-pan of HD said that, due to the presence of various electrical

and mechanical facilities (such as central air conditioning plants managed by EMSD) on the rooftop and the necessity of maintaining continuous operation of the community hall, only partial repairing works of the rooftop waterproofing layer could be carried out at this moment. HD would provide photos showing the rooftop situation and the electrical and mechanical facilities for Members' reference after the meeting. HD would also closely monitor the situation of water seepage, with a view to promptly arranging for repairing works without affecting the operation of the community hall.

45. Mr Simon HUI of SKDO added that SKDO would coordinate efforts from HD and EMSD to commence improvement works addressing the the water seepage as soon as possible. The damaged floor would also be cordoned off at the community hall with notices in order to remind users to be cautious.

46. Members noted the above report.

IV. Motions Raised by Members

(A) The four motions raised by Members

(1) Urge the Government to study the feasibility of enhancing the facilities of Po Toi O waterfront in Clear Water Bay to revitalise local tourism and economy (SKDC(DFWC) Paper No. 46/24)

47. The Chairman said that the motion was moved by Mr LAU Kai-hong and seconded by Mr CHAU Ka-lok, Mr Ken CHAN, Mr CHAN Kwong-fai, Mr CHONG Yuen-tung, Ms WU Suet-lin, Mr WONG Wang-to, Mr LAM Chun-ka, Mr Chris CHEUNG, Mr LI Tin-chi, Mr WONG Yuen-hong, Mr CHENG Yu-hei, Mr CHEUNG Chin-pang, Mr WAN Kai-ming, Mr YAU Ho-lun, Ms Natasha YU, Mr CHAN Kuen-kwan and Mr CHEUNG Man-tim.

48. Members noted the written replies from SKDO and the Drainage Services Department (DSD) (SKDC(DFWC) Paper Nos. 50/24 and 51/24).

49. Members raised the following views:

- They suggested widening and improving footpaths in Po Toi O of Clear Water Bay to facilitate access by members of the public (including the elderly and wheelchair users) to the waterfront, which could also help promote local tourism and boost economic activities.
- Subject to the availability of resources, they suggested deploying additional resources to improve the environment of Po Toi O, including:
 - provision of covered seats and lamp posts at suitable locations;
 - construction of a wave wall in the vicinity of the pier;
 - improvement of laybys and the jetty in Tai Wong Kung on the opposite shore;
 - revitalisation of fishing rafts in the embayed area.

- They were concerned about the “Provision of Village Sewerage in Sai Kung” project, and would like DSD to attend the SKDC’s meetings or relevant committee meetings to report the works progress.
- They enquired about the progress of the widening works for the roundabout (turnaround) for minibuses in Po Toi O.

50. There being no objection from Members, the Chairman declared that the motion was passed and asked SKDO and DSD to follow up.

51. There being no other comments from Members, the Chairman declared that the item would be deleted at the next meeting.

(2) Urge for enhancement of the ancillary livelihood facilities in the Wan Po area/LOHAS Park
(SKDC(DFWC) Paper No. 47/24)

52. The Chairman said that the motion was moved by Ms Christine FONG and seconded by Mr CHAN Kwong-fai, Mr CHONG Yuen-tung, Ms WU Suet-lin, Mr WONG Wang-to, Mr LAM Chun-ka, Mr Chris CHEUNG, Mr LI Tin-chi, Mr WONG Yuen-hong, Mr CHENG Yu-hei, Mr WAN Kai-ming and Mr CHEUNG Man-tim.

53. Members noted the written replies from the Environment and Ecology Bureau (EEB), the Jockey Club HKFA Football Training Centre (FTC), TD, the Health Bureau (HHB) and LCSD (SKDC(DFWC) Paper Nos. 53/24 to 55/24 and 58/24 to 59/24).

54. Members expressed concerns on the implementation time schedule of the “Sports Centre in Area 86, Tseung Kwan O” and asked for the expeditious completion of the works.

55. The Vice-Chairman suggested that the FTC should maintain close liaison with the DFWC and provide the content of the works for staircase connection (including whether the proposed staircase would connect to LOHAS Park Station) in a timely manner. Also, he hoped that the staircase works would be completed as early as possible.

56. Mr Calvin YU, Senior Executive Officer (Planning)22, LCSD said that LCSD had been implementing a number of projects for constructing recreation and sports facilities in Sai Kung District under the “Five-Year Plan for Sports and Recreational Facilities” (Five-year Plan) in the 2017 Policy Address and the “10-year Development Blueprint for Sports and Recreation Facilities” (10-year Blueprint) in the 2022 Policy Address. Subject to the progress of these projects, LCSD would successively commence initial planning for other projects in the district. As the “Sports Centre in Area 86, Tseung Kwan O” was still in the initial planning stage, there was no detailed construction timetable for the time being.

