

Sha Tin District Council
Minutes of the 5th Meeting of
the Development, Housing, Environment and Health Committee in 2023

Date : 19 September 2023 (Tuesday)
Time : 2:30 pm
Venue : Sha Tin District Office Conference Room 441
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Title</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Mr CHOW Hiu-laam, Felix (Chairman)	DC Member	2:30 pm	5:52 pm
Mr MAK Yun-pui, Chris	DC Chairman	2:38 pm	4:55 pm
Mr SIN Cheuk-nam	DC Vice-Chairman	2:30 pm	5:18 pm
Mr CHENG Chung-hang	DC Member	2:38 pm	5:52 pm
Mr CHUNG Lai-him, Johnny	"	2:43 pm	5:52 pm
Mr HUI Lap-san	"	2:38 pm	5:52 pm
Mr WAI Hing-cheung	"	2:30 pm	5:52 pm
Ms CHOW Man-kwan, Mandy (Secretary)	Executive Officer (District Council)3, Sha Tin District Office		
<u>In Attendance</u>	<u>Title</u>		
Mr HO Kin-nam, David	Assistant District Officer (Sha Tin)2 (Atg)		
Mr LEE Man-fai, Dave	Senior Executive Officer (District Council), Sha Tin District Office		
Ms YICK Hong-nien, Hannah	Senior Town Planner/Shatin, Planning Department		
Ms CHAN Yuen-chi, Jess	Housing Manager/Tai Po, North and Shatin 3, Housing Department		
Mr FAN Chin-hung, Antony	Senior Environmental Protection Officer (Regional North)4 (Atg), Environmental Protection Department		
Mr YEUNG Wai-dor	Administrative Assistant/Lands (District Lands Office, Sha Tin), Lands Department		
Ms CHAN Hoi-wing	Engineer/New Territories East (Distribution 1), Water Supplies Department		
Mr CHAN Ka-kui	District Environmental Hygiene Superintendent (Sha Tin), Food and Environmental Hygiene Department		
Mr KAO Hsi-chiang	Chief Health Inspector (Sha Tin)3, Food and Environmental Hygiene Department		
Ms MAN Pui-shan, Erica	Deputy District Leisure Manager (Sha Tin)2, Leisure and Cultural Services Department		

In Attendance by Invitation

Ms CHAN Hau-yin, Margaret

Mr CHAN Otto

Mr WONG Chun-ki, Derek

Ms NG Elizabeth

Ms LAU Sin-yee, Jessie

Mr LEE Kwai-wing

Mr LAM Chun-tak

Mr WONG Kwok-chuen

Ms KWOK Tin-yu, Yolanda

Mr CHIU Chi-keung, Joe

Mr YIP Kar-ming, Kevin

Ms LEUNG Mei-yin, Ida

Ms CHIU Yee-fai, Evelyn

Mr LEUNG Ka-tung

Ms PANG Yee-lin, Rebecca

Mr FUNG Yiu-leung, John

Mr CHAN Chi-kwan, Brian

Mr WONG Kwun-wah, Andy

Ms YU Pui-sze, Canetti

Mr LAW Tsz-kwan

Mr TANG Ho-kiu, Howard

Mr CHEUNG Yik-shun, Wilson

Ms CHOY Ka-mun, Kimmy

Ms CHAN Hoi-kiu, Hazel

Title

District Planning Officer/Shia Tin, Tai Po and North,
Planning Department

Senior Town Planner/Enforcement 4,
Planning Department

Town Planner/Shia Tin 1,
Planning Department

Town Planner/Shia Tin 2,
Planning Department

Town Planner/Shia Tin 3,
Planning Department

Chief Engineer/Special Duties (Works),

Civil Engineering and Development Department

Senior Engineer/4 (Special Duties (Works) Division),

Civil Engineering and Development Department

Senior Engineer/6,

Civil Engineering and Development Department
Engineer/1,

Civil Engineering and Development Department

Engineer/6 (Special Duties (Works) Division),

Civil Engineering and Development Department

Engineer/11 (North),

Civil Engineering and Development Department

Senior Property Manager (Project)1,

Government Property Agency

Estate Surveyor (Project)11,

Government Property Agency

Engineer/Shatin 1,

Transport Department

Engineer/Shatin 3,

Transport Department

Senior Project Manager 122,

Architectural Services Department

Project Manager 181,

Architectural Services Department

Senior Architect 5,

Housing Department

Senior Planning Officer 6,

Housing Department

Architect 69,

Housing Department

Planning Officer 8,

Housing Department

Civil Engineer 25,

Housing Department

Senior Engineer/Consultants Management 3,

Drainage Services Department

Engineer/Consultants Management 11,

Drainage Services Department

In Attendance by Invitation

Mr LEE Yau-hang, Benson

Mr WAI Wah-kei

Ms LO Pui-u

Ms Cassie CHOW

Ms Sandy WONG

Mr TAM Shui-tung, Raymond

Mr LI Chi-wa, Calvin

Mr SO Yun-sing, Vincent

Ms Cleo YIP

Mr CHAN Yee-lap, Vicco

Mr CHAU Wing-ho, Dan

Mr CHAN Hoi-kin, Howard

Mr Martin LI

Mr Jacky YEUNG

Mr LAM Tin-chun

Ms LUNG Allison Gar-lok

TitleSenior Environmental Protection Officer (Assessment & Noise)²,
Environmental Protection Department

