

**Minutes of the 3rd Meeting of
the Sha Tin District Council in 2016**

Date : 24 March 2016 (Thursday)
Time : 2:30 pm
Venue : Sha Tin District Council Conference Room
 4/F, Sha Tin Government Offices

Present

	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Chairman : Mr HO Hau-cheung, BBS,MH	(2:30 pm)	(5:46 pm)
Vice-Chairman : Mr PANG Cheung-wai, Thomas, SBS, JP	(2:30 pm)	(5:21 pm)
Members : Mr CHAN Billy Shiu-yeung	(2:30 pm)	(5:46 pm)
Mr CHAN Kwok-keung, James	(2:41 pm)	(5:46 pm)
Ms CHAN Man-kuen	(2:30 pm)	(5:28 pm)
Mr CHAN Nok-hang	(2:34 pm)	(5:44 pm)
Mr CHENG Tsuk-man	(2:35 pm)	(5:46 pm)
Mr CHING Cheung-ying, MH	(2:30 pm)	(5:46 pm)
Mr CHIU Chu-pong, Sunny	(2:30 pm)	(5:46 pm)
Mr CHIU Man-leong	(2:30 pm)	(5:46 pm)
Mr HUI Yui-yu, Rick	(2:30 pm)	(5:46 pm)
Mr LAI Tsz-yan	(2:30 pm)	(5:46 pm)
Ms LAM Chung-yan	(2:30 pm)	(5:46 pm)
Mr LEE Chi-wing, Alvin	(2:30 pm)	(5:46 pm)
Mr LEUNG Ka-fai, Victor	(2:30 pm)	(5:46 pm)
Mr LI Sai-hung	(2:30 pm)	(5:46 pm)
Mr LI Sai-wing	(3:14 pm)	(5:27 pm)
Mr LI Wing-shing, Wilson	(2:35 pm)	(5:46 pm)
Mr MAK Yun-pui	(3:06 pm)	(5:46 pm)
Mr MOK Kam-kwai, BBS	(2:30 pm)	(5:46 pm)
Mr NG Kam-hung	(2:30 pm)	(5:18 pm)
Ms PONG Scarlett Oi-lan, JP	(2:30 pm)	(5:46 pm)
Mr PUN Kwok-shan, MH	(2:30 pm)	(5:46 pm)
Mr SIU Hin-hong	(2:30 pm)	(5:39 pm)
Mr TING Tsz-yuen	(2:30 pm)	(5:19 pm)
Mr TONG Hok-leung	(2:30 pm)	(5:46 pm)
Ms TSANG So-lai	(2:30 pm)	(5:46 pm)
Ms TUNG Kin-lei	(2:30 pm)	(5:46 pm)
Mr WAI Hing-cheung	(2:30 pm)	(5:46 pm)
Mr WONG Fu-sang, Tiger	(2:30 pm)	(5:46 pm)
Mr WONG Hok-lai	(2:33 pm)	(5:46 pm)
Mr WONG Ka-wing	(2:30 pm)	(5:46 pm)
Ms WONG Ping-fan, Iris	(2:30 pm)	(5:46 pm)
Mr WONG Yue-hon	(2:30 pm)	(5:46 pm)
Mr YAU Man-chun	(2:30 pm)	(5:46 pm)
Mr YIP Wing	(2:30 pm)	(5:46 pm)
Mr YIU Ka-chun	(2:30 pm)	(5:28 pm)

Present

		<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
	Ms YUE Shin-man	(2:30 pm)	(5:46 pm)
	Mr YUNG Ming-chau, Michael	(2:30 pm)	(5:46 pm)
Secretary :	Mr YUEN Chun-kit, Derek	Senior Executive Officer (District Council), Sha Tin District Office	

