

Sha Tin District Council
Minutes of the 3rd Meeting of
the District Facilities and Works Committee in 2025

Date : 22 April 2025 (Tuesday)
Time : 2:30 pm
Venue : Sha Tin District Office Conference Room 441
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Mr PUN Kwok-shan, BBS, MH, JP (Chairman)	2:30 pm	4:09 pm
Mr KU Wai-ping	2:30 pm	4:09 pm
Mr CHU Wun-chiu	2:30 pm	4:09 pm
Miss LEE Ching-yee, Janet	2:30 pm	4:09 pm
Mr NG Kai-tai	2:30 pm	4:09 pm
Ms LAM Yuk-wa	2:30 pm	4:09 pm
Mr LAM Yu-sing	2:30 pm	4:09 pm
Dr LAM Kong-kwan	2:30 pm	4:09 pm
Mr YIU Ka-chun, MH	2:30 pm	4:09 pm
Mr HA Kim-kwan	2:30 pm	4:09 pm
Mr CHEUNG Pak-yuen	2:30 pm	4:09 pm
Mr LEUNG Chun-pong, Maverick	2:30 pm	4:09 pm
Mr LEUNG Ka-fai, MH	2:30 pm	4:09 pm
Ms CHAN Sin-ming	2:30 pm	4:09 pm
Mr CHAN Tan-tan	2:30 pm	4:09 pm
Mr MOK Kam-kwai, BBS	2:30 pm	4:09 pm
Miss MOK Hei-man	2:30 pm	4:09 pm
Dr WONG King	2:30 pm	4:09 pm
Mr YEUNG Ying-hon, Ronald	2:30 pm	4:09 pm
Miss TUNG Kin-lei	2:30 pm	4:09 pm
Dr LIU Tsz-chung, Michael	2:30 pm	4:09 pm
Mr TSOI Ming-yang	2:30 pm	4:09 pm
Mr CHENG Ka-ho, MH, JP	2:30 pm	4:09 pm
Mr CHOI Wai-shing	2:30 pm	4:09 pm
Mr TANG Siu-fung, Calvin	2:30 pm	4:09 pm
Mr LAU Tak-wing	2:30 pm	4:09 pm
Ms LAW Yi-lam	2:30 pm	4:09 pm
Miss LAW Yuen-pui	2:30 pm	4:09 pm
Ms LO Tai-suen, Ada	2:30 pm	4:09 pm
Ms KUNG Mei-chi	2:30 pm	4:09 pm
Mr HO Yat-ming	2:30 pm	4:09 pm
Mr TONG Hok-leung	2:30 pm	4:09 pm
Ms CHAN Cheuk-yu, Cherry (Secretary)	Executive Officer I (District Council)2, Sha Tin District Office	

In Attendance

Mr CHENG Yik-man, Mark
 Mr LEE Man-fai, Dave

Ms CHENG Yee-ting, Shirley

Mr HUI Tsz-ming, Jaco
 Mr CHAN Yu-shek, Issac
 Mr YEUNG Wai-man
 Mr CHAN Wing-on
 Ms LEUNG Shing-mei, Angela
 Mr LEUNG Siu-ming, David
 Mr CHAN Kam-lam
 Ms CHOW Pui-shan, Cindy

