

**Sha Tin District Council****Minutes of the 2<sup>nd</sup> Meeting of  
the Development and Housing Committee in 2016**

**Date** : 3 March 2016 (Thursday)  
**Time** : 2:30 pm  
**Venue** : Sha Tin District Council Conference Room,  
 4/F, Sha Tin Government Offices

<b><u>Present</u></b>	<b><u>Title</u></b>	<b><u>Time of joining the meeting</u></b>	<b><u>Time of leaving the meeting</u></b>
Ms PONG Scarlett Oi-lan, JP (Chairman)	DC Member	2:30 pm	4:57 pm
Mr SIU Hin-hong (Vice-Chairman)	"	2:30 pm	4:57 pm
Mr HO Hau-cheung, BBS, MH	DC Chairman	2:30 pm	4:57 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:30 pm	4:34 pm
Mr CHAN Kwok-keung, James	"	2:30 pm	4:57 pm
Ms CHAN Man-kuen	"	2:38 pm	4:53 pm
Mr CHAN Nok-hang	"	2:59 pm	4:30 pm
Mr CHENG Tsuk-man	"	2:43 pm	4:32 pm
Mr CHING Cheung-ying, MH	"	2:30 pm	3:32 pm
Mr CHIU Chu-pong, Sunny	"	2:30 pm	4:33 pm
Mr CHIU Man-leong	"	2:30 pm	4:57 pm
Mr HUI Yui-yu, Rick	"	2:33 pm	4:33 pm
Mr LAI Tsz-yan	"	2:49 pm	4:57 pm
Ms LAM Chung-yan	"	2:38 pm	4:57 pm
Mr LEUNG Ka-fai, Victor	"	2:30 pm	4:15 pm
Mr LI Sai-hung	"	2:33 pm	4:33 pm
Mr LI Sai-wing	"	2:30 pm	4:57 pm
Mr LI Wing-shing, Wilson	"	2:30 pm	4:33 pm
Mr MOK Kam-kwai, BBS	"	2:30 pm	4:57 pm
Mr NG Kam-hung	"	2:30 pm	4:33 pm
Mr PUN Kwok-shan, MH	"	2:30 pm	4:02 pm
Mr TONG Hok-leung	"	2:30 pm	4:57 pm
Ms TSANG So-lai	"	2:30 pm	4:32 pm
Ms TUNG Kin-lei	"	2:30 pm	4:57 pm
Mr WAI Hing-cheung	"	2:30 pm	4:57 pm
Mr WONG Fu-sang, Tiger	"	2:30 pm	4:57 pm
Mr WONG Hok-lai	"	2:49 pm	4:57 pm
Mr WONG Ka-wing	"	2:30 pm	4:57 pm
Ms WONG Ping-fan, Iris	"	2:30 pm	4:57 pm
Mr WONG Yue-hon	"	2:30 pm	4:57 pm
Mr YAU Man-chun	"	2:30 pm	4:32 pm
Mr YIP Wing	"	2:30 pm	4:57 pm
Mr YIU Ka-chun	"	2:30 pm	4:57 pm
Ms YUE Shin-man	"	2:33 pm	4:56 pm
Mr YUNG Ming-chau, Michael	"	2:30 pm	4:57 pm
Ms LUI Wui-sze, Olivia (Secretary)	Executive Officer (District Council) 3, Sha Tin District Office		

**In Attendance**

Mr WONG Tin-pui, Simon  
Mr YUEN Chun-kit, Derek

Mr TSAI Yu-sing, Eric

Mrs TANG FUNG Shuk-yin

Mr LAU Chun-him, Kenny

Ms POON Yuk-ting, Karen

**Title**

Assistant District Officer (Sha Tin), Sha Tin District Office  
Senior Executive Officer (District Council),  
Sha Tin District Office

District Environmental Hygiene Superintendent (Sha Tin),  
Food and Environmental Hygiene Department

Senior Housing Manager (Sha Tin),  
Housing Department

Senior Town Planner/Shan Tin,  
Planning Department

Senior Estate Surveyor/NW (District Lands Office, Sha Tin),  
Lands Department

**In Attendance by Invitation**

Mr TSE Kam-kwan

Mr LAM Wai-kei

Mr CHUNG Wai-fung

Mr KWOK Ka-shing

Mr IP Shing-tim

Mr YUEN Kin-yip

Ms LEE Hau-ying

Mr WONG Wing-hon

Mr LAU Chi-wung

Mr HO Kam-wing

Mr Tony LAU

Ms Kathy KO

**Title**

Senior Engineer/Consultants Management (1),  
Water Supplies Department

Senior Engineer/Water Loss Management (2),  
Water Supplies Department

Engineer/Asset Management (2),  
Water Supplies Department

Assistant Engineer/Consultants Management (2),  
Water Supplies Department

Chief Civil Engineer (2),  
Housing Department

Acting Senior Civil Engineer (4),  
Housing Department

Civil Engineering Graduate (6),  
Housing Department

Manager/Squatter Control (New Territories East 1),  
Lands Department

Assistant Manager/Squatter Control (3)  
(New Territories East 1) (Sha Tin),  
Lands Department