In Attendance

	<u>Title</u>
Ms HO Lai-sheung, Cora, JP	District Officer / Sha Tin District Office
Mr WONG Tin-pui, Simon	Assistant District Officer / Sha Tin District Office
Ms KWAN Chui-ching, Catherine	District Commander (Shatin) / Hong Kong Police Force
Ms CHIANG Shui-ching, Teresa	Police Community Relations Officer (Shatin District) / Hong Kong Police Force
Ms Rosanna TSE	District Lands Officer / ST (District Lands Office, Sha Tin) / Lands Department
Mr NG Kok-hung	Administration Assistant / Lands (District Lands Office, Sha Tin) / Lands Department
Mr LI Tin-sang, Stephen	Chief Engineer / New Territories East 2 / Civil Engineering and Development Department
Mr SOH Chun-kwok	District Planning Officer / Sha Tin, Tai Po and North / Planning Department
Mr POON Chi-man, Edmond	Principal Transport Officer / New Territories / Transport Department
Mr CHEUNG Wan-ching	District Leisure Manager (Sha Tin) / Leisure and Cultural Services Department
Miss TSANG Mei-ying, May	Senior Manager (NTE) Promotion / Leisure and Cultural Services Department
Miss NG Sheung-han, Alice	Manager (NTE) Marketing & District Activities / Leisure and Cultural Services Department
Mrs LEE CHEUNG Yat-wai, Gloria	District Social Welfare Officer (Shatin) / Social Welfare Department
Mr TSAI Yu-sing, Eric	District Environmental Hygiene Superintendent (Sha Tin) / Food and Environmental Hygiene Department
Dr HO Wing-chuen	Chief School Development Officer (Shatin) / Education Bureau
Mr LUK Hing-chuen, Steve	Chief Manager / Management (Tai Po, North, Shatin & Sai Kung) / Housing Department
Ms CHENG Ka-po, Theresa	Chief Liaison Officer / Sha Tin District Office
Ms WAN Siu-ling	Senior Liaison Officer (West) / Sha Tin District Office
Ms KI Hoi-ying, Sandy	Executive Officer I (District Council)1 / Sha Tin District Office

Action

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

2. The Chairman, on behalf of the Sha Tin District Council (STDC), welcomed Ms Catherine KWAN, District Commander (Shatin) of the Hong Kong Police Force (HKPF).

Confirmation of the Minutes of the Meeting Held on 18 February 2016

3. The Chairman said that no amendments proposed by Members were received by the Secretariat before the meeting started.
4. The Council confirmed the above minutes unanimously.
5. Mr Rick HUI said that 17 STDC Members had put forward a motion earlier to request the discussion of cancellation of the Primary 3 Territory-wide System Assessment (TSA) tests. However, the Chairman did not support the motion because it did not have an immediate and significant effect on the whole district. Mr HUI hoped that the Chairman would further elaborate why the motion on TSA was not included in the agenda of this DC meeting. He considered that the power of the Chairman had to be clearly defined to avoid doubt about unfairness.
6. Ms LAM Chung-yan considered that as the TSA belonged to educational affairs, she suggested that the motion should be followed up by the Education and Welfare Committee (EWC). Since members of each committee were allowed some time to submit agenda items, DC Members should timely submit the agenda item to the EWC for follow-up action.
7. Mr YAU Man-chun said that the TSA was not simply an educational issue now. A total of 17 DC Members had jointly signed a request to ask for inclusion of this item in the agenda, with a view to arousing concerns among various government departments about the livelihood issues involved in the TSA. As the TSA issue involved people's livelihood, he queried why it could not be included in the agenda and whether the Chairman was overpowered.
8. The Vice-chairman stated that since inauguration of the current-term DC Members, they should have known that all committees allowed some time for members to submit questions. As the seven committees under the STDC specialised in respective issues concerned, the said agenda item should be handed over to the relevant committee for settlement. The second EWC meeting had been held on 1 March this year, and the TSA had already aroused public concern last year. However, Mr Rick HUI had not submitted the agenda item to the EWC before the deadline.
9. The Chairman gave a consolidated response as follows:
 - (a) The agenda of this meeting had been distributed to the attendees before the meeting. The motion that Mr Rick HUI requested discussion was not included in the agenda. He had already explained in his reply on 16 March that each committee had its own terms of reference. Educational issues should be discussed at the EWC meetings, while the DC full council had its own agenda items to handle under its terms of reference. He did not agree to Mr Rick HUI's motion, which pointed out that the TSA had already reached the threshold of posing an immediate and significant effect on the whole district, and thus it was necessary to be discussed at the DC full council meeting on 24 March. In his reply, he also asked Mr Rick HUI to seriously consider proposing discussion of the issue or putting forward the motion at the EWC meeting on 3 May. He suggested that the matter be followed up after the meeting; and

- (b) if Members had any queries about the Chairman's power, they might refer to the endorsed STDC Standing Orders.

Discussion Items

Amendment to the Terms of Reference of Committees (Paper No. STDC 26/2016)

10. Mr Rick HUI opined that the terms of reference of the committees had overlapped with that of the DC. Therefore, he considered that even if individual issues were covered by the terms of reference of respective committees, they could be discussed at the DC meetings. As the DC was composed of all Members, while members of the committees could withdraw their membership, important or territory-wide issues could be submitted to the full council for discussion. He added that the timing of Members' request for discussion of issues was subject to various factors, such as work arrangements or concerns raised by pressure groups. Members should be allowed to raise items for discussion even after the deadline.