Mr YIP Kam-ming, Dick

Ms TSAI Hiu-leong, Stephanie

Mr YIP Kar-ming, Kevin

Mr LAM Yat-hang

In Attendance by Invitation

Mr POON Kwok-chung, Peter

Mr KWOK Kam-hung, Calvin

Mr KWOK Kai-chung, Michael

Mr CHI Chi-yung, Ryan

Mr NG Hei-yin, Steven

Mr MAK Tsz-lun

Mr YU Chun-shing, Felix

Ms YUEN Pui-shan, Priscilla

Ms LEE Yuen-king

Mr LAI Kin-hung, Johnny

Ms CHEUNG Pui-sai, Emily

Mr CHUNG Tao, Richard

Ms TSANG Wai, Cherry

Title

Assistant District Officer (Sha Tin)1
 Senior Executive Officer (District Council),
 Sha Tin District Office
 Senior Executive Officer (District Management),
 Sha Tin District Office
 Executive Officer I (District Council)1, Sha Tin District Office
 Executive Officer (General), Sha Tin District Office
 Senior Inspector of Works (Sha Tin), Sha Tin District Office
 Inspector of Works (Sha Tin), Sha Tin District Office
 Architect (Works)1, Home Affairs Department
 Architect (Works)8, Home Affairs Department
 Engineer (3), Home Affairs Department
 District Leisure Manager (Sha Tin),
 Leisure and Cultural Services Department
 Deputy District Leisure Manager (District Support) Sha Tin,
 Leisure and Cultural Services Department
 Executive Officer (Planning)21B,
 Leisure and Cultural Services Department
 Engineer/11 (N),
 Civil Engineering and Development Department
 Engineer/Shatin, Drainage Services Department

Title

Chief Engineer/N2,
 Civil Engineering and Development Department
 Senior Engineer/5 (N),
 Civil Engineering and Development Department
 Senior Engineer/2,
 Civil Engineering and Development Department
 Acting Senior Engineer/3 (E),
 Civil Engineering and Development Department
 Engineer/Projects 1D,
 Civil Engineering and Development Department
 Project Coordinator/2,
 Civil Engineering and Development Department
 Senior Engineer/Cavern Projects 1,
 Drainage Services Department
 Senior Engineer/Drainage Projects 1,
 Drainage Services Department
 Engineer/Replacement & Rehabilitation 1,
 Drainage Services Department
 Engineer/4 (Harbour Area Treatment Scheme),
 Drainage Services Department
 Senior Engineer 2/Lion Rock Tunnel,
 Highways Department
 Senior Engineer 3/Lion Rock Tunnel,
 Highways Department
 Engineer 10/Universal Accessibility,
 Highways Department

In Attendance by Invitation

Ms CHAN Hoi-wing

Mr LEE Ka-kin

Mr SIU Ho-kit

Miss KWOK Ka-yu, Kave

Miss YEUNG Yuet-wa

Ms WONG Kwan-ting, Karen

Mr CHU Wai-hang

Mr LO King-hong

Ms TSOI Tik-man

Mr LEE Siu-fung

Mr CHAN Hing-kai, Daniel

Mr CHAN Chi-hang, Patrick

Mr LAW Kwan-wai, Eric

Ms CHAU Cheung-ling, Aileen

Ms LAU Nga-fong, Balle

TitleEngineer/New Territories East (Distribution 1),
Water Supplies DepartmentEngineer/Project Management 20,
Water Supplies DepartmentEngineer/Project Management 13,
Water Supplies DepartmentDeputy District Leisure Manager (Sha Tin)1,
Leisure and Cultural Services DepartmentSenior Engineer/Municipal/NT 2,
Electrical & Mechanical Services DepartmentEngineer/Municipal/NT 2/1,
Electrical & Mechanical Services DepartmentAssistant Housing Manager/S(TNS)1,
Housing DepartmentHousing Officer/S(TNS1)1,
Housing DepartmentAssistant Housing Manager/S(TNS)5,
Housing DepartmentHousing Officer/S(TNS5)1,
Housing DepartmentBuilding Services Engineer/WTS&ST,
Architectural Services DepartmentSenior Manager - Community Relations,
Link Asset Management LimitedManager - Community Relations,
Link Asset Management LimitedAssociate Director,
Ho & Partners Architects Engineers & Development
Consultants Limited

Architect, WCWP (International) Limited

AbsentMs PONG Scarlett Oi-lan, BBS, JP
(Vice Chairman)**Title**District Council (Application for leave of absence received)
Member

The Chairman welcomed members and representatives of government departments and organisations to the third meeting of the District Facilities and Works Committee (DFWC) in 2025.

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

Application for Leave of Absence

3. The Chairman said that the Sha Tin District Council (STDC) Secretariat had received an application for leave of absence in writing from the following member prior to the meeting:

Ms Scarlett PONG

Sickness
(with medical certificate submitted to the Secretariat)

4. The DFWC unanimously consented to the application for leave of absence by Ms Scarlett PONG.

Confirmation of Minutes of the Previous Meeting

Minutes of the Meeting Held on 25 February 2025
(DFWC Minutes 2/2025)

5. Members unanimously endorsed the above minutes.

Discussion Item

Progress Report on 2025/2026 Major Works Projects in Sha Tin District by the Civil Engineering and Development Department
(Paper No. DFWC 11/2025)

6. The Chairman welcomed representatives of the Civil Engineering and Development Department (CEDD), the Drainage Services Department (DSD), the Highways Department (HyD) and the Water Supplies Department (WSD) to the meeting.