Inspector of Works (Sha Tin),  
Sha Tin District Office

Project Manager,  
Black & Veatch Hong Kong Limited

Project Engineer,  
Black & Veatch Hong Kong Limited

**Absent**

Mr TING Tsz-yuen

Mr PANG Cheung-wai, Thomas,  
SBS, JP

Mr MAK Yun-pui

Mr LEE Chi-Wing, Alvin

**Title**

DC Member (Application for leave of absence received)

DC Vice-Chairman ( " )

DC Member ( " )

" (No application for leave of absence  
received)

The Chairman welcomed DC Members, committee members and representatives of government departments to the second meeting of the Development and Housing Committee of the year.

2. The Chairman informed the meeting that some members of the public, being present as observers, were taking photos and making video and audio recordings.

**Application for Leave of Absence by Members**

3. The Chairman said that the Secretariat had received the applications for leave of absence in writing from the following members:

Mr TING Tsz-yuen	Out of town
Mr Thomas PANG	Out of town
Mr MAK Yun-pui	Official commitment

4. Members unanimously approved the applications for leave of absence submitted by the members above.

**Confirmation of Minutes of the Meeting Held on 27 January 2016 and the Resumption of Meeting Held on 5 February 2016**

5. Members confirmed the above minutes unanimously.

**Discussion Items**

Public Works Programme (PWP) No. 196WC — Water Intelligent Network (WIN), Stage 1  
(Paper No. DH 2/2016)

6. The Chairman welcomed Mr TSE Kam-kwan, Senior Engineer/Consultants Management (1), Mr LAM Wai-kei, Senior Engineer/Water Loss Management (2), Mr CHUNG Wai-fung, Engineer/Asset Management (2) and Mr KWOK Ka-shing, Assistant Engineer/Consultants Management (2) of the Water Supplies Department (WSD); as well as Mr Tony LAU, Project Manager and Ms Kathy KO, Project Engineer of the Black & Veatch Hong Kong Limited to the meeting.

7. Mr TSE Kam-kwan and Mr Tony LAU briefly introduced the contents of the paper.

8. The views of Mr CHIU Man-leong were summarised below:

- (a) he welcomed the WSD's initiative to monitor water pressure through the establishment of the Water Intelligent Network (WIN);
- (b) given the large number of manholes involved in the WIN programme, he suggested that the WSD should draw lessons from the installation of manhole filters at Kam Tai Court, and he requested the WSD to make use of the opportunities brought by the said programme to install filters to screen impurities;
- (c) he asked whether liquid asphalt was caused by excessive water pressure; and

- (d) he enquired about the time in service of the water pipes in Ma On Shan, and whether they would be replaced when the said programme was launched.

9. The views of Mr LI Sai-wing were summarised below:

- (a) should detection reveal that a large number of water pipes leaked following implementation of the programme, how the problem would be dealt with; and
- (b) whether the WSD would install valve pits for pipes when carrying out the works of the WIN programme.

10. Ms LAM Chung-yan pointed out that an overwhelming number of water pipes in the Sha Tin District burst during the period between spring and summer every year. She hoped the WIN programme could help the Department monitor the condition of water pipes and predict incidents involving the explosion of water pipes. Since works had been carried out in Tai Wai to repair old water pipes, she was worried that the WSD would arrange for works under the WIN programme to be carried out in Tai Wai at a later stage. With regard to the post of community liaison officer, she opined that in addition to being responsible for dealing with complaints, a community liaison officer should also take the initiative to contact the shop operators involved or DC Members prior to the commencement of the works.

11. Mr TONG Hok-leung enquired whether the explosion of water pipes would lead to a change in water pressure, and whether it would be too late to repair water pipes after the change in water pressure was detected. Since the WSD was accountable for a number of district works that would take years to complete (e.g. the works at Mei Tin Road), he urged the WSD to speed up its works progress. It was because the works would bring negative impact on traffic as well as block the access for local residents during the construction.

12. The views of Mr PUN Kwok-shan were summarised below:

- (a) he requested that filters be installed for manholes;
- (b) the locations of manholes at Lung Hang Estate were not marked on Figure 7 in Annex I; and
- (c) he enquired when the works would commence. Since the water supply may be suspended for eight hours every day throughout the whole construction period, he enquired whether the suspension would be scheduled at daytime or at night time, and whether it would be possible to assign different time slots for the suspension to reduce the impact on local residents.