District Engineer/Shau Tin(1),

Highways Department

Maintenance Engineer/Structures (South East),

Highways Department

Principal Consultant, WSP (Asia) Limited

Consultant, WSP (Asia) Limited

Project Coordinator, WSP (Asia) Limited

Project Manager, WSP (Asia) Limited

Deputy Project Manager, WSP (Asia) Limited

Associate, WSP (Asia) Limited

Principal Engineer (Transport & Infrastructure),

WSP (Asia) Limited

Traffic Engineer, WSP (Asia) Limited

Senior Ecologist, WSP (Asia) Limited

Senior Ecologist, WSP (Asia) Limited

Executive Director, Aurecon Hong Kong Limited

Deputy Project Manager,

Meinhardt Infrastructure and Environment Limited

Senior Engineer,

Meinhardt Infrastructure and Environment Limited

Absent

Dr LAM Kong-kwan

Mr MOK Kam-kwai, BBS

Title

DC Member (Application for leave of absence received)

" (")

Action**Welcome Remarks**

The Chairman welcomed the members and representatives of government departments to the meeting of the Development, Housing, Environment and Health Committee (DHEHC).

2. The Chairman reminded all attendees that some persons observing the meeting in the public gallery were taking photographs, or making video or audio recordings.

Applications for Leave of Absence

3. The Chairman said that the Sha Tin District Council Secretariat (Secretariat) had received the applications for leave of absence in writing from the following members:

Dr LAM Kong-kwan

Official commitment

Mr MOK Kam-kwai, BBS

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

Election of Vice-Chairman of the Committee

5. The Chairman said that the Secretariat had not received any nomination form for the office of Vice-Chairman of the DHEHC by the end of the nomination period. As there were no candidates, the Chairman announced that the office of Vice-Chairman of the DHEHC remained vacant.

Confirmation of Minutes

Minutes of the Meeting Held on 18 July 2023
(DHEH Minutes 5/2023)

6. Members unanimously endorsed the above minutes.

Matters Arising

Responses of Government Departments to Matters Arising from the Previous Meeting
(Paper No. DHEH 43/2023)

7. Members noted the above paper.

Discussion Items

Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/36 (Revised)
(Paper No. DHEH 44/2023) (Revised)

Public Housing Development at the Site to the West of Ex-Fo Tan Cottage Area, Fo Tan
(Paper No. DHEH 45/2023)

8. The Chairman suggested that the “Proposed Amendments to the Approved Sha Tin Outline Zoning Plan No. S/ST/36” and “Public Housing Development at the Site to the West of Ex-Fo Tan Cottage Area, Fo Tan” should be discussed together.

9. Members unanimously agreed to the above suggestion.

10. Ms Hannah YICK, Senior Town Planner/Sha Tin of the Planning Department, and Mr Andy WONG, Senior Architect 5 of the Housing Department, briefly introduced the two papers.

11. The views of Mr SIN Cheuk-nam were summarised below:

- (a) he wished to know the maximum permissible number of storeys of the public housing development (PHD) and whether refuge floors were provided in other public housing in Hong Kong;
- (b) he was concerned that the PHD might aggravate the traffic congestion at the location concerned, and wished to know whether relevant departments would consider providing ancillary facilities for bicycles; and

- (c) he wished to know the total amount of open space involved under the amendment items in the Approved Sha Tin Outline Zoning Plan No. S/ST/36 (OZP) and the provision of open space for public use in the district.

12. The Chairman played a video clip and his views were summarised below:

- (a) he said that the video clip concerned was recorded near a river channel for drainage purpose in the Fo Tan Cottage Area during the earlier rainstorms. He was concerned about whether the PHD would damage the environment of the location and consequently threaten the safety of the residents' property under inclement weather conditions. Besides, he wished to learn about the effectiveness of the river channel buffer zone provided under the PHD, and whether the relevant departments could make corresponding works arrangements in drainage aspect. He suggested that the Sha Tin District Office (STDO) should consider repairing the bridges in the proposed development area and improving the situation of the river channel at the location through the Rural Public Works (RPW) Programme;
- (b) he was concerned about the long-term impact of the PHD on the ecological environment and wished to learn about the details of the "11 species of important conservation value" in the proposed development area as stated in the paper, the impact of the PHD on the ecology and the effectiveness of relevant mitigation measures;
- (c) he would like to know how the relevant departments would consider the height of proposed buildings. He opined that the development height of the adjacent Chun Yeung Estate could be used as reference for the height of the proposed buildings, so as to be less obstructive to the views of the surrounding areas;
- (d) he said that the traffic flow was very heavy during peak hours in the vicinity of Lok King Street, Fo Tan Road, Tsung Tau Ha Road, Yuen Wo Road and Sha Tin Road, among which traffic congestion on Lok King Street had persisted for years. He was concerned that the population would increase in the district as a result of the PHD, and additional road traffic load might be generated. He asked the relevant departments to note and follow up the relevant situations. Besides, he said that there would be only one lane for the proposed provision of bus bay and public light bus lay-by as shown in the OZP. In addition, overnight transport facilities were not yet available for Chun Yeung Estate. He opined that the relevant measures and ancillary facilities were unable to facilitate public access. He wished to know whether the relevant departments would consider improving the current links of supporting transport services and pedestrian accesses;
- (e) he wished to learn about the land acquisition arrangements of the PHD, the compensation package offered to the members of the public affected and the implementation timetable;
- (f) he wished to learn about the development timetable and progress of the proposed joint-user complex on Shan Mei Street, Fo Tan; and

- (g) he disagreed with the rezoning of the green belt concerned to “Columbarium” use.