11. Mr Michael YUNG said that some of the functions of the Development and Housing Committee (DHC) had been transferred to the District Facilities Management Committee (DFMC). Therefore, the District Minor Works (DMW) endorsed at the DHC meetings should be reported to the DFMC at its meetings later. He asked whether such an arrangement would increase the efficiency of the DHC. He also pointed out that the running time of the past meetings of the Working Group on District Facilities and Improvement Works was quite long. If the DMW were discussed at the DFMC meetings as a whole in the future, he asked whether the works would still be handled by the two working groups. Meanwhile, the DMW had experienced delay or cost overruns in the past due to unsatisfactory performance of the consultant firms. He asked whether the performance of the consultant firms would be monitored after consolidating the resources and re-allocating the funds.

12. Ms Cora HO, District Officer of the Sha Tin District Office (STDO) gave a consolidated response as follows:

- (a) The STDO had been making an effort to study how to assist the DC in optimising the use of the DMW funds and enhancing the efficiency of supervision and implementation of the works. As such, upon commencement of meetings of the current-term DC, the STDO had started discussion with Members and solicited support from the Home Affairs Department (HAD). Enhancement measures had been taken in respect of three areas, that is, optimising the use of standard designs, enhancement of initial assessments and regular reports of projects, and formulating the feedback mechanism on works progress, so as to facilitate the management procedures in the hope that the projects would be duly completed as scheduled; and
- (b) Regarding strategy, the DC might consider consolidating the resources and implementing some works which would benefit several constituencies as a whole in the hope that the local needs could be addressed more flexibly. The DC might also study how to achieve a synergy effect among the existing resources and public works projects of various government departments or related organisations.

13. The Chairman said that he, in the capacity of committee member, attended the DFMC and DHC meetings held on 23 February and 3 March respectively. The amendments to the committees' respective terms of reference were discussed and endorsed at the meetings. He opined that this was a reform carried out by the current-term DC. Upon consolidation of resources, the district works in Sha Tin could be implemented more efficiently. Regarding the future work of the Working Group, he believed that it would be further discussed at the DFMC meetings.

14. Members unanimously endorsed the above paper.

Updated Member Lists of Committees under the STDC
(Paper No. STDC 27/2016)

15. The Council unanimously endorsed the above paper.

2016-2017 Draft Estimates for the STDC
(Paper No. STDC 28/2016)

16. The Council unanimously endorsed the above paper.

The STDC to Serve as Event Supporter
(Paper No. STDC 29/2016)

17. The Council unanimously agreed that the STDC would serve as a supporter of the subject event mentioned in the paper.

Funding Applications

Proposed District Free Entertainment Programmes from April 2016 to March 2017 Jointly Organised with the Leisure and Cultural Services Department (LCSD)
(Paper No. STDC 30/2016)

18. Regarding Mr YIU Ka-chun's proposal to make use of Ngau Pei Sha Street Playground managed by the LCSD to organise entertainment programmes, Miss May TSANG, Senior Manager (NTE) Promotion of the LCSD said that the department would conduct a site visit and adopt Member's proposal if the site was considered appropriate for organising the programmes.

19. The Council unanimously endorsed the above paper.

Proposed Recreation and Sports Activities from April 2016 to March 2017 Organised by the LCSD in Sha Tin District
(Paper No. STDC 31/2016)

20. Mr YIU Ka-chun pointed out that as it was an Olympic year this year, he suggested that the department should allocate additional resources to organise corresponding activities.

21. Ms TUNG Kin-lei said that she was a member of the Community Sports Committee. It would co-organise the Sport For All Day with the LCSD this year, and would organise theme-based promotion for the Olympic Games. She hoped that Members would make an effort to promote the Sport For All Day and encourage local athletes to actively participate in sport competitions.

22. Ms Scarlett PONG hoped that the department would boost the atmosphere of the Hong Kong Paralympic Day 2016 and foster social integration of able-bodied and persons with disabilities.

23. Mr CHEUNG Wan-ching, District Leisure Manager (Sha Tin) of the LCSD gave a consolidated response as follows:

- (a) the activities listed in the paper were year-round recreation and sports activities held by the LCSD. To boost the atmosphere of the Olympic Games this year, the department was planning some events related to the Games and would make timely reports to the DC;
- (b) the LCSD would organise the Sport For All Day on 7 August this year. Various kinds of activities would be organised free of charge for the public. Facilities managed by the department would also be open free for public use. The LCSD would make timely reports to the DC on the details of the activities and invite the DC to serve as a supporter of the activities; and
- (c) the LCSD had all along kept close contact with sports association and local organisations, such as the Hong Kong Paralympic Committee and Sports Association for the Physically Disabled. The department would follow up Members' views.