13. The views of Mr Michael YUNG were summarised below:

- (a) according to the description set out in the paper, the works in Ma On Shan for Stage 1 of the WIN programme only involved those areas around On Tai and Oceanaire. He asked when the works in the remaining areas in Ma On Shan under the WIN programme would commence, and whether construction techniques similar to those of Stage 1 would be adopted, or whether there would be further improvements in the techniques;

- (b) he enquired about the estimated construction cost and service life of the WIN programme, and whether the WSD had measured the resources to be invested in the WIN programme and its potential cost-saving scale at the community level. In addition, he enquired how long it would take the WSD staff to arrive at the scene to repair leaking water pipes;
- (c) he enquired about the criteria for selection of work sites of the WIN programme; and
- (d) previous WSD arrangements for the suspension of water supply were unsatisfactory, for example, during the urgent repair of bursted water pipes at Tai Shui Hang Village, the suspension of water supply caused much inconvenience to local residents as it was scheduled at 10:30 pm, a time when many of them still had not yet returned home. He said that he would like to be informed of the details about the eight-hour suspension under the current arrangement, and whether the WSD would arrange water tankers to supply water on a temporary basis.

14. Mr MOK Kam-kwai pointed out that the flushing water at Wu Kai Sha Village, To Tau Wan Village and Double Cove was found to have turned brownish-yellow recently. He would like to learn about its cause.

15. Mr CHING Cheung-ying said that he had reservations about the WIN programme, as not only did it require temporary suspension of water supply during the construction period, it also called for excavation at each location, thereby resulting in negative traffic and environmental impacts. Furthermore, the system, upon its completion, would also require repair, maintenance, and even additional manpower for monitoring purposes. In addition, road surface may have to be excavated again for repairing the bursted water pipes. Given that more than 100 locations were involved under the WIN programme, he enquired why relevant works could not be carried out while other works were still in progress at the same location. He requested the WSD to disclose construction costs and provide more information, with a view to convincing the public to tolerate the nuisances caused during the construction period.

16. The views of Ms Iris WONG were summarised below:

- (a) she welcomed the WIN programme. In view of the ageing water pipes in the Sha Tin District, she was confident that an enhanced monitoring system would help reduce the incidents of bursted water pipes;
- (b) since water pressure management would only be introduced to 16 out of a total of 38 monitored areas to be established in the Sha Tin District, she enquired about the difference between those that would have water pressure management and those that would not, and whether the water pressure in certain areas called for focused monitoring. In addition, she enquired about the necessity for the extreme concentration of manholes in some of the areas, such as Lek Yuen as set out in the paper;
- (c) with regard to the suspension of water supply, she said that a four-business-day notice was too short. She requested for a longer notifying period and enquired whether water tankers would be arranged during the

suspension; and

- (d) it was not mentioned in the paper where the wastewater generated at the construction sites would be discharged to and how it would be processed.

17. The views of Mr Rick HUI were summarised below:

- (a) the WSD was required to disclose the cost effectiveness of the programme. He would like to be informed of the cost savings achieved by other countries following the implementation of similar programmes. Whether the WIN programme would be executed separately or together with other WSD works could only be decided after calculating its cost effectiveness; and
- (b) he opined that mobile phones should be provided to community liaison officers during the construction period with their phone numbers posted at prominent places near the construction sites, so that the public could contact them directly.

18. Mr WAI Hing-cheung said that a four-day-notice for the suspension of water supply was not enough. Also, the length of notice would depend on whether the suspension was scheduled at daytime or night time. He enquired whether construction works would be carried out at night should suspension be scheduled at night time, and whether the actual period during which the water supply was suspended would exceed eight hours per day in case the construction works lasted for two consecutive days.

19. Mr YAU Man-chun pointed out that many residents living in the newly completed Shui Chuen O Estate had complained about the water quality to him over the past six months, claiming that their filter cartridges had turned brownish yellow after they were replaced little more than a week ago. Since the WIN programme was equipped with a function to monitor the ageing of water pipes, he enquired what this meant for water pipes in newly built estates. He requested the WSD to investigate and deal with the said issue of water quality.

20. Mr WONG Hok-lai said that he would like to know whether the WSD had any temporary measure in place to supply water during the suspension. He enquired how the WSD would address the unpleasant smell of flushing water which he had discussed with them at a meeting held earlier.

21. Mr YIP Wing enquired whether the WIN programme would be able to predict incidents involving bursted water pipes, so that maintenance staff could go to the incident scenes in advance. In addition, he enquired when the works would be carried out at Oceanaire, and why the WSD would not simply replace the ageing water pipes while executing excavation works under the WIN programme.

22. The views of Mr Wilson LI were summarised below:

- (a) liquid asphalt containing small particles had also been found at Lake Silver. He requested the WSD to install filters and silt curtains to solve the water quality problem;
- (b) he himself, Mr CHENG Tsuk-man, Ms TSANG So-lai and Mr TING

Tsz-yuen had followed up with the WSD earlier the stink of flushing water and drinking water turning brownish-yellow at Double Cove, Wu Kai Sha Village and Villa Athena in Ma On Shan. In its response, the WSD indicated that the above issues were caused by the red tide in Tolo Harbour. The water near the seafront pumping stations might contain microalgae, which in turn caused the unpleasant smell of flushing water. He would like to further look into the situation with a view to preventing deterioration in water quality;

- (c) he looked forward to the installation of additional valve pits to reduce the incidents of water pipe burst;
- (d) with regard to the suspension of water supply, he said that a mere four-day notice was not enough; and
- (e) he enquired whether Ma On Shan and Wu Kai Sha would be included in Stage 2 or Stage 3 of the WIN programme.