13. The views of Mr Johnny CHUNG were summarised below:

- (a) he wished to know whether the proposed building would be used for lease or for sale, the number of squatter occupants to be involved in the PHD, and whether the proposed development area would provide other convenient transport or road facilities for connecting with the retail facilities of Chun Young Estate to facilitate public access;
- (b) he said that the sites involved under Amendment Items C, E and F were being leased on a short-term basis, and some of which were providing parking spaces for large vehicles. He wished to know whether the public car park under Amendment Item C1 could be used by large vehicles. If not, he would like to learn about the relevant arrangements; and
- (c) he wished to learn more about the development details of Amendment Item C after rezoning of land use.

14. The views of Mr HUI Lap-san were summarised below:

- (a) he was concerned that the PHD would intensify the problem of illegal parking arising from insufficient parking spaces in Fo Tan. He hoped that relevant departments would review the current actual circumstances and provide parking facilities in a flexible manner with reference to the Hong Kong Planning Standards and Guidelines (HKPSG); and
- (b) he said he had received the views from residents of Chap Wai Kon Village, who said that they had been affected by the extreme weather and flooding. He hoped that the relevant departments would review whether to provide assistance from the planning perspective to improve the situation concerned.

15. Ms Margaret CHAN, District Planning Officer/Shia Tin, Tai Po and North of the Planning Department, gave a consolidated response as follows:

- (a) she said that the relevant departments had, after reviewing the green belt concerned and considering the results of the technical assessment, identified a site situated to the west of ex-Fo Tan Cottage Area and at the junction of Wong Chuk Yeung Street and Kwei Tei San Chuen Road for public housing development;
- (b) she said that Chun Yeung Estate, located in the vicinity of the PHD, was at a maximum building height of about 165 mPD. Upon considering the factors such as the terrain of the proposed development site, development constraints, the surrounding environment and optimisation of land use, the development was subject to a maximum building height restriction of 240 mPD for providing about 50 domestic storeys (including podium floor);

- (c) she said that a buffer zone of about 10 metres would be reserved between the PHD and a semi-natural river channel to its north to reduce the impact on landscape, ecology and drainage, etc.;
- (d) she said that the relevant departments would revoke the 14 government land licences of the adjacent areas in accordance with the established procedures, and no acquisition of private land was required for the PHD;
- (e) she said that the amendment items of the OZP would involve about one hectare of “Open Space” zones (including the “Open Space” zones of about 0.4 hectares and about 0.6 hectares under Items C2 and E respectively) and about 1.2 hectares of “Government, Institution or Community” zones (including the “Government, Institution or Community” zones of about 0.8 hectares, 0.1 hectares and 0.3 hectares under Items C1, D and F respectively). Adhering to the principle of optimisation of land use, the Government reviewed the land use of the relevant zones and proposed the relevant amendments to the OZP;
- (f) she said that under Amendment Items C1 and F, about 100 and 90 temporary parking spaces were being provided respectively. According to the proposals under Amendment Items C1, C2 and F, social welfare facilities (such as facilities for the elderly, the youth, rehabilitation and the Department of Health) would be provided after rezoning, and about 150 and 50 parking spaces for private cars would be provided at the locations of Amendment Items C1 and F respectively; and
- (g) she said that the Rural and New Town Planning Committee (RNTPC) under the Town Planning Board (TPB) had taken into account the situation of Shatin Ching Yuen, and reviewed the arrangements of the separate pedestrian access provided for the columbarium and visits by appointment. Meanwhile, relevant technical feasibility assessments (including the traffic management and environmental aspects) were submitted by the applicant. Therefore, the RNTPC agreed to the rezoning of the zone to “Columbarium” use, involving an area of 0.02 hectares and the number of niches shall not exceed 1 716. The Private Columbaria Affairs Office was responsible for monitoring matters relating to the relevant licences. The Planning Department (PlanD) noted the views of the members on the proposed columbarium.

(Post-meeting note: The sites for all of the proposed amendment items were calculated by the PlanD. About 176 hectares of open space would be provided in the district for public use.)

16. Mr Andy WONG gave a consolidated response as follows:

- (a) he said that a refuge floor would be provided in the proposed residential building at not more than 25 storeys above the lowest ground storey in accordance with the Code of Practice for Fire Safety in Buildings 2011 (June 2023 version) for the PHD; and

- (b) he thanked the members and noted their views on the connection between the PHD and the neighbouring housing estate, and said that the Housing Department (HD) would consider the views during the detailed design stage to facilitate public access as far as possible.