24. The Council unanimously endorsed the above paper.

Extension of Opening Hours of Community Halls in Sha Tin
(Paper No. STDC 32/2016)

25. Mr Rick HUI said that as youngsters were sport lovers, he suggested that the STDO should provide floor exercise mats for hall users' convenience.

26. Mr SIU Hin-hong said that he wished to know what kinds of activities were held during the extended opening hours. If the community halls were used for holding recreation activities, the purpose might overlap with that of the LCSD venues. Community halls might serve other purposes, such as cold shelters.

27. Mr CHENG Tsuk-man reflected residents' views, saying that after the STDO had issued the user permits of community halls, the venues might be temporarily reserved for other government events. Such arrangements were out of the organisations' expectation. He proposed that the STDO should have better planning of activities in advance.

28. Mr Michael YUNG asked why the utilisation rates of some community halls were relatively low during the extended opening hours. He would also like to know about the arrangement for the Lung Hang Estate Community Centre being a temporary shelter, and the progress of discussion between the DC and the Vocational Training Council (VTC) about the opening arrangements of the Sha Tin District Council Neighbourhood Activity Centre (NAC).

29. The Chairman said he learnt that the venue charges of the NAC had been increasing. As the NAC was funded under the DC expenses, the increasing venue charges and other relevant charges had added financial burden to the DC. In view of this, he had discussed with the representatives of the VTC earlier, and the representatives undertook to cut down the venue charges for the new contract. However, the air-conditioning charges could not be

waived. Meanwhile, an educational institution in the district had expressed that they were willing to open the school premises for organising community activities. He had earlier contacted the institution to explore the feasibility of co-operation. Any further arrangement for hiring the NAC would be submitted to the DFMC for discussion.

30. Mr Derek YUEN, Senior Executive Officer (District Council) of the STDO said that members of the public usually participated in recreation activities, such as various sports and interest classes in the community halls.

31. Ms Cora HO gave a consolidated response as follows:

- (a) after the last term of the DC had successfully launched the first phase trial scheme to extend opening hours of community halls, it had discussed whether the scheme should be extended to other community halls in the district. At that time, Members considered that the operating expenses of the community halls generated during the extended opening hours should be settled on an accountable basis, and the current-term DFMC also agreed to adopt this principle. For the low utilisation rates of some community halls during the extended opening hours, the DFMC or the relevant working groups might study the causes and put forward some proposals on improvement;
- (b) applicant organisations should note that in case of operational needs, government departments were accorded first priority to use the venues of the community halls. In the past, government departments had had an urgent need to use the venues for anti-mosquito measures in the district. If maintenance of the community halls was required under unpredictable circumstances, the STDO would close the venues depending on the circumstances. If normal maintenance works had to be conducted in the community halls, the STDO would, according to the existing practice, announced the relevant arrangements before the balloting procedures commenced. In addition, the hiring position of the community halls in the Sha Tin District had been uploaded to the website for public information;
- (c) in case of cold weather or emergency, the Lung Hang Estate Community Centre had to serve as a temporary shelter for the Sha Tin District. The STDO was studying the feasibility of vacating more space in the Community Centre for organising activities. It would also conduct timely consultation with stakeholders and submit the proposals to the relevant committees for discussion; and
- (d) regarding the associate venues of the VTC, the Chairman had earlier discussed with the VTC, which said that the venue charge would be adjusted downward to \$70 per hour. However, the air-conditioning charges could not be cut down. The case would be submitted to the DFMC for further discussion and consideration. Upon finalisation of the arrangements for the NAC, if the DC had sufficient fiscal reserve, it could further allocate funds to the local organisations for organising community activities.

Information Items

Reports of Committees under the STDC

District Facilities Management Committee
(Paper No. STDC 33/2016)

Culture, Sports and Community Development Committee
(Paper No. STDC 34/2016)

Education and Welfare Committee
(Paper No. STDC 35/2016)

Development and Housing Committee
(Paper No. STDC 36/2016)

Traffic and Transport Committee
(Paper No. STDC 37/2016)

Health and Environment Committee
(Paper No. STDC 38/2016)

Finance and General Affairs Committee
(Paper No. STDC 39/2016)

32. The Council noted the reports of the above committees.

Financial Account of the STDC as at 15 March 2016
(Paper No. STDC 40/2016)

33. The Council noted the above paper.

Information Papers

Sha Tin District Police Action Plan for 2016 and Crime Brief for 2015
(Paper No. STDC 41/2016)

34. Mr NG Kam-hung's views were summarised below:

- (a) vehicles parked at Hin Keng Car Park had been found on fire. He asked how the Police would handle this kind of cases; and
- (b) if members of the public were harassed by finance companies when the latter recovered debts, whether they could seek help from the Police.

