

**Minutes of the 2<sup>nd</sup> Meeting of  
the Sha Tin District Council in 2022**

**Date :** 26 May 2022 (Thursday)  
**Time :** 2:30 pm  
**Venue :** Sha Tin District Office Conference Room 441  
 4/F, Sha Tin Government Offices

<b><u>Present</u></b>	<b><u>Time of joining the meeting</u></b>	<b><u>Time of leaving the meeting</u></b>
Chairman : Mr MAK Yun-pui, Chris	2:30 pm	3:11 pm
Vice-Chairman : Mr SIN Cheuk-nam	2:30 pm	3:11 pm
Members : Mr CHENG Chung-hang	2:30 pm	3:11 pm
Mr CHOW Hiu-laam, Felix	2:30 pm	3:11 pm
Mr CHUNG Lai-him, Johnny	2:30 pm	3:11 pm
Mr HUI Lap-san	2:30 pm	3:11 pm
Dr LAM Kong-kwan	2:41 pm	3:11 pm
Mr MOK Kam-kwai, BBS	2:41 pm	3:11 pm
Mr WAI Hing-cheung	2:30 pm	3:11 pm
Secretary : Mr SHIU Kan-yun, Roy	Senior Executive Officer (District Council), Sha Tin District Office	

<b><u>In Attendance</u></b>	<b><u>Title</u></b>
Ms OR Kar-lok, Carol, JP	District Officer (Sha Tin)
Ms LEE Ching-yee, Patty	Assistant District Officer (Sha Tin)1 (Atg)
Mr LEUNG Wai-yuen, Tommy	Assistant District Officer (Sha Tin)2 (Atg)
Mr LIU Wai-man, Raymond	Senior Executive Officer (District Management), Sha Tin District Office
Mr LEUNG Tsz-kin, Percy	District Commander (Shatin), Hong Kong Police Force
Mr CHEUNG Wai-hang	Police Community Relations Officer (Shatin), Hong Kong Police Force
Mr CHAN Ka-kui	District Environmental Hygiene Superintendent (Sha Tin), Food and Environmental Hygiene Department
Ms WONG Kam-wah	Chief Manager/Management (Tai Po, North & Shatin), Housing Department
Ms FUNG Shuk-man, Wendy	District Social Welfare Officer (Sha Tin), Social Welfare Department
Mr WONG Kwok-wai, Wilson	District Lands Officer/Shatin, Lands Department
Mr YEUNG Wai-dor	Administrative Assistant (Atg), District Lands Office, Sha Tin, Lands Department
Ms YICK Hong-nien, Hannah	Senior Town Planner/Shatin, Planning Department
Mr CHUNG Wing-hong, John	Chief Engineer/North 2, Civil Engineering and Development Department
Ms WONG Kam-lai	Chief School Development Officer (Sha Tin), Education Bureau
Mr CHAU Chun-wing	Chief Leisure Manager (New Territories East) (Sha Tin), Leisure and Cultural Services Department

**In Attendance**

Ms MAN Pui-shan, Erica

Mr YIP Kam-ming, Dick

Mr NG Hon-lai, Patrick

Mr NGAI Hiu-kan, Wilfred

Ms TSANG Wai

Mr WAN Chin-man

**Title**

District Leisure Manager (Sha Tin) (Atg),  
Leisure and Cultural Services Department  
Deputy District Leisure Manager (District Support) Sha Tin,  
Leisure and Cultural Services Department  
Principal Transport Officer/New Territories 1,  
Transport Department  
Engineer/Ma On Shan, Transport Department  
Engineer/Ma On Shan, Drainage Services Department  
Engineer/New Territories East (Distribution 1),  
Water Supplies Department

**Action**

The Chairman welcomed Members and representatives of government departments to the second meeting of the Sha Tin District Council (STDC) in 2022.

**Application for Leave of Absence**

2. The Chairman said that the STDC Secretariat had not received any application for leave of absence in writing from Members prior to the meeting.

**Confirmation of the Minutes of the Meeting Held on 27 January 2022**  
(STDC Minutes 1/2022)

3. The Council unanimously endorsed the above minutes.

4. The Chairman said that Mr Percy LEUNG, District Commander (Shatin) of the Hong Kong Police Force, would leave the meeting early for other commitment, and Mr CHEUNG Wai-hang, Police Community Relations Officer (Shatin), would respond to Members' enquiries if necessary during Mr LEUNG's absence. To facilitate the meeting, he suggested first dealing with "Crime Brief of Sha Tin District for 2021" (Paper No. STDC 23/2022) and then proceeding with the remaining agenda items in the original order.