23. Mr CHAN Nok-hang said that he had noticed that eight sensors were installed in Lee On and he asked for justification of such a large amount. According to the description set out in the paper, water supply would be suspended during the installation of sensors and the devices for temporary supply of water would be installed as far as possible. He would like to be informed of the specific arrangements. In addition, he urged the WSD to notify members and local residents one week or ten days before the suspension of water supply.

24. Mr James CHAN enquired whether an additional feature could be added to the WIN programme to monitor the water quality since the programme was still at the planning stage.

25. Mr SIU Hin-hong urged the WSD to make sure that members were notified four days before the commencement of the relevant works. He pointed out that the length of notice for the construction works currently in progress in Chun Ma was one day only. He enquired why it was necessary for the construction to be carried out at night time, instead of being scheduled on Sundays or at non-business hours. He enquired about the feasibility of utilising drinking water from other districts, such as Tai Po during the suspension.

26. The Chairman said that she understood that the concept of the WIN programme was known as DMA (District Meter Area) overseas. She questioned whether the WIN programme could deliver better services by reducing leakage from pipes of drinking water, detecting expedient connection and stabilising the supply of drinking water through pressure stabilisation.

27. Mr Tony LAU gave a consolidated response as follows:

- (a) although there was no relation between the issue of liquid asphalt and the design of the WIN programme, the programme involved installation of small devices at some of the manholes to screen silts. Such devices were expected to help improve the condition. If the locations of the WIN programme proved to be appropriate, the Black & Veatch Hong Kong Limited could help the WSD install those devices as far as practicable;

- (b) whether the suspension of water supply would be scheduled at daytime or night time depended on the actual circumstances. Since users of drinking water included restaurants and domestic units, suspension of water supply would be arranged through coordination to suit their different needs;
- (c) community liaison officers, and even resident engineers would take the initiative to consult affected users on the right time of suspension. It might even be scheduled in the early morning provided that the Noise Control Ordinance was not violated, with a view to reducing the impact on local residents;
- (d) the company had already carried out a simulation analysis on the water pipe network, in which it was found that the water pressure in some areas could be adjusted downward; making it feasible to reduce water pressure by installing pressure reduction devices, thereby lowering the likelihood of water pipe leakage and bursting. However, reduction of water pressure would not be feasible in those areas whose water pressure could only meet the requirements of drinking water and fire fighting. As a result, it was necessary to install additional pressure reduction devices at 16 places only;
- (e) the locations of manholes of Stage 1 were related to the routes of water pipes as well as the locations of the monitoring and pressure-reducing areas to be established. For example, should a large number of water pipes go through a given monitoring area, it would then be necessary to build multiple manholes and install relevant devices for monitoring purpose;
- (f) with regard to the enquiries about the length of the construction period made by Ms LAM Chung-yan, Mr TONG Hok-leung, Mr WAI Hing-cheung, Ms TUNG Kin-lei and Mr Wilson LI, Mr Tony LAU said that he was unable to provide the finalised construction schedule at the current stage. He said that the company would make relevant arrangements as soon as practicable with the contractors based on the actual circumstances before the construction commenced. Then, members would be contacted after the construction period had been determined. Since the works involved a number of places, with each lasting for approximately one month, it was therefore quite a flexible programme that offered ample room for adjustment, and he was confident that the impact on local residents would be minimised;
- (g) subject to the arrangements of individual areas, he suggested providing community liaison officers with mobile phones so as to make it easier for them to contact members and the public;
- (h) he hoped that users would be officially notified four days in advance before the suspension of water supply subsequent to the confirmation of a practicable suspension schedule in the future; and
- (i) with regard to Mr SIU Hin-hong's request that manholes should be installed far away from carriageways, Mr Tony LAU said that the company would install manholes at pedestrian ways or cycle tracks as far as practicable for easy repair and maintenance. However, in case manholes had to be installed on the road due to a lack of space, suitable manhole covers would be used to



reduce the noise generated by vehicles.