17. Mr LEE Kwai-wing, Chief Engineer/Special Duties (Works) of the Civil Engineering and Development Department, gave a consolidated response as follows:

- (a) he said that the relevant departments had engaged a consulting firm to explore the feasibility of extending the cycle track along the Shing Mun River to the area in the vicinity of the proposed buildings. However, the results indicated that the location concerned was subject to such constraints as the existing space and gradient of Wong Chuk Yeung Street, and therefore the provision of cycle track was not considered at the present stage;
- (b) he said that the river channel buffer zone under the PHD could reduce the impact on the species inhabiting in the river channel, and reserve space for drainage purpose. Besides, in response to the earlier rainstorms, the Civil Engineering and Development Department (CEDD) approached the Drainage Services Department (DSD) and learnt about the risk of flooding at the river channel. With reference to the water level gauge of the river channel, the highest water level measured at the river channel during the rainstorms was about 58.5 mPD. The relevant land formation works for the development would be at about 68 mPD, while retaining walls and other facilities for slope stabilisation were also provided at the location to withstand flooding. The CEDD would closely keep in view the relevant situations;
- (c) he said that the roundabout on Lok King Street was not within the scope of the preliminary traffic and transport impact assessments of the PHD. The CEDD would review the traffic of the location with the Transport Department (TD) at the design stage to explore the feasibility of improvement plans. The relevant departments would also assess the road traffic in the vicinity of the PHD from time to time and propose improvement measures at an appropriate juncture; and
- (d) he said that stops would be reserved for use by buses and public light buses under the PHD to provide public transport services for connecting with the nearby railway system and other areas.

18. Mr Martin LI, Senior Ecologist of the WSP (ASIA) Limited, said that according to the preliminary ecological impact assessment, 11 species of conservation value were recorded in the proposed development area, including two plant species (*Cibotium barometz* and *Diospyros vaccinioides*) and nine animal species (*Cryptopotamon anacoluthon*, *Otus lettia*, *Cyanoderma ruficeps*, *Pterorhinus chinensis*, *Jamides alecto*, *Hypolimnas misippus*, *Pipistrellus abramus*, *Bungarus multicinctus multicinctus*, and *Sphenomorphus indicus*). Such species were also commonly found in other similar ecological environment in Hong Kong. The woodland in the vicinity of the PHD was a suitable habitat for the species concerned. Transplanting and relocation of the affected species would be involved during the development process. Woodland compensation would also be offered. Therefore, after assessment, it was expected that the PHD would not have significant impact on the overall ecology.

19. Mr YEUNG Wai-dor, Administrative Assistant/Lands (District Lands Office, Sha Tin) of the Lands Department, said it was expected that it would take about 1 to 1.5 years to complete the relevant co-ordination work involving over 10 licences and over 60 households in the proposed development area.

20. Ms Rebecca PANG, Engineer/Shatin 3 of the TD, said that parking spaces for large vehicles were provided in the industrial buildings in the vicinity of the Shek Mun Industrial Area and the public car park in the proposed development area.

21. Ms Ida LEUNG, Senior Property Manager (Project)1 of the Government Property Agency, said that the Government was taking forward the relevant work for the proposed joint-user complex in Fo Tan, and complementary works would also be commenced in Fo Tan Cooked Food Market (East). The relevant departments would maintain close liaison with relevant stakeholders. After taking into account the overall development in the district, reprovisioning of the cooked food market was not considered in the proposed joint-user complex at the present stage.

22. Ms Canetti YU, Senior Planning Officer 6 of the HD, gave a consolidated response as follows:

- (a) she said that the Hong Kong Housing Authority would maintain the flexibility of the types of housing to cater for the change of demands for public rental housing, the Green Form Subsidised Home Ownership Scheme and other subsidised sale flats, while adjusting the supply of different types of housing in a timely manner to better respond to the market changes and the housing needs of the community at large; and
- (b) she said that the PHD would comply with the latest guidelines in the HKPSG by determining the number of domestic parking spaces in public housing according to the number of residential flats to be provided and relevant departments would be consulted, so that appropriate parking facilities could be provided for the public housing.

23. Mr David HO, Assistant District Officer (Sha Tin)2 (Atg), said that the STDO noted the views of the members on the RPW programme. The STDO would also learn about the situation and take forward the appropriate works in a timely manner.

24. Mr Johnny CHUNG wished to know whether the existing parking spaces for large vehicles in the Shek Mun Industrial Area could be rented by non-owners of the relevant industrial buildings. Besides, he was concerned that with the limitations imposed by indoor car parks on the height and length of vehicles, the needs of some large vehicles might not be addressed.

25. Mr HUI Lap-san wished to learn more about the required ratio of residential units to the number of parking spaces under the HKPSG as well as the form of lease of the proposed public car park.

26. Mr CHENG Chung-hang was concerned that under the management approach of the building car park, the car park might not be open for use by drivers who were non-tenants or non-owners. He would like to know the basis for consideration of relevant departments in determining the proposed number of parking spaces with reference to the HKPSG.

27. Mr Chris MAK opined that the ratio of the number of residential units to parking spaces as stipulated under the HKPSG was unable to address the actual market needs. As a result, the rents of parking spaces in private car parks were adjusted according to the development of the adjacent areas, and the burden of the public would be increased eventually.