7. A representative of the CEDD briefly introduced the paper (DFWC 11/2025) and reported the progress of major works projects in Sha Tin District.

8. The Chairman invited members to speak for the first round.

9. Members enquired about the following matters:

- (a) a site inspection regarding the drainage improvement works at Wong Chuk Yeung Village and Kau To Village was conducted earlier with the DSD on 13 February 2025. Members would like to know the specific construction dates and the latest progress;
- (b) regarding Project No. 187CD Revitalisation of Tai Wai Nullah and Project No. 188CD Revitalisation of Fo Tan Nullah (collectively referred to as the “revitalisation projects”), it was noted that the projects were originally scheduled to commence in 2024, but they were currently still in the stage of detailed design. Members would like to know if there would be an updated timeline, when the detailed design would be completed for submitting a funding application to the Legislative Council, and whether the DSD required members to provide specific input or if any technical difficulties had been encountered;
- (c) Project No. 414DS Rehabilitation of Underground Sewers - Remaining Works commenced in September 2023, but it was stated in the paper that the rehabilitation works of 0.8 kilometres (km) of underground sewers had not yet been completed. Given the frequent bursting of sewers in various areas of Ma On Shan and Sha Tin, members would like to know about the DSD’s routine inspections and the repair progress of the sewers, as well as the criteria for including sewers in the maintenance works;
- (d) a number of complaints from residents of Ma On Shan were received. They reflected that while the rehabilitation works on the sewer near Heng On Estate was in progress, the repair works of the sewer at Hang Hong Street near Chung On Shopping Centre that burst around 10 months ago had not yet been completed. The odour from the sewers was affecting environmental hygiene. Members would like to enquire with the DSD about the repair progress and the anticipated completion date;

- (e) drainage works carried out by the DSD usually covered a wide area. Members would like to know that if the sewers involved were located in areas under the management of other government departments, whether the works should be handled by the concerned government departments or by the DSD; and
- (f) members would like to know the construction progress of retrofitting a lift under the “Universal Accessibility” Programme near Exit B of Heng On Station and whether it could be completed and put into service by 2025 as scheduled.

10. A representative of the DSD gave a consolidated response as follows:

- (a) the DSD was aware of the Ta Chiu Festival to be organised in Wong Chuk Yeung Village and was coordinating with contractors to prioritise the work processes and finish the relevant works as soon as possible. The issue of rebuilding the affected staircases in Kau To Village was more complex, and the DSD was consulting with the relevant departments. Relevant information would be provided to members should there be a finalised plan;

[Post-meeting note: The DSD, alongside other departments and village representatives, conducted a site inspection on 29 May 2025 regarding the arrangements for the construction of the proposed flood walls at Kau To Village. The DSD was currently reviewing the engineering design to avoid impact to existing structures.]

- (b) regarding the progress of the revitalisation projects, the DSD had been making a detailed design. Following the heavy rainstorm in 2023, the DSD updated its drainage design standards and was reviewing the flood discharge capacity of the river channel to determine whether enhancements were needed. The DSD would apply for funding from the Legislative Council in due course upon completion of the detailed design;
- (c) Project No. 414DS Rehabilitation of Underground Sewers - Remaining Works involved rehabilitating a total of about 5 km of underground sewers and associated manholes across 12 districts, including the rehabilitation of a total of about 0.8 km of underground sewers in Sha Tin District. Since the project began in September 2023, 1.6 km of sewers across the territory had been rehabilitated. In 2015, the DSD completed a feasibility study on the management of underground sewers across Hong Kong and identified a series of sewer pipes requiring rehabilitation using a risk-based approach. Rehabilitation works were carried out in phases. The first phase ran from 2019 to 2022, the second began in 2020, and the remaining works commenced in 2023; and
- (d) regarding the rehabilitation of the sewer outside the bus stop at Chung On Estate, the DSD had finished the rehabilitation works on a section of the sewer located on the public road. Regarding the rehabilitation of the remaining section located within the estate, the DSD was informed that the Housing Department (HD) was currently handling the matter. The DSD would provide supplementary information to members after the meeting.