28. Mr CHUNG Wai-fung gave a consolidated response as follows:

- (a) one of the key concepts of the WIN programme was area monitoring, which was first developed in the United Kingdom and some of the European countries. Wireless communication was used in the modern WIN programme while collection of information and detailed analysis were conducted by computer systems;
- (b) long-term leakage would ultimately cause bursting of water pipes. It was expected that the establishment of the WIN programme, as a preventive mechanism, would help resolve the problem while minimising its impact on the public. Although the number of leakage cases might actually increase during the early operation of the WIN programme, yet in the long run, it would reduce the scale of future water pipe maintenance and the number of road surface repair works due to water pipe burst;
- (c) with regard to the enquiry about the service life of batteries made by Mr PUN Kwok-shan, Mr CHUNG Wai-fung pointed out that the anticipated service life of batteries installed for the WIN programme ranged between three and four years. The WSD would also contact overseas manufacturers to produce batteries with higher capacity that better suited Hong Kong;
- (d) the data was transmitted once a day, and to enable prompt action taking, data would be immediately transmitted should it exceed the alarm level. As mentioned before, the system could detect leakage on a small scale, meaning there would be sufficient time to conduct further investigation and to select the most desirable time for repair and maintenance;
- (e) over the past decade, the WSD had incurred tens of billions of Hong Kong dollars for maintenance and replacement of water pipes. While the overall condition had been improved to a certain extent, there was still room for improvement with regard to the pipes installed in the Sha Tin District. He hoped that those areas that required maintenance could be detected as early as possible to avoid large-scale projects after switching to the WIN mode, thereby minimising nuisance caused to the public. He pointed out that establishing the WIN programme would be more cost-saving than having water pipes replaced;
- (f) a similar area-monitoring programme had been introduced to Taipei a few years ago, only that Taipei had water pipes replaced at the same time, and its leakage rate had dropped 5% to 6% following completion of the programme. In his opinion, while the programme in Taipei was not directly comparable to that in Hong Kong in light of the differences in their respective starting points, water supply networks and input of resources, its effectiveness, however, had been sufficiently proven. The WSD expected the WIN programme to help maintain ideal water supply services in a more effective manner by utilising fewer resources and reducing the impact on the public;
- (g) thanks to previous works executed, the works under the WIN programme in

some areas in Ma On Shan had been completed. Subject to the investigation results and resources available, the works for the next stage would be carried out immediately after completion of Stage 1. Therefore, he was confident that Stage 1 and Stage 2 would have similar construction time;

- (h) the WSD had enhanced its effort in testing water quality over the past six months or so. If the WIN programme was to be used to monitor the water quality, it would be necessary to install monitoring devices on the streets. However, from a technological point of view, the monitoring devices currently available were still far from mature. For the time being, it would be more reliable for chemists to monitor the water quality at treatment works 24 hours per day. In addition, as the WSD tested the quality of water pumped from different locations throughout the territory, the Department would not consider installing monitoring devices for the WIN programme;
- (i) in response to the Chairman's enquiry about the District Meter Area (DMA), Mr CHUNG Wai-fung said that with reference to the overseas experience, one of the DMA's strengths was its function to detect and address water pipe problems at an early stage, thereby ensuring long-term stability of water supply. Should maintenance prove to be necessary, the WSD could negotiate with those affected in advance to reduce potential inconvenience; and
- (j) the WIN programme also came with a mode to suit large estates, for example, estates such as Chun Shek Estate and Sun Chui Estate had been set up as individually monitored areas. Should any abnormality in water usage be discovered, as long as the location in question was within a public housing estate, an individually monitored area could report the abnormality to the Housing Department (HD) and provide information for professional analysis. Therefore, he was confident that the WIN programme would further improve the water supply service.

29. With regard to the questions raised by members about water quality, Mr TSE Kam-kwan undertook to pass those questions to the WSD colleagues working in the New Territories East for further investigation and follow-up action.

WSD

30. Members unanimously endorsed the above paper.

Road Improvement Works at Ma On Shan, Sha Tin  
(Paper No. DH 3/2016)

31. The Chairman welcomed Mr IP Shing-tim, Chief Civil Engineer (2), Mr YUEN Kin-yip, Acting Senior Civil Engineer (4) and Ms LEE Hau-ying, Civil Engineering Graduate (6) of the HD to the meeting.

32. Mr IP Shing-tim and Mr YUEN Kin-yip briefly introduced the contents of paper.

33. The views of Mr CHIU Man-leong were summarised below:

- (a) he said that the capacity of the bus stop to be built at the west side of Ma On Shan, which the HD claimed to be able to grant parking to two buses, was not enough. He urged the HD to build one that could accommodate three or

four buses at the same time;

- (b) vehicles often ran along Sui Tai Road at high speed, increasing the likelihood of accidents involving residents who went back to Yan On Estate and On Tai area from the bus station via pedestrian crossing. He therefore requested that the pedestrian crossing near the bus stop should be extended westward to Sausalito;
- (c) he requested the construction of a footbridge to connect with the footbridge that would link Yan On Estate and the future Subsidised Sale Flats Project at Ma On Shan Road. He suggested that the proposed footbridge should be connected with the two proposed bus stops, so that the public would no longer have to go across one more road to return to Yan On Estate or the housing estates under the Subsidised Sale Flats Project at Ma On Shan Road. In addition, he proposed to build additional stairs or access ramps to serve as access points of the footbridge with a view to offering easy access to the public;
- (d) he requested the HD to confirm the number of trees that needed to be cut down to make way for construction works, and to replenish the same number of trees. In addition, he hoped that the HD could open the beautifying zones such as gardens included in the improvement works to the public; and
- (e) since only one bus stop would be set up for the future Subsidised Sale Flats Project at Ma On Shan Road, and in view of the long journey one had to travel to and from MTR Tai Shui Hang Station, he requested the provision of an additional entrance/exit at MTR Tai Shui Hang Station to link the housing project at Ma On Shan Road and On Tai area.