35. Mr Michael YUNG's views were summarised below:

- (a) he asked whether the telephone and notification system of Project CARE was manned on a 24-hour basis; and
- (b) whether the Police would co-organise the Project Kind Heart with other government departments or non-profit-making organisations, and whether the

Project Kind Heart and Project Builder would complement each other so that young people previous at risk might share their experience with their peer group.

36. Mr YAU Man-chun's views were summarised below:

- (a) he hoped that the Police would deploy more manpower to strengthen patrol in Shui Chuen O Estate. He also urged the Housing Department (HD) to enhance management in the hope that both parties would strengthen liaison with each other to prevent crime; and
- (b) the problem of illegal parking was found serious at the location where it was tens of meters away from the traffic light near Ming Yan Lau at Sha Kok Street. The TD had replied that neither single yellow line nor double yellow lines would be painted there. He hoped that the relevant departments, including the Police, would face up to the problem of illegal parking.

37. Mr WONG Hok-lai's views were summarised below:

- (a) as a hotel in Mei Lam Estate had been robbed recently, he hoped that the Police would step up patrol in the Mei Tin Estate, Mei Lam Estate, Mei Shing Court, and Mei Chung Court Area; and
- (b) regarding Project CARE, he asked besides the social media, whether the Police would, by other means, enhance public awareness of anti-burglary and encourage the residents to step up measures against burglary in the rural community.

38. Mr Wilson LI's views were summarised below:

- (a) he asked whether the Police would formulate appropriate measures to combat the cases of burglary, wounding and aggravated assault; and
- (b) since the Police had carried out law enforcement at Sai Sha Road, Wu Kai Sha, Ma On Shan, the problem of illegal car racing had been alleviated to a certain extent.

39. Ms Iris WONG asked what kinds of crime cases the juvenile offenders were involved in, and why the juvenile crime rate had increased this year.

40. Mr CHENG Tsuk-man's views were summarised below:

- (a) he hoped that the Police would step up law enforcement efforts to ensure that the motorists obeyed the traffic rules;
- (b) he had received public complaints against pickpocketing in Heng On Market; and
- (c) he would like to know the figures of drug-related crime cases in the Sha Tin District.

41. Mr YIP Wing requested the Police to respond to the burglary case in Baycrest.

42. Mr Alvin LEE stated that vehicle-pedestrian conflicts at MTR University Station were serious. He hoped that the Police would make joint efforts with the TD on planning so as to maintain a smooth traffic flow there.

43. Ms TUNG Kin-lei's views were summarised below:

- (a) she hoped that the Police would advise shop operators in the district to install closed-circuit televisions; and
- (b) she hoped that the Police and the TD would consider painting double yellow lines along Mei Tin Road.

44. Ms Catherine KWAN gave a consolidated response as follows:

- (a) Mr YAU Man-chun and Mr Billy CHAN were concerned about the problem of illegal parking at Sha Kok Street, while Mr WONG Hok-lai stated that large lorries were found illegally parked at the roundabout at Mei Tin Road near Mei Wai House. Mr Wilson LI pointed out that illegal parking was found at Wu Kai Sha Station, while Mr YIP Wing was concerned about illegal parking in Chung On Estate. Ms Iris WONG requested that prosecution figures and black spots of illegal parking be included in the crime brief next time. Mr LAI Tsz-yan said that the problem existed at Yi Shing Square, too, and large vehicles illegally parked at Yuen Chau Kok Road and Kong Pui Street had posed danger to students crossing the road in the morning. He requested the Police to take enforcement action before 7:00 am. Mr CHING Cheung-ying and Mr LI Sai-hung also requested the Police to combat illegal parking more actively. Mr CHENG Tsuk-man pointed out that illegal parking had caused traffic congestion and noise nuisance. In response to Members' concerns, Ms Catherine KWAN said that between 2012 and 2015, the population of Sha Tin had increased from 630 000 to 670 000, while the number of registered vehicles had increased from 59 400 to 67 000. Since the growth of vehicles was faster than population growth, the Administration had to start with road design if the problem of illegal parking was to be solved. The Selective Traffic Enforcement Policy (STEP) implemented by the Operations Wing had always been effective. Currently, the Support Wing was reviewing the policy. The Police would continue to take enforcement action during the review period in the hope that the situation of illegal parking could be improved by issuing fixed penalty tickets or taking other actions. She said that as Hong Kong was densely populated, illegal parking could not be solved by taking law enforcement actions only. The Police issued fixed penalty tickets at the black spots in each district at specific time. Owing to limited resources, the Police would make appropriate deployment. Supplementary information and figures would be submitted to the relevant committee for Members' reference in due course;
- (b) regarding resources, currently, there were six traffic wardens in the Sha Tin District. In respect of Ms TUNG Kin-lei's proposal to deploy additional traffic wardens to the district, the Sha Tin Police District had applied to the headquarters for additional manpower to meet the population growth in the district;