28. The Chairman said that the planning of the PHD and the relevant reprovisioning arrangements were particularly crucial. He hoped that the relevant departments could provide the latest information to the affected members of the public as early as possible.

29. Ms Margaret CHAN said that the TD had studied in detail and updated the HKPSG in 2021. At present, one parking space could be provided per four to seven public housing flats. When determining the number of parking spaces, the departments would also make reference to and consider factors such as the distance between the development and railway stations as well as the transport facilities in the adjacent areas.

30. Ms Rebecca PANG added that the car park of Grandtech Centre in Shek Mun could be rented by large vehicles currently using the temporary car park at the location of the proposed Amendment Item C1. The TD would also seek to arrange sufficient parking spaces at the proposed public car park for public use.

31. Mr LEUNG Ka-tung, Engineer/Shatin 1 of the TD, said that when determining the number of domestic parking spaces, the relevant departments would make reference to the HKPSG and consult the departments concerned, and take into account factors such as the number of flats in the proposed public housing development and its distance from railway stations. Besides, a public car park would be constructed in an industrial land development at the junction of Tsung Tau Ha Road and Kwei Tei Street to provide about 200 parking spaces for private cars and about 100 parking spaces for commercial vehicles. The TD also planned to provide parking spaces for motorcycles near Kwei Tei Street Public Toilet. He said that to tie in with the principle of “single site, multiple use”, a public car park would also be provided at the proposed joint-user complex on Shan Mei Street, Fo Tan to serve the local community.

32. Mr CHENG Chung-hang said that the rents of parking spaces could reflect the actual public demand. He opined that the relevant departments would not be able to address the actual needs by determining the provision of parking spaces according to the distance between the development and railway stations. He hoped that the relevant departments could face up to the issue and provide adequate parking spaces for the local community.

33. Mr Johnny CHUNG opined that the relevant departments were not able to make effective arrangements for the large vehicles currently using the parking spaces at the location of Amendment Item C. He wished to learn more about how the relevant departments would conduct surveys on the parking spaces for large commercial vehicles in Shek Mun.

34. Mr Chris MAK opined that the relevant departments should carefully consider the parking arrangements for the affected vehicles. He hoped that the relevant departments would

provide supplementary information after the meeting as early as possible for reference by the members.

35. The views of Mr WAI Hing-cheung were summarised below:

- (a) he said that the residents in the vicinity of Tung Lo Wan Hill Road and Chek Nai Ping Village were opposed to the rezoning of land use of the location concerned (“Green Belt”). He opined that the relevant departments should face up to the public views on the living environment; and
- (b) he said it was understood that quite a number of private columbaria were still awaiting the results of licence applications. He opined that as the area around Puguangming Temple was densely populated, it was not suitable to rezone the location for “Religious Institution” and “Columbarium” uses after considering the development density and traffic load of the location.

36. Ms Margaret CHAN said that the TPB had considered the compatibility of the relevant land and results of the technical assessment for the proposal in respect of the rezoning application of Tung Lo Wan Hill Road and Chek Nai Ping. The PlanD noted the members’ views.

37. The Chairman said that there was a serious shortage of parking spaces in Fo Tan and hoped that the relevant departments could make longer-term planning. He also hoped that the relevant departments would note the views of the members and provide supplementary information for the DHEHC on or before 27 September this year. He announced the end of discussion of the agenda item.

(Post-meeting note: The PlanD, the TD and the CEDD provided the consolidated supplementary information for the DHEHC on 27 September this year.)

Amendments Incorporated into the Draft Ma On Shan Outline Zoning Plan No. S/MOS/27
(Paper No. DHEH 52/2023)

38. Ms Margaret CHAN briefly introduced the paper.

39. The Chairman would like to know the reason for designating the “regulated area” and whether the amended draft Ma On Shan Outline Zoning Plan No. S/MOS/27 (draft OZP) would make it more difficult to apply for construction of village houses on the land concerned, or whether it was hence not necessary to make planning application to the TPB before conducting alteration works for the houses.

40. Mr Johnny CHUNG wished to know which department would be responsible for taking enforcement actions on the “regulated area” concerned and the relevant procedures involved, and whether the amended draft OZP could increase the efficiency of law enforcement.

41. Ms Margaret CHAN gave a consolidated response as follows:

- (a) she said that before the designation of the “regulated area” by the Development Bureau, the PlanD did not have enforcement and regulatory power at the location concerned. Some of the local environment of ecological value in Mui Tsz Lam was damaged by human activities in recent years. The Secretary for Development exercised the power as conferred under the Town Planning Ordinance (Cap. 131) (the Ordinance) to designate the location concerned as a “regulated area”, so that enforcement actions could be taken by the Planning Authority against the developments which were non-compliant with the requirements of the draft OZP to protect the area concerned. In a “regulated area”, a person must not undertake or continue development in the area concerned, except under situations as specified in section 21F of the Ordinance; and
- (b) she said that before making amendments to the draft OZP, it was necessary to make prior application to construct any house in a green belt. After amending the Notes of the draft OZP, it would be specified in the covering Notes of the draft OZP that “rebuilding of a New Territories Exempted House” and “replacement of an existing domestic building by a New Territories Exempted House” were in the list of uses or developments always permitted on land falling within the boundaries of the plan and no application to the TPB was required (except that diversion of streams, filling of land/pond or excavation of land were involved).