34. The views of Mr Michael YUNG were summarised below:

- (a) as local residents had already pointed out that the pedestrian crossing at Hang Fai Street was accident-prone due to poor visibility, he would like to know when the improvement works of the said pedestrian crossing would be completed;
- (b) he requested that the design should be revised so that the bus stop to be built at the west side of Ma On Shan Road could grant access to more buses. He emphasised that the residents of Yan On Estate had made the request for improving supporting transportation facilities when they agreed to the construction of public housing units;
- (c) he was of the view that the footbridge linking the shopping mall of Yan On Estate and the Subsidised Sale Flats Project at Ma On Shan Road should be used to connect with the proposed bus stop at Ma On Shan Road;
- (d) he requested the HD to carry out an overall review on the said works, for example, to consider extending the cycle track at Ning Tai Road to further improve the road network in Ma On Shan;

- (e) one of the vehicular entrances/exits in the original design of the Subsidised Sale Flats Project at Ma On Shan Road was not marked in the paper. He enquired whether the said entrance/exit had been removed;
- (f) he urged the HD to disclose its arrangement for tree transplanting in the tree survey report. As the tree ages of many camphor trees in the district were around three or four decades, he hoped that those affected trees could be transplanted elsewhere;
- (g) as public works and those projects under the Hong Kong Housing Authority were submitted in a “piecemeal” manner, it was difficult to have a general picture of them. He suggested that the Chairman should consider supporting the project in principle, but requesting the HD to re-submit its revised design to members for their reference and comment prior to delivering it to the Legislative Council (LegCo) for funding approval; and
- (h) as there would be only one carriageway left leading to Chevalier Garden after the pedestrian crossings at Hang Shun Street and Hang Tak Street had been relocated, he was worried that this would create long queues of vehicles blocking A Kung Kok Street. He enquired whether the HD had any data indicating that the road improvement works would not cause traffic congestion, and he hoped that the HD would improve the works design to prevent traffic congestion.

35. The views of Mr CHENG Tsuk-man were summarised below:

- (a) there were a gas station and a liquefied petroleum gas (LPG) station located at the junction between Hang Fai Street and Hang Yiu Street. Whenever the gas station offered discounts on Sundays or the LPG station served taxis during the two daily shifting periods, this section was always full of vehicles. He enquired whether the HD had any plan to widen the said section to avoid causing inconvenience to other motorists;
- (b) while the proposed greening zone and the pedestrian walkway were mentioned in the paper, no information, however, was provided on the cycle track. He enquired whether the provision of a cycle track was included in the road improvement works; and
- (c) he enquired whether the original plan to build a footbridge that would link Yan On Estate and the Subsidised Sale Flats Project at Ma On Shan Road had been called off.

36. Mr YUEN Kin-yip gave a consolidated response as follows:

- (a) the bus stop serving northbound bus routes via Ma On Shan Road could provide access to two buses at the same time. The HD would study the feasibility of providing an additional parking space. The design, subject to careful study, would be submitted to the Transport Department (TD) to consider whether it complied with traffic safety standards;
- (b) since the pedestrian crossing of the said bus stop was located within a greening zone, it was therefore possible to connect this crossing with the

areas around Sausalito and Hang Tai Road. However, as the project might involve land rights, the HD would actively study its feasibility;

- (c) according to initial information, a total of 290 trees would be cut down because of the relevant works, and 31 could be transplanted. Since the detailed plan for the road improvement works had not been finalised yet, the HD would try to figure out how to keep or have these trees relocated as far as practicable instead of cutting them down. The relevant plan would be submitted to the relevant departments for approval;
- (d) the said road improvement works were part of a package of proposals. Not only must they be gazetted in accordance with the established legal procedures, funding application also had to be made. The application was expected to be submitted in the first half of next year, while the works were expected to commence in the second half. Therefore, the works for the pedestrian crossing involved in the improvement works for Hang Tai Road could be scheduled at an early stage to facilitate the public sooner;
- (e) with regard to Mr Michael YUNG's enquiry about the vehicular entrance/exit of the Subsidised Sale Flats Project at Ma On Shan Road, he said that the south entrance/exit of the project still existed;
- (f) regarding the proposal on MTR Tai Shui Hang Station, notwithstanding the fact that it was not covered by the said road improvement works, he would pass it to the departments concerned for follow-up action;
- (g) he was aware that vehicles queueing for the gas station and LPG station outside Hang Fai Street and Hang Yiu Street occupied a carriageway, but widening works would not be feasible since the said section had already been fully occupied. Some members were worried that traffic congestion at the said section would get worse during the construction period. The HD would therefore communicate with the TD in advance and require the contractor to prepare a plan that could help keep the two existing carriageways before the commencement of the relevant works; and
- (h) the HD had studied the feasibility of connecting the cycle track at Hang Tai Road which was to be extended with the section involved in the said road improvement works. However, as the pedestrian crossing at Hang Chi Street was rather narrow and most of the road surface had been taken up by the existing pedestrian walkway and columns, it was technically unfeasible to widen the pedestrian walkway to include the cycle track. He supplemented that the exiting cycle track was serving Ma On Shan well enough for the time being, and the public would gain access to the entrance/exit of the cycle track following the expansion of Yan On Estate in the future.