- (c) regarding Mr Tiger WONG's saying that the Police drove away motorists who illegally parked their vehicles by using loudspeakers only instead of issuing fixed penalty tickets to them, she opined that education and law enforcement were of equal importance. The Police would improve the situation through education, publicity and law enforcement. They would also keep the law enforcement under regular review for further improvement;
- (d) Mr CHING Cheung-ying and Mr James CHAN requested the Police to strengthen eradication of illegal gambling, while Mr YIP Wing requested that regular patrols should be conducted in Chung On Estate to combat illegal gambling. Ms Catherine KWAN responded that the Police were highly concerned about the problem of illegal gambling. Apart from strengthening routine patrol and law enforcement, they would also take special law enforcement actions at the black spots, and liaise with the HD to include illegal gambling as an item on the list of the Demerit Point System so as to reduce tenants' propensity to gamble;
- (e) recently, the Anti-triad Squad had taken joint action at Wai Bun Castle to detain a few members of the public who gambled there. Upon analysis, it was confirmed that they were not manipulated by triad societies. However, the Police would continue to keep an eye on the situation. They would also co-operate with the HD and stakeholders to install closed-circuit televisions to combat illegal gambling;
- (f) under Project CARE of this year, anti-burglary facilities would be introduced to the residents in the hope that they would consider installation of those facilities to prevent burglaries;
- (g) regarding the concern of Mr Michael YUNG, Mr Wilson LI and Ms Iris WONG about domestic violence, Ms Catherine KWAN said that the Police would provide training on how to handle domestic violence cases for police officers. Having handled such cases, the Police would conduct risk assessments and seek timely assistance from the Social Welfare Department (SWD) and social welfare organisations. The Police would also step up patrol at the incident location;
- (h) Mr Wilson LI pointed out the problem of illegal car racing, while Mr Alvin LEE requested that speed enforcement cameras should be installed in Ma On Shan. Ms Catherine KWAN replied that as illegal car racing covered an extensive area of road surface, which might be beyond the coverage of the Sha Tin Police District, they had all along kept in touch with the Traffic New Territories South Region to carry out effective law enforcement;
- (i) Mr Wilson LI stated that vehicles caused noise nuisance in early morning at weekends or midnight, while Mr CHENG Tsuk-man said that some motorists intentionally stepped on the accelerator pedal with force to cause noise nuisance. Ms Catherine KWAN said that such acts were against the traffic law. She undertook to reflect the situation to the Traffic office and believed that setting up roadblocks in the district would help improve the situation;

- (j) Ms Iris WONG said that the problem of bicycle theft was serious. Ms Catherine KWAN stated that the detection rate of bicycle theft cases had increased this year. She opined that it would be safer to park bicycles at a location where closed-circuit televisions were installed. The Police would strengthen publicity at black spots of bicycle theft to alert the public. In the second quarter of this year, the Police would promote cycling safety and prevention of theft so as to enhance public awareness of these issues;
- (k) Mr MAK Yun-pui pointed out that some people made use of online platforms to sell counterfeit goods and information about betting wins, and conduct telephone deception. Ms Catherine KWAN responded that members of the public who had been deceived online might contact the Police direct so that the Police could initiate investigation according to the information provided; and
- (l) in response to the enquiry of Mr MAK Yun-pui and Mr YIP Wing about the unidentified markings near door plates, Ms Catherine KWAN replied that the Police had conducted a questionnaire survey on the suspicious markings on the door plates, and an analysis was being conducted by the Criminal Intelligence Bureau. They were awaiting the laboratory report and no criminal elements had been found so far.

45. Ms Cora HO said that the next term of the Sha Tin District Fight Crime Committee (DFCC) would assume office soon. The DFCC would continue to fully co-operate with the Police to make Sha Tin a safer community.