42. Mr CHAN Otto, Senior Town Planner/Enforcement 4 of the PlanD, said that since the designation of the location concerned as “Mui Tsz Lam Regulated Area” on 15 September this year, the Planning Authority could take enforcement actions against unauthorised developments under the Ordinance in the “regulated area”.

43. Mr Johnny CHUNG said that some of the areas might involve illegal occupation of land. He wished to learn more about how the PlanD and the Lands Department (LandsD) would define their respective duties on enforcement actions and whether the relevant arrangements could enhance the effectiveness in tackling the issues concerned.

44. Mr CHENG Chung-hang wished to know the division of work between the PlanD and LandsD on the relevant law enforcement matters, and the reason(s) for not including Mui Tsz Lam Village as a “regulated area”.

45. Ms Margaret CHAN added that when designating a “regulated area”, a study would first be conducted on the ecological value of the area concerned. The PlanD consulted the Agriculture, Fisheries and Conservation Department in this respect. Moreover, Mui Tsz Lam was under development pressure in recent years, and there was a pressing need to designate the location as a “regulated area”. About 70% of the area in the “regulated area” was government land while the remaining 30% was private land, and both were of high ecological value. The LandsD would regulate the government land and land lease restrictions, while the Planning Authority would regulate the unauthorised developments in the “regulated area”. Besides, Mui Tsz Lam Village was in a “Village Type Development” zone and hence was not included as a “regulated area”.

46. The Chairman announced the end of discussion of the agenda item.

Rehabilitation and Construction of Sewage Rising Mains in Siu Lek Yuen, Sha Tin
(Paper No. DHEH 46/2023)

47. Ms Kimmy CHOY, Senior Engineer/Consultants Management 3 of the DSD, briefly introduced the paper.

48. The Chairman wished to know the impact on traffic during the works concerned and the relevant traffic mitigation measures.

49. Ms Kimmy CHOY said that the proposed sewage rising mains were mainly located at a pavement. Therefore, some of the pavements might need to be partially closed in phases during the works, while part of the access would be open and used as normal. The Department would adopt the approach of trenchless construction for laying the sewage rising mains located on the Kwong Sin Street car park in order not to affect the emergency vehicular access. Residents could still use the car park as usual during the works. The works would not affect the roadways. The Department consulted the relevant departments on the traffic mitigation measures. Moreover, the Department also consulted relevant local stakeholders (including village representatives and the Rural Committee) on the works, and no opposing views were received.

50. The Chairman would like to learn more about the impact caused by the partial closure of the pedestrian access in phases on the villagers, and the space to be retained for access by the public.

51. The views of Mr WAI Hing-cheung were summarised below:

- (a) he wished to know the general design life of single-pipe sewage rising mains and whether the rising mains currently requiring rehabilitation had been operated for a longer time than other rising mains in the district. Also, he wished to know whether single-pipe sewage rising mains were still being used in other villages in Sha Tin District. If so, he would like to know whether the Department planned to replace the rising mains with twin-pipe sewage rising mains; and
- (b) he wished to know whether the design stage would be taken into account for the project duration, which involved about two years. If not, he would like to know how long would it take for designing the project and the expected commencing time for construction. Moreover, he would like to know how the Department would handle the case if bursting of rising mains was found before the commencement of the works.

52. Ms Kimmy CHOY gave a consolidated response as follows:

- (a) she said the Department expected that villagers of Siu Lek Yuen Village might use the pedestrian access concerned, but the location was not the main access for the villagers. Other accesses were also available nearby for the villagers. Moreover, the Department would retain an access with at least 1.5 metres in

width for the public during the closure of the pavement;

- (b) she said that the current sewerage rising mains had a design life of 25 years. Moreover, she said that the DSD would set the priorities of rehabilitation according to the years of use of the rising mains, aging condition and wear and tear situation of pipes, as well as their past records of burst cases; and
- (c) she said that the design stage was not taken into account in the two-year period for the works, while about one year was required for working on the detailed design. The Department had to seek allocation of resources for the works and funding approval from the Legislative Council before the works could commence. Therefore, the exact construction time of commencing the works was not available at the present stage. The Department would normally conduct regular inspection on sewerage rising mains about every five to ten years to check whether there was any water leakage from the pipes.

53. The Chairman hoped that the DSD would extensively consult relevant stakeholders and minimise the impact on the villagers during the works when taking forward such works. He announced the end of discussion of the agenda item.

Questions

Question to be Raised by Mr SIN Cheuk-nam on Repairs and Maintenance of Water Mains and Works of the Water Intelligent Network in Sha Tin District
(Paper No. DHEH 48/2023)

54. The Chairman said that he had received a request from the members for rearranging the agenda items by first discussing the question raised by Mr SIN Cheuk-nam.

55. Member unanimously agreed the above arrangement.

56. Mr SIN Cheuk-nam would like to know the specific locations of the “remaining some 45 District Metering Areas” currently under construction as shown in the paper, the types of data detected by the “Water Intelligent Network” (WIN) and whether the system could monitor private fresh water mains and transfer relevant information to the title owners concerned for follow-up.