37. Mr CHENG Tsuk-man pointed out that space was still available at the section of Hang Fai Street. He hoped that the HD would consider widening Hang Fai Street while carrying out the road improvement works.

38. Mr NG Kam-hung pointed out that according to the paper, approximately 320 trees, including camphor trees and Chinese banyans, would be affected by the works. As far as

he was aware, other species (e.g. a local plant called *Millettia oraria*) would also be affected. At present, the Government was often found to have planted only a few kinds of plants following the completion of works. Not only did these plants appear in disharmony with the overall setting, this approach would also damage natural ecosystem and biodiversity. He enquired what plants would be planted following completion of the said works.

39. Mr YUEN Kin-yip gave a consolidated response as follows:

- (a) as the works of the footbridge connecting Yan On Estate and the future Subsidised Sale Flats Project at Ma On Shan Road were managed by the HD, it therefore could not be incorporated into the said public works project. He would pass members' comments to the HD to study whether the design could be optimised to provide the public with easy access to the bus stop and the footbridge;
- (b) with regard to the provision of a taxi stand at Hang Tai Road in the future as suggested by Mr CHIU Man-leong, Mr YUEN Kin-yip said that design of the said road improvement works did not include setting up a taxi stand at Hang Tai Road, and that while he would carefully consider this suggestion, it would still need to be submitted to the TD for approval;
- (c) with regard to the improvement works at the pedestrian crossing between Hang Shun Street and Hang Tak Street, he pointed out that the assessment on traffic impact had been completed and submitted to the TD. 2026 (five years after completion of the relevant works) being the year on which the design was based, the preliminary data indicated that the remaining capacity of the said pedestrian crossing in the morning would be a little more than 40% without the improvement works, while this capacity would become approximately 30% upon completion of the works. However, a reduction in the percentage might probably be caused by the development in the surrounding area. He would actively study the feasibility of widening the pedestrian crossing so that the road which served "two inbound and two outbound" vehicles now could serve an additional outbound vehicle in the future. But its feasibility had not been confirmed yet at the current stage;
- (d) with regard to the accident-prone pedestrian crossing at Hang Fai Street, he said that following completion of the road improvement works, the two bus bays located at the said bus stop would be combined into just one with an additional traffic light. He was confident that the arrangement would significantly improve safety at the said crossing; and
- (e) with regard to Mr CHIU Man-leong's enquiry about the vacant site between Hang Tai Road and Hang Yiu Street, Mr YUEN Kin-yip responded that the said location had been included in the expansion area of Yan On Estate. The detailed design was yet to be completed, and that the latest design proposal would be explained to members by responsible colleagues in due course.

40. Mr IP Shing-tim gave a consolidated response as follows:

- (a) a funding application for the said public works project would be submitted to the LegCo in the form of a package of proposals, which would involve a

series of procedures, including gazetting in accordance with the law as well as submitting them to the Panel on Housing, the Public Works Subcommittee and the Finance Committee of the LegCo for approval. He estimated that the project would commence by the end of the third quarter or the beginning of the fourth quarter in 2017 at the earliest. As to whether the works for certain pedestrian crossings could be arranged at the earliest convenience, he said that it would be possible to specify in the contract that part of the works must commence first; and

- (b) the 320 trees mentioned in the paper reached the upper limit of the number of trees to be cut down, while the compensation plan had not been finalised yet. However, he was sure that multiple species of plants would be planted in the future, and that the HD would seek advice from members if necessary.

41. The Chairman consolidated the above comments and said that the HD would need to follow up the following issues:

HD

- (a) to study how to connect the footbridge that linked Yan On Estate and the future Subsidised Sale Flats Project at Ma On Shan Road with the proposed bus stop;
- (b) to increase the capacity of the bus bay to provide access to at least three buses;
- (c) to study the extension of the pedestrian crossing facilities at the bus bay to Sausalito;
- (d) to provide the number of trees that could be kept or transplanted; and
- (e) the Department should stay in close contact with responsible members and follow up the said issues.