[Post-meeting note: The DSD had contacted the HD and provided technical advice on the rehabilitation of the section of the sewer (i.e., the section located within the housing estate), which the HD was responsible for its repair and maintenance. Once the HD has finalised the technical details and relevant supporting arrangements, the DSD would assist the HD in commencing the rehabilitation works.]

11. The representative of the HyD replied that regarding the progress of the Subway NS284 project under the “Universal Accessibility” Programme in Heng On Estate, the contractor was carrying out foundation works for lift retrofitting, with the retrofitting works expected to be completed by the fourth quarter of 2025. Additionally, Subways NS225 and NS285 under the same programme were completed and were open for public use in October and December 2024 respectively.

[Post-meeting note: The contractor has now completed the relocation of the relevant utility pipes/ducts and the dismantling of part of the subway’ structure, and has commenced the foundation works for the lift, which would be followed by the construction of a lift tower and the installation of lift components, etc.. The engineering team would actively adopt various feasible technical solutions to complete the lift retrofitting works as soon as possible. It was currently expected that the lift would be completed and open for public use by 2025.]

12. The Chairman invited members to continue to speak for the first round.

13. Members’ enquired about the following matters:

- (a) regarding the Sha Tin Park Stormwater Storage Scheme, two proposals were under consideration. The first proposal would take less time to complete but would involve relocating the entire cycle track to the pavement. The other proposal might take longer and involved blocking or closing the cycle track at intervals of approximately 20 meters. Members consulted residents and owners’ corporations (OCs) on these proposals, and they believed that closing the entire pavement was undesirable. Members had conveyed these views to the DSD but had not yet received a response. They sought updates on any decisions made and the progress of the matter;
- (b) regarding the WSD’s implementation of the “Water Intelligent Network” (WIN) project, there were incidents of water main bursts on Sha Tin Centre Street and Yuen Wo Road earlier. Members enquired whether WIN technology was utilised to expedite repairs and requested further details on how this technology worked;
- (c) regarding the retrofitting of a lift at footbridge LY01 at Fook Hoi House, Lek Yuen Estate, it was stated in the paper that foundation works were underway. Members noticed that the site had been enclosed for some time with no visible progress and requested status updates;
- (d) regarding Project No. 54WS Salt Water Supply to Sha Tin Area 52, Shui Chuen O, members enquired about the locations of the WSD’s water pumping station and service reservoir, and whether the service would cover the 18 buildings of Shui Chuen O Estate, Sha Tin Wai Village, To Shek Village and Sha Tin Wai. Additionally, it was stated in the paper that the contract for civil engineering works was largely complete. Members would like to know if this indicated that the relevant water mains had been laid and saltwater could be supplied once the electrical and mechanical engineering works were completed in the third quarter of 2025; and
- (e) regarding the trunk sewers construction works at Lok Wo Sha Lane, members enquired when the contractor would officially commence work in that road section. The project involved the construction of a sewer of only 1 km long, and they wanted to know whether the contractor would start at Lok Wo Sha Lane or Nin Ming Road first. Members suggested that the contractor commence works at Lok Wo Sha Lane as soon as possible to minimise the impact on residents, and hoped that the DSD could provide members with more information on the commencement of works after the meeting.

14. The representative of the DSD gave a consolidated response as follows:

- (a) the DSD would construct protective walls for the cycle track under the Sha Tin Park Stormwater Storage Scheme. The representative thanked members for joining the DSD in conducting on-site inspection to understand the situation and for assisting in gathering public opinions. The DSD noted that the public was generally more receptive to the sectional road closure plan and would actively consider public views. During the construction period, the DSD would enhance the works in response to different opinions received; and
- (b) regarding the trunk sewers construction works at Lok Wo Sha Lane, the DSD representative would convey members' suggestions to commence works at Lok Wo Sha Lane to the project team. The construction project had started and relevant details would be implemented progressively.

(Post-meeting note: The contract for the construction of trunk sewers along Nin Ming Road, Nin Wah Road and Lok Wo Sha Lane was awarded in October 2024. The contractor was currently conducting preliminary planning and preparation works. The public sewerage works were expected to commence in the latter half of this year.)