57. The Chairman wished to know the effectiveness of WIN in monitoring relevant situations (in particular those of the water mains under the trunk roads). He hoped that the Water Supplies Department (WSD) could provide supplementary information after the meeting to elaborate on the specific locations of some 45 District Metering Areas (DMAs) concerned.

58. Ms CHAN Hoi-wing, Engineer/New Territories East (Distribution 1) of the WSD, gave a consolidated response as follows:

- (a) she said that currently, about 180 DMAs were extensively distributed at various locations in Sha Tin District, and had been commissioned. Information on the specific locations of the remaining some 45 DMAs in Sha Tin District would be provided after the meeting for members’ reference; and

- (b) she said that WIN divided the fresh water distribution network into many discrete DMAs and each DMA was installed with sensing equipment to collect water flow and pressure data as well as other data. The data collected would then be analysed by an intelligent network management computer system for continuous monitoring of the condition of the network, thereby formulating the most effective network management measures. According to the data collected from WIN, the WSD would identify DMAs with obvious water loss for on-site in-depth investigation by the leak detection team. Such investigations included visual and sounding inspections, leak noise correlation surveys and leak detection step tests, etc., which was to locate water mains leaks and conduct speedy repair work, so as to maintain the healthiness of the water distribution network. Moreover, the WSD would use the master meters installed to monitor water loss of housing estates and assist building management agents in timely identifying and following up suspected leakage cases in their private water mains, and providing them with technical advice and support, thereby reducing private water main leakage.

59. The Chairman announced the end of discussion of the agenda item.

(Post-meeting note: The WSD provided the supplementary information for the DHEHC on 27 September this year.)

Question to be Raised by Mr CHOW Hiu-laam, Felix on Noise Nuisance Arising from Expressways to the Nearby Residential Area in Sha Tin District
(Paper No. DHEH 47/2023)

60. The views of the Chairman were summarised below:

- (a) he wished to know the distribution of population in the district exposed to an environment with the noise level exceeding 70 dB for 10% of a one-hour period, and the mitigation measure plans of the Environmental Protection Department (EPD) in respect of the locations; and
- (b) he said he had received views from the residents of some new residential developments in Fo Tan that they were suffering from noise nuisance, and there might be obstruction to ventilation when acoustic windows were in use. He would like to know whether relevant departments would consider retrofitting noise barriers when conducting expressway works nearby.

61. The views of Mr WAI Hing-cheung were summarised below:

- (a) he would like to know the latest updates on the views of flat owners in City One Shatin and Belair Gardens on retrofitting works of noise barriers;
- (b) he would like to know whether relevant departments would consider retrofitting noise barriers along Shing Mun Tunnel Road near Peak One;

- (c) he said that the design of Trunk Road T4 in Sha Tin might attract street racing in the future. If there were no noise barriers, the surrounding residents might suffer nuisance. However, the landscape might be adversely affected if noise barriers were retrofitted along the entire road. He hoped that relevant departments could review the works and consider safeguarding the living environment of surrounding residents; and
- (d) he wished to know the reason(s) for not implementing relevant noise reduction measures on Sha Tin Rural Committee Road.

62. Mr Benson LEE, Senior Environmental Protection Officer (Assessment & Noise)2 of the EPD, gave a consolidated response as follows:

- (a) he said that the Government would mitigate traffic noise impact on members of the public through various means, which included a requirement for conducting noise impact assessments when planning for new development projects (such as roads and residential developments), enacting legislation to regulate noise emission levels of vehicles upon first registration, and where practical and subject to resource availability, resurfacing existing roads generating excessive traffic noise with low-noise materials and/or retrofitting noise barrier or noise enclosures;
- (b) he said that about 7.7% of the population in Sha Tin District were exposed to the traffic noise with noise level exceeding 70 dB for 10% of a one-hour period in peak hours and mainly affected by the noise impact of trunk roads. Currently, relevant departments were working on retrofitting noise barriers for newly constructed roads under planning (e.g. Trunk Road T4) or improvement works of existing roads (e.g. Improvement of Lion Rock Tunnel), while retrofitting of noise barrier project on Tai Po Road (Sha Tin Section) had been commenced, with a view to reducing the noise nuisance caused by the trunk roads to nearby residents;
- (c) he said that acoustic windows, jointly developed by the EPD and the Housing Department, could reduce the noise nuisance caused by the road traffic to nearby residents and maintain natural ventilation;
- (d) he said that flat owners of City One Shatin and Belair Gardens had not yet reached a consensus on the works, and the relevant section on Sha Tin Road had been surfaced with low-noise materials by the Highways Department (HyD) to minimise the noise impact;
- (e) he said that the EPD would provide supplementary information about retrofitting of noise barriers on Shing Mun Tunnel Road after the meeting; and
- (f) he said that there was insufficient space for retrofitting effective noise barriers on Sha Tin Rural Committee Road near Lucky Plaza, while the EPD and the HyD were using new low-noise materials at district roads on a trial basis, and were considering using such materials on other suitable roads in the district extensively.