5. Members unanimously agreed to rearrange the order of the agenda items as above.

**Information Paper**

Crime Brief of Sha Tin District for 2021  
(Paper No. STDC 23/2022)

6. The Council noted the above paper.

**Questions**

Question to be Raised by Mr HUI Lap-san on the Matters Concerning the Development of the Open Space in Area 90, Ma On Shan  
(Paper No. STDC 17/2022)

7. The Council noted the above paper.

Question to be Raised by Mr MAK Yun-pui, Chris on the Matters Concerning the Emergency Suspension of Water Supply in Ma On Shan Resulting from the Bursts of Water Mains and Drainage Pipes

(Paper No. STDC 18/2022)

8. The views of the Chairman were summarised below:
- (a) he would like to know the service lives of fresh water mains, salt water mains and sewers;
  - (b) he asked for information on the bursts of water mains and drainage pipes in Ma On Shan compared with other districts;
  - (c) he thanked the frontline staff of the Water Supplies Department (WSD) for their helpful and prompt support in the maintenance of water mains over the years; and
  - (d) he said that the development history of Ma On Shan was not long. The frequent bursts of water mains and drainage pipes in the area had given rise to concerns about whether human factors were involved, such as inadequate maintenance of water mains and drainage pipes, overpopulation in the area and rapid development of the community, etc.
9. Mr WAN Chin-man, Engineer/New Territories East (Distribution 1) of the WSD, gave a consolidated response as follows:
- (a) he said that the service life of water mains was affected by a number of factors. Duration of usage was not the sole determinant of the susceptibility to burst or leakage, whereas environmental factors were more significant to the service life of water mains. He cited an example that water mains laid under roads with frequent passage of heavy vehicles were more prone to damage;
  - (b) he said that no comparative figure on the bursts of water mains in Ma On Shan and other districts was available at the moment; however, to his knowledge, the damage of water mains in Ma On Shan was less serious than that in Sha Tin due to the length of water mains and population size;
  - (c) he said that over the past two years, there were a total of nine cases of road closures in Ma On Shan for emergency repairs to bursts or leakage of fresh water and salt water mains. The locations included Ma On Shan Tsuen Road, Ma On Shan Road near the junction at Sai Sha Road, the section of Sai Sha Road between Ma On Shan Road and Kam Ying Road, and Sha On Street, etc. Among them, eight cases required temporary suspension of fresh or salt water supply to public housing estates in Ma On Shan for emergency repairs. Apart from two isolated incidents in which water supply had to be disconnected as a result of damage to fresh water and salt water mains by private works companies, the remaining six cases involved temporary suspension of salt water supply to nearby public housing estates for emergency repairs to leaking salt water mains, with an average suspension time of about eight hours;
  - (d) he said that the duration of usage of the existing water mains in Ma On Shan ranged from a few years to about 30 years or more. The Department would continue to

prioritise the improvement works for water mains based on the risk assessment of burst or leakage, and give priority to those with high risk;

- (e) he said that the Department was arranging for a new salt water main to be laid by contractor at the section of Sai Sha Road between Ma On Shan Road and Sha On Street, with an expected completion date of 2023. It would then increase the flexibility in rearranging water supply and further enhance the stability of the water supply system, thereby reducing the risk of water main leakage affecting the flushing water supply to nearby housing estates; and
- (f) he noted that there had been several emergency repairs to the salt water mains near Sha On Street recently, and the Department would take short, medium and long-term measures to alleviate the problem. For short-term measure, the Department had recently installed and replaced salt water valves at the relevant locations. As a result, in future suspensions of flushing water supply due to emergency repairs to salt water mains, the affected area could be minimised by operating the valves, reducing the impacts on the residents nearby. For medium-term measure, the Department would continue to arrange for regular leak detection of water mains every three months and rehabilitate damaged water mains when leak points were found. For long-term measure, the Department was actively exploring the feasibility of replacing the relevant section of the salt water mains as soon as possible.

10. Ms TSANG Wai, Engineer/Ma On Shan of the Drainage Services Department (DSD), gave a consolidated response as follows:

- (a) there was no uniform service life of drainage pipes and their condition was affected by material, utilisation rate as well as maintenance. Duration of usage was not the sole indicator for replacement of drainage pipes;
- (b) the Department would conduct inspection of manholes and drainage pipes on a regular basis, including inspection of manholes every two years and drainage pipes every five years. The scope of the regular inspection covered the entire Ma On Shan area. According to the classification of pipe condition detected by closed-circuit television (five levels from good to defective), the Department would identify and rehabilitate in a timely manner those pipes with high risk of structural damage;
- (c) the Department received a case of road closure for emergency repair due to burst of sewer at Hang Ming Street in December last year. Upon completion of the emergency repair, the Department immediately arranged for inspection of the condition of pipes in the vicinity and would rehabilitate the damaged pipes based on the inspection results; and
- (d) the exact figures on the bursts of drainage pipes in Ma On Shan and other districts were not available at the moment, but the damage of drainage pipes in Ma On Shan was less prevalent than other districts.