15. A representative of the WSD gave a consolidated response as follows:

- (a) regarding the establishment of the WIN, the relevant WIN technology could detect water loss at the District Metering Areas (DMAs) within the fresh water distribution network, facilitating leakage detection and speedy repair of water mains leaks;
- (b) regarding the operation of WIN, each DMA was a discrete area within the network established by the closure of valve(s) or other means. A flow-meter and a data logger would be installed on the inlet pipe in each individual area to monitor the amount of water flowing into the area. Collecting and analysing flow data, especially night-time flow data, would facilitate leakage risk assessment of the DMA; and
- (c) the pumping station of the salt water supply system to Shui Chuen O was located next to To Shek Fresh Water Service Reservoir (i.e. above St Michel) and the relevant service reservoir was located above Lok Chuen House, Shui Chuen O Estate near the roundabout in Pok Chuen Street. The salt water supply system currently covered the Sha Tin Wai area including Sha Tin Wai Village and To Shek Village. Upon completion of Project No. 54WS, salt water supply would be extended to the Shui Chuen O area including Shui Chuen O Estate and Tsok Pok Hang Village. The civil works including the construction of the pumping station and service reservoir and the laying of salt water mains had been substantially completed. Installation of mechanical and electrical (E&M) equipment at the pumping station and service reservoir was still on-going and was expected to be completed in the third quarter of 2025. Upon completing the installation and commissioning of E&M equipment, the salt water supply system to Shui Chuen O would be put into operation to replace temporary mains water with seawater for flushing.

16. A representative of the HyD said that the lift project in Lek Yuen Estate involved retrofitting a lift at the existing footbridge which was under the purview of the HD. In this connection, the HyD was required to submit a complete design and construction proposal to the HD for approval prior to commencement of works by the contractor. Besides, pile loading test data were required to be submitted to the HD for assessment upon completion of the foundation works. At present, the contractor had completed the piling works and was preparing the pile loading test proposal for submission to the HD for approval. Upon

approval, the pile cap and lift tower works would commence. The HyD expected to complete the lift retrofitting works in the second quarter of 2026.

17. The Chairman invited members to continue to speak for the first round.

18. Members' enquired about the following matters:

- (a) regarding the lift project at footbridge HK01 across Hin Keng Street connecting Hin Keng Shopping Centre, the HyD and members conducted a site inspection in 2024. Members wished to enquire with the HyD about the timetable and progress of the project;
- (b) regarding the Improvement of Lion Rock Tunnel, the HyD had consulted some housing estates and OCs. Back then, some OCs expressed their views on whether the noise barriers should be fully enclosed or semi-enclosed, but no specific response or proposal was received from the HyD so far. Members wished to ask whether a timetable for the improvement works of Lion Rock Tunnel had been finalised or whether a plan had been decided;
- (c) regarding the Subway NS284 project under the "Universal Accessibility" Programme, members found in the STDC documents that the project was submitted for consultation in April 2019. By April 2024, it was stated in the STDC documents that the project would be completed in the second quarter of 2025. The HyD responded that it was confident that the project would be completed by the fourth quarter of 2025. Members wished to enquire about the specific reasons for the HyD's confidence in completing the project on schedule. Also, it had been six years since consultation on the proposal in 2019, yet the lift was still at foundation works stage, which disappointed the public. Members wished to know how the HyD would explain the reasons for the project delay to the public; and
- (d) members wished to enquire about the timetables for the lift retrofitting works at the three footbridges/subways in Ma On Shan Town Centre. Among them, the Structure Nos. NF299 and NS183 were expected to be completed in the second quarter of 2027 and members were pleased with their progress. However, as to the works on the footbridge across On Chun Street near Ma On Shan Park (Structure No. NF338), members found that they had been halted for some time though machinery was seen operating on the ground during site inspections. The works were originally scheduled for completion in the first quarter of 2026. Members wished to know the reasons for the delay and whether they could be completed according to the original timetable.