63. Mr Kevin YIP, Engineer/11 (N) of the CEDD, said that the CEDD was working on the road design of Trunk Road T4 in Sha Tin and would make reference to the environmental impact assessment report for considering retrofitting noise barriers and relevant landscape issues.

64. Mr WAI Wah-kei, District Engineer/Shah Tin (1) of the HyD, said that the HyD would consider the road situation, such as car speed and the main vehicle types on the road, to assess whether it was suitable to use low-noise materials for road surfacing. The HyD was considering the use of other durable materials for road surfacing on other roads more extensively.

65. The Chairman asked relevant departments to note the views of the members and review the feasibility of using low-noise materials on other roads in the district. He then announced the end of discussion of the agenda item.

(Post-meeting note: The EPD and the HyD provided the consolidated supplementary information for the DHEHC on 27 September this year.)

Information Papers

Statistical Overview of Sha Tin District Environmental Hygiene Service (as at 31 July 2023)
(Paper No. DHEH 49/2023)

Sha Tin District Anti-mosquito Campaign 2023 (Third Phase)
(Paper No. DHEH 50/2023)

Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin District
(Paper No. DHEH 51/2023)

66. The Chairman proposed that the “Statistical Overview of Sha Tin District Environmental Hygiene Service (as at 31 July 2023)”, “Sha Tin District Anti-mosquito Campaign 2023 (Third Phase)” and “Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin District” should be discussed together.

67. Members unanimously agreed to the above proposal.

68. The views of the Chairman were summarised below:

- (a) he said that the environment in rainy weather recently was prone to breeding of mosquitoes. He hoped that the Food and Environmental Hygiene Department (FEHD) would step up the efforts in clearing refuse and miscellaneous objects as well as tackling stagnant water;
- (b) he said that wilted branches and fallen leaves were accumulated in the vicinity of Yu Chui Court in the wake of typhoon. He wished to learn about the feasibility of turning waste to energy by collecting such branches and leaves;

- (c) he wished to learn more about the situation of rodent infestation on Sha Kok Street;
- (d) he wished to know whether the FEHD would take relevant actions in response to the Government's implementation of control measures on importing food from certain areas of Japan; and
- (e) he would like to learn about the irregularities involved in the law enforcement actions against the restaurants and the relevant data.

69. The views of Mr HUI Lap-san were summarised below:

- (a) he thanked the FEHD for tackling mosquito infestation in Ma On Shan and exchanging views with the members from time to time. He said that the earlier inclement weather resulted in accumulation of wilted branches along streets, and he hoped that the FEHD would step up efforts in clearing such branches for prevention of mosquito breeding; and
- (b) he said that he had expressed views to the HD on water dripping from air-conditioners and rodent infestation in residential estates. He also hoped that the FEHD and the residential estates could exchange views on technical issues to work together to improve the problems, in particular issues relating to rodent prevention and control.

70. Mr CHENG Chung-hang said that the FEHD could play a co-ordinating role in conducting large-scale joint anti-rodent operations with various estate management companies and departments on a regular basis.

71. Mr CHAN Ka-kui, District Environmental Hygiene Superintendent (Sha Tin) of the FEHD, gave a consolidated response as follows:

- (a) he said that the Area Gravidtrap Indices as stated in the paper showed a decline in August, which were 1.6% (Ma On Shan), 3.3%, (Sha Tin East), 5.7% (Tai Wai) and 10.3% (Sha Tin Town Centre and Fo Tan) respectively. He said that the FEHD would step up efforts in conducting relevant inspections and clearance work according to the departmental guidelines during rainstorms or extreme situation. After rainstorms, the Pest Control Teams would also enhance anti-mosquito work at locations which were prone to stagnant water, including using pesticides and applying larvicide oil. Moreover, he said that the Department would follow up the issue on accumulation of branches and leaves in Yu Chui Court, and further contact the Chairman in a timely manner;

(Post-meeting note: The FEHD took follow-up actions and cleared the branches and leaves accumulated in Yu Chui Court.)

- (b) he said that the FEHD had provided information and technical support on rodent prevention and control for the frontline management personnel of Sha Kok Estate. The Department would closely keep in view the rodent infestation rate of the survey locations in the estate in the latter half of the year, so as to review

the relevant work. Besides, he said that the FEHD would welcome the estate to contact the FEHD to arrange talks, so as to provide more advice and support in pest control;

- (c) he said that the Centre for Food Safety was responsible for monitoring imported food according to the regular mechanism; and
- (d) he said that there were about 2 000 licensed food premises in total in the district. The health inspectors of the Department would conduct regular inspection while following up non-compliant cases and instituting prosecutions. Apart from prosecutions against unlicensed food premises, the prosecutions instituted by the FEHD against licensed food premises in breach of the Food Business Regulation generally involved such problems as poor hygiene or defective facilities of food premises.

72. Member noted the above papers.

Date of Next Meeting

73. The next meeting was scheduled to be held at 2:30 pm on 21 November 2023 (Tuesday).

74. The meeting was closed at 5:52 pm.

[Post-meeting note: The Government declared on 28 September this year that the operation of District Councils in Hong Kong would be suspended from 17 October this year.]

Sha Tin District Council Secretariat
STDC 13/15/60

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