57. Members raised the following views:

- In preparing various works projects for recreation and sports facilities (including the “Sports Centre in Area 86, Tseung Kwan O” and the “Water Sports Centre in Area 77, Tseung Kwan O”), the department should adequately consult local residents, such as organising consultation sessions.
- The feasibility study on the proposed soccer pitch site between The Capitol and Hemera in LOHAS Park should be expedited. In view of the proximity of the proposed soccer pitch to the residential area, they suggested MTR Corporation Limited (MTRCL) to consult nearby residents on the use of the soccer pitch. Also, they suggested providing mini pitch facilities in other appropriate space in the district in the short run.
- Priority should be given to the construction and opening up of toilets at the “Water Sports Centre in Area 77, Tseung Kwan O”.

58. Mr Calvin YU of LCSD responded as follows:

- The feasibility study of the “Water Sports Centre in Area 77, Tseung Kwan O” had already been completed. In late 2023, the Civil Engineering and Development Department also commenced marine investigation works. As regards Members’ concerns on the toilets, those to be provided by the Water Sports Centre after completion would be opened for public use. As the reserved land had not yet been granted and allocated to LCSD yet, LCSD had referred Members’ views regarding temporary toilets to the relevant departments for consideration.
- As to the proposed soccer pitch site between The Capitol and Hemera in LOHAS Park, given the site complexity, LCSD would explore with the relevant departments and organisations (including MTRCL) the feasibility of constructing a public five-a-side soccer pitch. If the project was implemented, LCSD would consult SKDC and the relevant stakeholders in due course.

59. Members suggested consulting nearby residents on the use of the proposed soccer pitch site first, and exploring with MTRCL as soon as possible the provision of mini and simple pitch facilities in other appropriate space in the district.

60. Mr Calvin YU of LCSD said in response to the overall financial situation of the Government, it was currently necessary to conduct a comprehensive review of multiple works projects to ensure the most effective use of resources. LCSD would focus on the implementation of the works projects under the Five-year Plan and the 10-year Blueprint, and examine other works carefully. For the above proposed five-a-side soccer pitch, LCSD was required to explore with the relevant departments and MTRCL the specific circumstances of the sites (including land rights, lease conditions and works constraints, etc.) and to preliminarily confirm the works feasibility before conducting a public consultation exercise. LCSD noted Members’ views and would consider them during the planning process.

61. As the proposed five-a-side soccer pitch was located at the centre of the housing estate, Members suggested LCSD to coordinate with MTRCL to consult nearby residents on the use of the site.

62. The Vice-Chairman suggested that the “Water Sports Centre in Area 77, Tseung Kwan O” should be equipped with sufficient lockers for use in large-scale activities (such as dragon boat racing) in the future. He also urged LCSD to expedite the implementation of the Five-year Plan and the 10-year Blueprint and a number of works projects such as the “Indoor Heated Swimming Pool in Area 65, Tseung Kwan O” and “Tiu Keng Leng Park”.

63. Mr Calvin YU of LCSD supplemented that in the planning of the “Water Sports Centre in Area 77, Tseung Kwan O”, the department would ensure sufficient ancillary facilities including lockers for the convenience of persons engaged in water sports. While LCSD was focusing on the implementation of the works projects under the Five-year Plan and the 10-year Blueprint, it would also proceed with the preliminary planning work for other projects when feasible and consult Members and the locals in a timely manner.

64. The Chairman said Wan Po area of LOHAS Park was a new development area, where residents had moved in for the majority of housing estates. He hoped that enhancement of people’s livelihood facilities and ancillary support would be expedited, and the recreational facilities such as the five-a-side soccer pitch and the sports centre mentioned earlier would be completed as soon as practicable. As the ownership of the area was mainly held by MTRCL, he expected LCSD would speed up the coordination with MTRCL on the site concerned. Members could also convey their views to MTRCL via different channels.

65. There being no objection from Members, the Chairman declared that the motion was passed and asked EEB, HHB, FTC, LCSD and TD to follow up.

66. There being no other comments from Members, the Chairman declared that the item would be deleted at the next meeting.

(3) Request for improvement of the barrier-free and smart facilities in public housing estates in the district
(SKDC(DFWC) Paper No. 48/24)

67. The Chairman said that the motion was moved by Mr WONG Yuen-hong and seconded by Mr CHAU Ka-lok, Mr Ken CHAN, Mr CHAN Kwong-fai, Mr CHONG Yuen-tung, Ms WU Suet-lin, Mr WONG Wang-to, Mr LAM Chun-ka, Mr Chris CHEUNG, Mr CHENG Yu-hei, Mr CHEUNG Chin-pang, Mr WAN Kai-ming and Mr CHEUNG Man-tim.

68. Members noted the written reply from the HD (SKDC(DFWC) Paper No. 56/24).

69. Members raised the following views:

- Smart facilities should be introduced to public rental housing (PRH) estates with early intake years. Moreover, inspection should be stepped up and the repairs of barrier-free facilities (such as wheelchair ramps) should be carried out in a timely manner.
- The PRH estates should be introduced with the following facilities:
 - smart lighting systems to be installed on the covered access;
 - more barrier-free provisions to be introduced at the household toilets;
 - electronic notice boards to be used to assist in disseminating information to occupants.