19. The Chairman said that some projects had the remarks indicating that "detailed design work was in progress". Since not much information was provided about these projects during the design stage, members wished to ask whether the relevant department would consider allowing DC members or some resident organisations to gain early understanding of the feasibility of the works so as to shorten the consultation period during the design process. For example, DC members had expressed the community expectations for the revitalisation projects during their exchanges with Legislative Council members. While the scope of the projects generally met those expectations, the entire projects still remained in the detailed design stage. Members wished to know what could be done to hasten their completion. Also, for Chui Tin Street stormwater storage scheme in Sha Tin under Project No. 182CD, whether the DSD's construction schedule could avoid the time when the Che Kung Festival celebrations took place because the Che Kung Festival Fair would be held there every year.

20. A representative of the HyD gave a consolidated response as follows:

- (a) regarding the project on lift HK01 at the footbridge across Hin Keng Street connecting Hin Keng Shopping Centre, the works contract commenced in August 2024. The contractor was preparing documents for approval by the relevant departments to apply for an excavation permit, so that excavation of trial trenches could be arranged to ascertain the presence of existing underground utilities and determine the necessary relocation and diversion plan. The project was expected to be completed in the third quarter of 2028;
- (b) regarding the lift retrofitting works for the subway near Hang Ming Street (Structure Nos.: NS225, NS284 and NS285), the existing underground utilities obstructing the foundation of the lift tower had been removed and relocated, and the foundation works was in progress. The HyD would actively supervise the foundation works and remaining lift tower works, which were expected to be completed in 2025;
- (c) from proposal to completion, lift retrofitting works involved investigation, detailed design, tendering, construction, lift commissioning test and other procedures. The works contract of the project commenced in June 2020. The HyD was aware of the public's strong demand for lifts, so Structure Nos. NS225 and NS285 under the same project would be made available for public use immediately upon completion. Structure No. NS284 was the most challenging part of the project and the HyD would continue to monitor its progress to ensure completion by 2025. Regarding the progress made at the present stage, the HyD would arrange the project works team to make timely report to stakeholders;

[Post-meeting note: Lift retrofitting works NS284 commenced in March 2021. Due to the cramped site environment and the presence of underground utilities, coupled with the site's close proximity to Heng On MTR Station, the works team had spent a rather long period of time on discussing and finalising with MTR and various utility companies the relocation of ducting and conduits, which could only be carried out in the early hours after train service hours. The HyD works team would attend the residents' meeting to be held at the Heng On Estate Community Centre to brief residents on the latest development of the project.]

- (d) as the NF338 project was still at the stage of underground works, the construction progress was not observable at ground level. In addition, due to complicated underground environment at the site, the contractor had to resolve the problem hindering the foundation works. At present, the foundation works were progressing smoothly. Upon completion of the foundation works, the contractor would carry out the structural and E&M works of the lift tower above ground level. It was expected that the target completion in the first quarter of 2026 could be met; and
- (e) Improvement of Lion Rock Tunnel was at its initial stage and site investigation was being conducted. Since the public consultation, the HyD had been aware of the residents' and local community's concerns about the noise barriers or noise enclosures, such as whether the materials used would be reflective, the theme colour of the design, and the opacity level. Regarding the design details of the noise barriers or noise enclosures, the HyD would later reach out to the nearby residents during the detailed design stage and provide information on the design.

21. A representative of the CEDD responded that as regards maintaining close contact by the works division with stakeholders, DC members and the residents during the detailed design stage, the Department would usually consult DC members of the areas concerned and even hold residents' meetings for complicated projects. Certain projects, such as road works and sewerage works, had to be gazetted under the law and consultation with the DC concerned had to be carried out before gazettal.

22. A representative of the DSD gave a consolidated response as follows:

- (a) it was understood that members were very concerned about the revitalisation works of nullahs. The DSD had conducted extensive public consultations including workshops at the design stage, and had briefed the public on the design at the initial design stage. However, after the severe rainstorm in 2023, the DSD had to re-evaluate the river channel design and more time was required. Upon finalising the design, the DSD would consult the relevant stakeholders and DC members in due course; and
- (b) regarding the Chui Tin Street stormwater storage scheme in Sha Tin, the DSD was aware of the site's close proximity to Che Kung Temple and was studying with the relevant departments the possibility of further refining the site selection in order to minimise impact on the local area. The DSD would continue to maintain communication with various parties.