46. The Council noted the above paper.

Report of the District Management Committee
(Paper No. STDC 42/2016)

47. Mr YAU Man-chun's views were summarised below:

- (a) he enquired about the leasing progress of the market and shopping centre of Shui Chuen O Estate, and requested the HD to actively follow up the matter;
- (b) regarding the intake of the two buildings of Phase 2 of Shui Chuen O Estate, that is, Shing Chuen House and Ho Chuen House, the residents had pointed out that they were not allowed to erect partition walls in the living room. He asked the HD why residents were not allowed to erect partition walls and requested the HD to cancel this requirement; and
- (c) for Ming Chuen House, it had been half a year since allocation of flats, but the potential residents still had not received the keys yet. He hoped that the department concerned would follow up this matter. He asked when the potential residents of Ming Chuen House will be given the keys and whether the intake of the remaining phases could take place as scheduled.

48. Mr PUN Kwok-shan's views were summarised below:

- (a) the zoning of shops in a shopping centre of a housing estate should meet the

requirements of specific trades and businesses. Currently, certain trades that catered to people's basic living needs, such as metalware, key cutting and sewing service, were not able to survive in the shopping centres under the management of The Link Real Estate Investment Trust (Link REIT). Being the estate manager, the HD should duly fulfil its duties; and

- (b) the Joint Offices for Investigation of Water Seepage Complaints (Joint Offices) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) conducted dye tests to inspect water seepage, while commonly used test equipment was not available. Also, it usually took a long time to handle a case. He hoped that the Joint Offices would report to the DC the number of cases in the Sha Tin District and the progress of handling the cases.

49. Mr CHAN Nok-hang also considered that the water seepage test conducted by the Joint Offices was usually unable to precisely identify the source of seepage on the site. To find out the cause of water seepage, tenants could only commission private companies at their own expenses to inspect the source of water seepage. Therefore, he requested the Joint Offices to improve the water seepage test.

50. Mr WONG Yue-hon gave the following views:

- (a) according to the FEHD's report, the Ovitrap Index in February this year was 0%, which was a satisfactory figure. However, as the rain season was coming, he hoped that the department would step up anti-mosquito measures;
- (b) he hoped that the Administration would give an account of the number of government lands illegally occupied and explain when the problem would be settled. Regarding squatters, the problems of hygiene, sewage, conflicts of ownership and illegal structures involved the FEHD, Drainage Services Department (DSD), Police and BD, etc. He hoped that the Administration would face up to the problem; and
- (c) the Planning Department (PlanD) said that the latest round of amendment to the statutory plan had been launched. The department would gauge the DC's views in due course. He stated that the Sha Tin District fell short of parking spaces, especially those for commercial vehicles. He hoped that the Administration would provide more parking spaces when re-zoning the Sha Tin District.

51. Mr Michael YUNG considered that it was an outdated practice to provide parking spaces in accordance with the requirements of the Hong Kong Planning Standards and Guidelines. Nowadays, more and more Hong Kong people could afford to own private vehicles. The Administration should take into consideration such circumstances to provide more parking spaces when planning in the future.

52. Mr Rick HUI opined that under the Housing Ordinance, the Hong Kong Housing Authority (HA) was required to ensure that housing estates were provided with facilities such as retail shops and car parks. After sale of the facilities, the HA would be unable to ensure that the buyers would retain the facilities. For example, eight shops in the market of the estate in his constituency had been vacant. He enquired of the HD and HA how they would improve the situation under the Housing Ordinance.

53. Mr WONG Hok-lai hoped that the District Lands Office would step up law enforcement action against encroachment on government land. He cited Puguangming Temple on the hill at the back of Mei Chung Court as an example, saying that the temple had been ruled as encroachment on government land years ago.

54. Mr Billy CHAN expressed his views as follows:

- (a) he was concerned about the change in opening hours of the Integrated Family Service Centre. He hoped that the Administration would consider developing online outreaching service, and the SWD would co-operate with the Education Bureau (EDB) to prevent recurrence of tragedies of students committing suicide; and
- (b) he was concerned about the street sleepers at Sand Martin Bridge, and expressed that he was willing to jointly conduct a site visit with representatives of government departments to learn about the situation there.

55. Mr CHAN Nok-hang requested the Administration to deal with the problem of long-term occupation of bicycle parking spaces and the hygiene problem caused.