70. Mr YEUNG Wong-pan of HD responded as follows:

- The operation times of lighting systems in the common areas of PRH estates were mainly divided into winter and summer schedules. Lighting systems adjustments should take both users' needs and environmental protection into consideration. The department would review and adjust the switch-on time based on weather conditions and environmental factors.
- Accessible toilets were equipped with barrier-free provisions such as handrails.
- At present, HD mainly disseminated information regarding housing estates in various ways including televisions and notice boards in common areas. It would explore the feasibility of using electronic notice boards on a trial basis in suitable areas.
- HD would step up inspections in PRH estates in the district and arrange the repairs of damaged barrier-free facilities promptly to ensure the safe use by the elderly and persons in need.

71. There being no objection from Members, the Chairman declared that the motion was passed and asked HD to follow up.

72. There being no other comments from Members, the Chairman declared that the item would be deleted at the next meeting.

(4) Request the Housing Department and the Link REIT to tackle the management problems of public housing estates and shopping centres/car parks respectively (SKDC(DFWC) Paper No. 49/24)

73. The Chairman said that the motion was moved by Mr CHAN Kai-wai and seconded by Mr CHAU Ka-lok, Mr CHEUNG Chin-pang, Mr TSANG Kwok-ka, Ms TAM Chuk-kwan, Mr CHAN Kwong-fai, Ms WU Suet-lin, Ms KAN Tung-tung, Ms KI Lai-mei, Mr Ken CHAN, Mr WONG Yuen-hong, Mr CHENG Yu-hei, Mr YAU Ho-lun and Ms Christine FONG.

74. Members noted the written replies from Link Asset Management Limited (Link) and HD (SKDC(DFWC) Paper Nos. 52/24 and 57/24).

75. The Chairman welcomed the representatives of the following organisation:

Link

- Ms Francine YUEN, Manager - Community Relations
- Mr Wesley CHEUNG, Senior Officer - Community Relations

76. Members raised the following views:

- In view of the seriousness of throwing objects from height in PRH estates in the district (e.g. Kin Ming Estate, Sheung Tak Estate and Choi Ming Court), they suggested stepping up inspections and removing rubbish on the podiums, strictly enforcing the Allotment of Penalty Points under the Marking Scheme for Estate Management Enforcement in Public Housing Estates (the Marking Scheme) and installing closed-circuit television (CCTV) systems.
- They reflected the hygiene problem (e.g. in the playground of Choi Ming Court) and the security problem in PRH estates and requested the management companies to strengthen inspections and cleaning works.
- They indicated that there were people smoking illegally in Po Lam Shopping Centre.

77. The Vice-Chairman said that Link had carried out large-scale cleaning in Kin Ming Estate Car Park two weeks ago and replaced most of the damaged lighting fixtures. Furthermore, he suggested that HD should install CCTV systems in PRH estates in the district addressing the problems of throwing objects from height and security. He also reflected the situation of water seepage at the Members' ward office in Kin Ming Estate and asked for prompt follow-up action and enhanced inspection.

78. Members relayed the hygiene problem on the rear staircases of PRH estates and shopping centres, as well as the lift connecting Kin Choi Community Hall and estate shopping centre. They requested more frequent cleaning in these areas.

79. Ms Francine YUEN of Link indicated that Link would remind their staff to conduct more inspections across different sites. It would also request cleaning operators to step up inspections and arrange thorough cleaning so as to improve hygiene conditions of shopping centres. Also, she welcomed direct suggestion from Members, as well as their attendance to site visits.

80. Mr YEUNG Wong-pan of HD responded as follows:

- Several CCTV cameras had been installed in Kin Ming Estate to deter throwing objects from height. Additionally, HD would flexibly deploy resources and actively consider installing more CCTV systems at black spots of throwing objects from height, so as to follow up the cases involved and enforce the Marking Scheme strictly. Meanwhile, messages against throwing objects from height would be disseminated through PRH estates' information platforms and posters.
- The daily management of the common areas and facilities in Choi Ming Court

was undertaken by the incorporated owners and the management company of Choi Ming Court. HD would look into the situation from individual Members after the meeting and asked for follow-up action in writing.

- HD would contact individual Members after the meeting to follow up the situation of water seepage at the Members' ward office in Kin Ming Estate.
- HD would continue to monitor the quality of the service provided by the management company to ensure that contractual requirements were met.

81. There being no objection from Members, the Chairman declared that the motion was passed and asked HD and Link to follow up.

82. There being no other comments from Members, the Chairman declared that the item would be deleted at the next meeting.

V. Any Other Business

83. No other business was raised by Members.

VI. Date of Next Meeting

84. The next meeting was scheduled for 10:00 a.m. on 12 November 2024 (Tuesday).

85. The meeting ended at 12:53 p.m.

Sai Kung District Council Secretariat
October 2024