[Post-meeting note: The Mainland South Division of the DSD added that its facilities were distributed among nine District Council Constituencies, namely Yau Tsim Mong, Kowloon City, Wong Tai Sin, Kwun Tong, Sham Shui Po, Kwai Tsing, Tsuen Wan, Sha Tin and Sai Kung. Over the past two years, the Division handled

a total of 73 cases involving bursts of drainage pipes, among which only one case happened in Ma On Shan.]

11. Ms WONG Kam-wah, Chief Manager/Management (Tai Po, North & Shatin) of the Housing Department (HD), gave a consolidated response as follows:

- (a) she said that the Department would arrange for regular inspection of water mains and drainage pipes in housing estates and carry out repair works as soon as possible if any burst was found;
- (b) she said that the Department had not imposed a uniform service life for water mains and drainage pipes; and
- (c) she said that the situation of burst of water mains and drainage pipes was affected by the completion time of housing estates. The Department so far had not made comparison of the situation between districts.

[Post-meeting note: The HD added that in the past year, there were 16 occasions of water supply suspension due to emergency repairs in public housing estates of the Hong Kong Housing Authority in Ma On Shan and 27 occasions in the housing estates in Sha Tin. However, some flats might be affected by partial suspensions of water supply due to replacement or repairs of gate valves or pipes in the flats, or replacement or repairs of fittings in the water supply distribution system. The HD was committed to maintaining the overall water supply system in good condition through proper maintenance and timely replacement of individual components or pipes of the water supply system, so as to provide a good living environment for the tenants of its public housing estates.]

12. The views of the Chairman were summarised below:

- (a) as he understood, at present the relevant departments only conducted regular inspection on water mains and drainage pipes. He suggested that they should make long-term planning for the construction and replacement of water mains and drainage pipes;
- (b) he hoped that the relevant departments would provide supplementary information after the meeting, including comparative figures on the suspensions of water supply and the number of water main repair cases in housing estates in different districts, and comparative figures on the bursts of water mains and drainage pipes in Ma On Shan and residential lots of the same type in other districts; and
- (c) he would like to know whether the condition of water mains and drainage pipes would be affected if they were laid at the seaside.

[Post-meeting note: The WSD provided supplementary information after the meeting, which was relayed to the STDC on 27 June 2022.]

13. The views of Mr CHENG Chung-hang were summarised below:

- (a) he said it came to his attention that bursts of water mains frequently occurred at the crossroad of A Kung Kok and Chevalier Garden, and he believed that the major

cause was many heavy vehicles (such as buses) passing through the road section. He enquired of the WSD about improvement measures; and

- (b) he commended the WSD for the swift actions in carrying out emergency repairs and its devotion to improving the water distribution network in Ma On Shan, reducing the impacts brought by the bursts of water mains on residents in the vicinity.

14. Mr SIN Cheuk-nam wished to know whether there were other causes (such as thermal expansion and contraction due to temperature differences) affecting the condition of water mains and drainage pipes, and whether the WSD and the DSD had conducted studies and formulated countermeasures in this regard.

15. Mr WAN Chin-man gave a consolidated response as follows:

- (a) he said that the Department would lay water mains at specified depths under the roads in accordance with the relevant guidelines and requirements of the Transport Department and the Highways Department, in order to minimise the impacts on water mains when heavy vehicles passed over the road surface concerned. As regards some cases of frequent bursts of water mains caused by passage of heavy vehicles, he said that mitigation measures could be explored for such cases after the meeting;
- (b) he said that there were other contributing factors to the bursts of water mains. He cited the example of the salt water mains laid under Che Kung Miu Road. The Department found upon study that the pH value of the soil there might aggravate the erosion of the mains, resulting in the frequent leakage and burst of the salt water mains at that road section. He said that the Department was developing new technology to reduce the impacts of soil pH value on water mains, and the present trial results were satisfactory. The Department would share the new technology with the STDC in due course; and
- (c) he said that whether proximity of water main to the sea would affect its condition depended on the pH value of the soil.