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

Questions

Question Raised by Mr YEUNG Ying-hon, Ronald on the Follow-up on the Retrofitting of Air Conditioners at the Arenas of Heng On Sports Centre and Hin Keng Sports Centre
(Paper No. DFWC 12/2025)

24. The Chairman asked members whether they had any further enquiries.

25. Members' further enquiries and views were as follows:

- (a) during the discussion at the meeting held on 30 April 2024 and the subsequent site visits and meetings with various departments and Link Asset Management Limited (Link), all departments and Link maintained an open and positive attitude. However, a year later, little concrete progress had been made. The replies to the question indicated that the main issue lied with the Architectural Services Department (ArchSD) and Link, particularly electricity supply;
- (b) regarding Heng On Sports Centre, members asked when the ArchSD and Link would resolve the issue of the additional three-phase supply so that the project could be advanced to the next stage, such as design and additional power provision;
- (c) regarding Hin Keng Sports Centre, Link replied that after reviewing its records, it found that it did not have the Low Voltage Switchboard Shop Drawing. Members asked whether the project progress and feasibility would be significantly affected if the Leisure and Cultural Services Department (LCSD) did not have the drawing;
- (d) according to the ArchSD's reply, it was awaiting Link's response regarding its agreement to provide additional power supply and relevant arrangements (such as timeline and costs), which demonstrated that the retrofitting of air conditioners was feasible in principle. Members would like to know if Link's concern on the additional costs of the modification works for power enhancement had affected the works progress;
- (e) members asked whether the LCSD would take the lead and set up a task force with other departments to take forward this construction project; and

- (f) members said that while they were glad to see the collaboration among departments, they hoped that, after improving district governance, various departments could monitor each other's progress more closely to jointly resolve long-standing issues.

26. The Chairman said that the LCSD was the responsible department for this matter and invited departments to respond one by one.

27. A representative of the LCSD said that both sports centres were located in shopping malls in public housing estates. The LCSD had been coordinating with relevant works departments and stakeholders to facilitate discussions and provide relevant information.

28. A representative of the ArchSD said that, technically speaking, based on the structural drawings provided by the HD and referencing the Fung Shue Wo Sports Centre in Tsing Yi, installing air conditioners was preliminarily considered feasible, but the current power supply was insufficient. The project could proceed if an additional 200 Amp three-phase supply was available. Link's assistance would be necessary for the works along the road section from the switch room to the sports centre. The ArchSD could help the LCSD apply for the relevant expenses for the installation of air conditioners.

29. A representative of Link said that the available drawings had been passed to the LCSD, and the contact information of Link's electrical contractor was also provided for the LCSD to make direct enquiry. One possible reason for the additional expenses was that power enhancement works required the electrical contractor to modify existing electricity facilities. Link had previously replied to the LCSD, confirming that the shopping malls could support the additional electricity needed for both sports centres.

30. A representative of the HD said that the two sport centres were handed over to the LCSD upon completion, and as-built information and drawings at that time had been provided to both the LCSD and the Electrical and Mechanical Services Department (EMSD). The HD was currently responsible for maintaining and repairing external structures (such as outer walls and ceilings), and would provide relevant information upon the LCSD's request in the future.

31. A representative of the EMSD stated that the EMSD was mainly responsible for the repair and maintenance of existing electrical and mechanical equipment in the two sports centres, and the design and execution plan for the air conditioners installation did not fall under the EMSD's purview. The EMSD had offered advice to the relevant departments on the repair and maintenance of the air conditioners to be installed.

32. Members enquired about the timeline of the air conditioners installation works and whether the additional expenses posed any issues. They also asked whether an inter-departmental task force would be established to deal with unresolved problems.

33. A representative of the ArchSD said that he was confident about the retrofitting of air conditioners in the sports centres, and that it was feasible from a design perspective. The provision of additional 200 Amp three-phase supply required Link's assistance. The ArchSD could help the LCSD apply for relevant expenses.

34. A representative of Link said that letters from the LCSD requesting for the estimated time and costs for the air conditioners installation were received on 10 and 11 April 2025. It expected to give a preliminary response by 25 April 2025.

[Post-meeting note: Link had given its reply to the LCSD on 25 April 2025.]

35. A representative of the LCSD said that the Department would further discuss the matter with the works departments based on Link's response.