42. The Chairman required the HD to submit the improved design to the Sha Tin District Council as supplementary information and to stay in close contact with members.

HD

43. Members unanimously endorsed the above paper.

44. Mr Michael YUNG requested the Secretariat to submit the minutes of meetings to the departments concerned and urged the District Management Committee to follow up the matter.

Proposed Estimates under Expenditure Head 2 of 2016/2017  
(Paper No. DH 4/2016)

45. Members unanimously endorsed the above paper.

**Questions**

Question to be Raised by Mr WONG Yue-hon on the Squatter Problem  
(Paper No. DH 5/2016)

46. The views of Mr WONG Yue-hon were summarised below:

- (a) he said that the point of his question was how the Lands Department (LandsD) would manage government lands in an effective manner;
- (b) as the LandsD failed to provide any data in its reply, he enquired how the Department managed the squatters and their population;
- (c) he enquired whether it would constitute illegal occupation of government lands if the buildings on government lands, including squatters, were occupied without authorisation from the LandsD;
- (d) in the referred case, the Squatter Control Office should have known that the tenants were not the original occupants, but it still approved their applications for renovation. He enquired whether anyone was permitted to occupy or even renovate a squatter after the original occupants had moved out. As far as he was aware, the applicant of the said case made an application with the wrong squatter survey number, but the Squatter Control Office later allowed them to re-submit an application after correcting the number; and
- (e) with regard to those cases involving other squatters, including those located in the areas around Wo Che Estate, Tai Wai Village and Lung Wah Hotel, he requested the LandsD to disclose further information.

47. Mr WONG Hok-lai said that many local residents had reflected to him that some squatters that had been vacant for several years were suddenly occupied. This had raised security concerns.

48. Mr MOK Kam-kwai pointed out that the squatter problem was complicated, for it involved both government and private lands. Since the LandsD was responsible for demolishing the squatters on government lands once they had been deregistered, those squatters involved could therefore stay intact, and even be renovated or extended as long as the LandsD deferred its actions. As a result, he was of the view that the Government should review its policies on squatters.

49. Mr WONG Wing-hon, Manager/Squatter Control (New Territories East 1) of the LandsD gave a consolidated response as follows:

- (a) as all powers of private lands were determined by their owners, the LandsD had no way of knowing whether there was any agreement between the land occupants and owners, nor would it get involved in such agreements. In the event that the land owners objected to having squatters built on their lands, they had every right to have them demolished. In such cases, the LandsD would follow up the matter in accordance with the Lease Conditions at the request of land owners;
- (b) as long as they were eligible in terms of income and assets, those living in squatters could apply for public housing in the same manner as other applicants. Regardless where their squatters were located, rental units would not be allocated to applicants on condition that they returned their squatters;



- (c) it was easy to gain access to internal documents in the past as both the Squatter Control Unit and the Public Housing Lettings Unit operated under the HD. After the LandsD had taken over management of the Squatter Control Unit, the HD was no longer allowed to provide information about those applicants for public rental housing to the LandsD as required by the Privacy Commissioner for Personal Data, and thus making it difficult to get hold of applicants' information. Following discussion between the LandsD and the HD last year, it was decided that as long as the applicants provided their information to the LandsD voluntarily, the Department would be allowed to use the information of applicants after they had filled out specific forms. However, it would be difficult to follow up the cases if the applicants provided ambiguous information; and
- (d) following its implementation in June 1982, the squatter control policy only exerted control over buildings, and not their occupants. In the event that the occupants applied for renovation on the ground of damages to their squatters, and the LandsD happened to agree on the necessity, the Department would then approve their applications.

50. Ms Karen POON, Senior Estate Surveyor/NW (District Lands Office, Sha Tin) of the LandsD said that District Lands Offices were responsible for land control. In case of legal occupation of government lands, the local district lands office would take action in accordance with the Land (Miscellaneous Provisions) Ordinance (Chapter 28 of the Laws of Hong Kong). Any property or building found on illegally occupied government lands might be demolished or removed, so as to stop occupants from further occupying such lands illegally, and the occupants might also be prosecuted. In the absence of information about the above cases for the time being, Ms Karen POON hoped that Mr WONG Yue-hon would provide the relevant information, so that she could issue a written reply to Mr WONG after the meeting.

51. The Chairman requested the LandsD to follow up the above cases with Mr WONG Yue-hon after the meeting. She agreed with Mr MOK Kam-kwai, saying that the government should review the existing squatter policies, and she requested the departments concerned to discuss the squatter problem with members again in the future.

### **Information Paper**

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin  
(Paper No. DH 6/2016)

52. Members noted the above paper.

### **Date of Next Meeting**

53. The next meeting was scheduled to be held at 2:30 pm on 5 May 2016 (Thursday) in the Sha Tin District Council Conference Room.

54. The meeting was adjourned at 4:57 pm.

Sha Tin District Council Secretariat  
STDC 13/15/30 Pt X

March 2016