16. Ms TSANG Wai gave a consolidated response as follows:

- (a) apart from heavy vehicles, there were other factors which could affect the durability of drainage pipes. For instance, sewage was corrosive and could easily erode drainage pipes, whereas rainwater was of low corrosiveness and not likely to erode drainage pipes. Taking the above factor into account, the Department used different materials for drainage pipes. For example, sewer pipes were made of materials more resistant to corrosion such as glazed porcelain and high-density polyethylene, while storm water drains were normally made of precast reinforced concrete pipes;
- (b) regarding drainage pipe blockage, apart from the occasional blockage by refuse, temperature would also affect the extent of blockage. For example, when the temperature was lower in winter, grease built up more easily and blocked drainage pipes. The Department would arrange timely cleaning of drainage pipes to avoid blockage; and

- (c) the Department so far had not conducted any studies on whether seawater would affect the condition of drainage pipes.

17. The views of the Chairman were summarised below:

- (a) he thanked the relevant departments for their sharing and noted that the pH value of soil would affect the condition of water mains. He hoped that the departments concerned would step up efforts in conducting geological studies;
- (b) he said that the relevant departments dealt with the above piping issues primarily by taking remedial action rather than long-term measures. He considered that large-scale inter-departmental measures and strengthened large-scale investigations were required to address the problems of water mains and drainage pipes; and
- (c) he said residents of Lee On Estate often reflected to him that the hydraulic pressure in the upper floor flats was unstable. Some of them therefore had installed their own booster pumps, which might affect the water pipe structure. He hoped that the HD would follow up on the situation.

[Post-meeting note: The HD added that in response to the feedback from residents of Lee On Estate about unstable hydraulic pressure on the upper floors, the HD had conducted hydraulic pressure tests on a sample basis in the upper floor flats of different blocks in early June 2022. Overall, the test results met the basic hydraulic pressure requirements for fresh water supply. The current hydraulic pressure was generally sufficient for the operation of household equipment such as water heaters and washing machines. However, given the aged, damaged or blocked water pipes and related water installations, individual flats might experience insufficient hydraulic pressure. Therefore, upon receipt of reports of inadequate hydraulic pressure from tenants of public rental flats, the HD would deploy engineering staff to inspect the flats concerned. If the water pipes and their fittings were found to be in such condition, the HD would arrange for the contractors to repair or replace the fittings as soon as possible.]

## **Information Items**

### **Reports of Committees under the STDC**

#### **Traffic and Transport Committee**

(Paper No. STDC 19/2022)

#### **Culture, Recreation and Sports and Community Facilities Management Committee**

(Paper No. STDC 20/2022)

#### **Education and Welfare Committee**

(Paper No. STDC 21/2022)

#### **Development, Housing, Environment and Health Committee**

(Paper No. STDC 22/2022)

18. The Council noted the above four reports of the committees.

19. Mr SIN Cheuk-nam wished to know when the public gallery could be re-opened for members of the public to observe meetings.
20. The views of Mr Felix CHOW were summarised below:
- (a) he would like to know how the district minor works (DMW) proposals previously put forward by DC Members would be followed up; and
  - (b) he asked about the current operation mechanism for DMW and the relevant data, such as the amount of funding and the number of proposals received.
21. Mr Johnny CHUNG said that the Finance and General Affairs Committee and its Working Group on Public Relations and Publicity had discussed the production of publicity materials for the STDC, and would like to know the production progress of such materials.
22. Mr CHENG Chung-hang wished to know the current operation mechanism for DMW and the progress of the DMW proposals put forward by DC members in the past.
23. Mr Roy SHIU, Senior Executive Officer (District Council) of the Sha Tin District Office (STDO), gave a consolidated response as follows:
- (a) he noted Member's view on observing meetings in the public gallery and would review the arrangement in due course;
  - (b) he said that the funding arrangements for DMW were handled by the STDO and the relevant parties would be consulted in due course; and
  - (c) he said that the funding applications for the production of STDC publicity materials shall comply with the requirements under the "Sha Tin District Council Standing Orders" and "Procedures and Rules of Application for Sha Tin District Office Community Involvement Fund".
24. The Chairman said that the STDC would be happy to cooperate with the STDO and hoped that the STDO would step up consultation with the STDC. He also sought the STDO's assistance in following up on the re-opening of the public gallery and providing supplementary information on DMW.

**Date and Time of Next Meeting**

25. The next meeting was scheduled to be held at 2:30 pm on 28 July 2022 (Thursday).
26. The meeting was adjourned at 3:11 pm.

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

July 2022