56. Ms Cora HO gave a consolidated response as follows:

- (a) issues concerning various subject matters in the Sha Tin District could be passed to the relevant committees for further discussion and study of improvement measures. Just as what she had said at the DFMC meeting earlier, Members could take the opportunity of implementation of the District-led Actions Scheme by the DFMC to discuss the issues relating to environmental hygiene, management of public space and other public concerns, such as creation of space to address local needs. If the committees found that individual items could be tabled for discussion at the DFMC meetings for better co-ordination between relevant departments, she would be glad to follow up the discussion. Currently, representatives from 11 government departments attended the DFMC meetings. Although each department had its own functional area, if certain issues required inter-departmental co-operation, views could be gauged at the DFMC meetings;
- (b) regarding Members' meeting with representatives of government departments, Ms Cora HO said that all the dates of DC meetings had been scheduled and uploaded onto the website. The government departments concerned should avoid arranging meeting with Members on the scheduled dates of DC meetings;
- (c) concerning Members' proposal to step up the anti-mosquito exercise before the rain season, Ms Cora HO responded that an engagement session of the District-led Actions Scheme would be held on 7 April to discuss the stepping up of the anti-mosquito exercise. Members were welcome to actively participate in the discussion;
- (d) regarding the problem of street sleepers, Ms Cora HO pointed out that some cases required joint follow-up action of several departments. The STDO

would act as a coordinator for individual cases when necessary;

- (e) in respect of encroachment on government land, such as the squatter problem, Members or the public could lodge their complaints with the Administration direct for timely settlement; and
- (f) some buildings in the Sha Tin District were rather old, and the water seepage problem had caused nuisance. Members' advice to the Joint Offices could be further discussed by the DHC first, and the DFMC would offer timely assistance.

57. In response to Mr YAU Man-chun's enquiry about when the kindergartens in Shui Chuen O Estate would come into operation, Dr HO Wing-chuen pointed out that the procedures of the school premises allocation exercise of the two kindergartens in Shui Chuen O Estate were in progress. It was expected that the allocation result would be announced by the end of March this year. If everything progressed smoothly, such as the completion of registration procedures, signing of the tenancy agreement with the HA and fitting-out works within two to three months, the kindergartens would come into operation in September this year.

(Post-meeting note: the result of the school premises allocation exercise had been announced on 31 March 2016.)

58. Mr Steve LUK, Chief Manager/Management (Tai Po, North, Shatin & Sai Kung) of the HD gave a consolidated response as follows:

- (a) the works of Ming Chuen House, Shui Chuen O Estate were underway. The Development and Construction Division anticipated that the works would be completed by April. The management office would arrange residents under the Priority Scheme to collect the keys within about two weeks. If residents had any special requests and were able to prove that they had urgent needs, the HD would make flexible arrangements for the intake procedures;
- (b) the contract of the market in Shui Chuen O Estate had been signed. An application for fitting-out works had been submitted and the market would come into operation upon completion of the works;
- (c) regarding the erection of partition walls inside a public housing unit, he pointed out that currently, dotted lines were marked on the floor plans of public housing units in the new HA decoration handbook for public housing residents. The purpose was to show the residents where they were permitted to erect partition walls. Individual applications for such partitioning lodged with the Independent Checking Unit were not required because prior approval had been sought from the Unit by the HD. For the case mentioned by Mr YAU Man-chun, he believed that the residents had erected partition walls outside the dotted line area. Arbitrary erection of partition walls might cause a burden to the structure of the building. The issues of daylighting and ventilation arisen might also violate the law. The department would follow up the problems once they were identified; and

- (d) if The Link REIT, upon purchase of a shopping centre, intended to carry out alteration or conversion works, it had to comply with the requirements of the Buildings Ordinance, the land lease, the deed of mutual covenant, etc. As such, The Link REIT had to comply with the said requirements if it was to convert the site from retail use to non-retail use.

59. Mr Eric TSAI, District Environmental Hygiene Superintendent (Sha Tin) of the FEHD gave a consolidated response as follows:

- (a) the Administration placed emphasis on the anti-mosquito exercise. It had reviewed the Ovitrap Index of Sha Tin over the past five years. It was found that the vicinity of Yuen Chau Kok Park was a black spot. Anti-mosquito work would be jointly carried out with the LCSD for two weeks in the said area starting from 29 March;
- (b) the Administration would, through education programmes, give guidance to staff of schools and hospitals about anti-mosquito measures; and
- (c) the Administration was highly concerned about Dengue fever and Zika virus. It appealed to the public and Members to take part in the anti-mosquito exercise so as to achieve a more effective result.

60. Ms Rosanna TSE, District Lands Officer of ST (District Lands Office, Sha Tin) of the Lands Department (LandsD) replied that the staff of the Sha Tin District Lands Office would learn about the exact location of the squatter case from Mr WONG Yue-hon so as to take follow-up action.

61. Members unanimously endorsed the above paper.

Date and Time of Next Meeting

62. The next meeting was scheduled to be held at 2:30 pm on 26 May 2016 (Thursday).

63. The meeting was adjourned at 5:46 pm.

Secretariat, Sha Tin District Council
STDC 13/15/15/1

April 2016