[Post-meeting note: The LCSD received Link's response on 25 April 2025. Site visits at the Heng On Sports Centre and Hin Keng Sports Centre were conducted on 8 May 2025 with Link, Link's electrical contractor and the ArchSD. The LCSD was currently awaiting Link's electrical contractor to submit the works details and quotations for additional electricity supply to both sports centres, which would be passed to the ArchSD for further study.]

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

Question Raised by Ms LO Tai-suen, Ada on Improving the Facilities on Ma On Shan Promenade and Reviewing the Provision of "Inclusive Park for Pets" in Ma On Shan Area
(Paper No. DFWC 13/2025)

37. The Chairman asked members whether they had any further enquiries.

38. Members' further enquiries and views were as follows:

- (a) the LCSD replied that the current pet access, which was about 130 meters long, was sufficient to meet residents' needs, and the Department had no plan for the time being to expand the area of "Inclusive Park for Pets". Given that the total length of the Ma On Shan Promenade was 3.2 km long, members would like to know why "Inclusive Park for Pets" could not be set up at other locations along the Promenade;
- (b) regarding the extension of the Ma On Shan Promenade to the Wu Kai Sha Public Pier, as the population of Ma On Shan continued to grow, residents' demand for facilities along the Ma On Shan Promenade had also been increasing, for example, many people would gather at the Wu Kai Sha Beach during holidays. Members would like to know whether the LCSD had any plan to improve the relevant facilities so as to enhance the overall environment;
- (c) the facilities in the vicinity of the Wu Kai Sha Public Pier were in relatively poor condition. Members would like to know whether facilities such as cycling track and footpath could be extended to the Wu Kai Sha Public Pier or even beautified, so that the Ma On Shan Promenade could be developed into a tourist spot;
- (d) it was suggested that the LCSD could provide multiple languages on the signage at the "Inclusive Park for Pets" to cater to the needs of a wider range of users; and
- (e) it was suggested that dog excreta collection bins with smart systems be introduced to improve overall hygiene.

39. A representative of the LCSD gave a consolidated response as follows:

- (a) regarding the suggestion of expanding the "Inclusive Park for Pets" at the Ma On Shan Promenade, the main consideration of the LCSD was the views of site users and residents in the vicinity. The LCSD would conduct a review as appropriate, taking into account the site environment;
- (b) regarding the introduction of dog excreta collection bins with smart systems, the LCSD noted members' view and would study it further;

- (c) regarding the suggestion of extending the Ma On Shan Promenade to the Wu Kai Sha Public Pier, there was currently a footpath with benches connecting the two locations for easy access to the public pier and for leisure purposes. Therefore, the LCSD had no plan to extend the Ma On Shan Promenade to the Wu Kai Sha Public Pier;
- (d) regarding the possibility of developing the sandy coastline of Wu Kai Sha into a public beach, the sandy area was relatively narrow and lacked the condition for setting up ancillary facilities required for a gazetted public beach, such as emergency vehicular access, changing rooms, lifesaving equipment and car park, etc. Therefore, it was rather difficult to develop the area into a public beach;
- (e) according to the approved Ma On Shan Outline Zoning Plan, the area around To Tau Wan Village was currently zoned “Conservation Area”. Any development in the area would require careful assessment of ecological value; and
- (f) the LCSD would continue to closely monitor the overall development of Sha Tin District (including Ma On Shan). In addition to taking reference from the recommendations given in the Hong Kong Planning Standards and Guidelines, the LCSD would also consider various factors, including the views of the STDC and the stakeholders as well as technical feasibility, to provide appropriate recreational and leisure facilities for residents in the district.

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

Information Papers

Report by the Leisure and Cultural Services Department on Management of Recreation and Sports Facilities in Sha Tin District (January to April 2025)

(Paper No. DFWC 14/2025)

41. Members noted the above paper.

Overview of Projects under the District Minor Works Programme by the Sha Tin District Office

(Paper No. DFWC 15/2025)

42. Members noted the above paper.

Date and Time of Next Meeting

43. The Chairman announced that the next meeting was scheduled to be held at 2:30 pm on 24 June 2025 (Tuesday).

44. The meeting was closed at 4:09 pm.

Sha Tin District Council Secretariat
STDC 13/15/65

June 2025