

Sai Kung District Council
Housing and Environmental Hygiene Committee
Minutes of the Fifth Meeting in 2017

Date: 14 September 2017 (Thursday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Mr. LING Man-hoi, BBS, MH (Chairman)	9:30 a.m.	12:00 noon
Mr. KAN Siu-kei (Vice Chairman)	9:30 a.m.	12:00 noon
Mr. CHAN Kai-wai	9:30 a.m.	12:00 noon
Mr. CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	12:00 noon
Mr. CHEUNG Mei-hung	9:30 a.m.	12:00 noon
Mr. CHUNG Kam-lun	9:30 a.m.	12:00 noon
Mr. CHONG Yuen-tung	9:30 a.m.	12:00 noon
Mr. FAN Kwok-wai, Gary	9:30 a.m.	12:00 noon
Ms. FONG Kwok-shan, Christine	9:30 a.m.	11:50 a.m.
Mr. HIEW Moo-siew	9:30 a.m.	12:00 noon
Mr. HO Man-kit, Raymond	10:40 a.m.	12:00 noon
Mr. LAI Ming-chak	9:30 a.m.	12:00 noon
Mr. LAM Siu-chung, Frankie	9:30 a.m.	12:00 noon
Mr. LAU Wai-cheung, Peter, MH	9:30 a.m.	12:00 noon
Mr. LEUNG Li	9:30 a.m.	12:00 noon
Mr. LI Ka-leung, Philip	9:45 a.m.	12:00 noon
Mr. LUI Man-kwong	9:30 a.m.	12:00 noon
Mr. LUK Ping-choi	9:30 a.m.	12:00 noon
Mr. NG Sze-fuk, George, GBS, JP	9:30 a.m.	12:00 noon
Mr. SING Hon-keung, BBS, MH	9:30 a.m.	12:00 noon
Mr. TAM Lanny, Stanley, MH	9:55 a.m.	12:00 noon
Mr. TSE Ching-fung	9:30 a.m.	12:00 noon
Mr. WAN Yuet-cheung, BBS, MH, JP	9:30 a.m.	12:00 noon
Mr. WAN Kai-ming	9:30 a.m.	12:00 noon
Mr. YAU Yuk-lun	9:30 a.m.	12:00 noon
Mr. CHAN Yiu-wing, Yorick (Secretary)	Executive Officer (District Council)1, Sai Kung District Office	

In Attendance

Mr. KWOK Chung-kai, Peter	Assistant District Officer (Sai Kung)1, Sai Kung District Office	
Miss LAU Tang, Moira	Senior Executive Officer (District Council), Sai Kung District Office	
Miss LAU Shu-ting, Jammy	Liaison Officer (Youth Development/Tseung Kwan O(Central)), Sai Kung District Office	
Mr. LAU Ching-kwong, Wallace	Senior Property Service Manager (Kowloon West and Sai Kung), Housing Department	
Ms. MAR Suk-fong	Chief Health Inspector (Sai Kung) 1, Food and Environmental Hygiene Department	
Ms. YEUNG Yuk-lai	Health Inspector (Pest Control) Sai Kung, Food and Environmental Hygiene Department	
Mr. LAW Wan-tang	Deputy District Leisure Manager (Sai Kung) 2, Leisure and Cultural Services Department	
Mr. MA Ki-tin, Geli	Senior Environmental Protection Officer (Regional East) 4 (Acting), Environmental Protection Department	
Mr. LI Man-yim	Administrative Assistant/Lands (Acting), District Lands Office, Sai Kung	
Ms. CHEUNG Miu-han, Betty	Assistant Director (Environmental Infrastructure), Environmental Protection Department	For agenda item II
Mr. NG Kai-ming, Alfred	Office i/c (Restored Landfill Revitalisation), Environmental Protection Department	
Mr. YIU Tze-leung, Ivan	Community Services Secretary, Tung Wah Group of Hospitals	
Ms. Margaret WONG	Assistant Community Services Secretary (Youth & Family), Tung Wah Group of Hospitals	
Ms. Brenda CHUNG	Supervisor, CROSS Centre, Tung Wah Group of Hospitals	
Ms. CHAN Kar-wing	Architect (Construction), Tung Wah Group of Hospitals	
Ms. CHAN Chui-yi, Corrin	Director, AOS Architecture	
Mr. CHENG Chun-wai	Engineer/Tseung Kwan O, Drainage Services Department	
		For agenda item VI(B)(1)

Absent

Mr. AU Ning-fat, Alfred, MH
Mr. CHAN Pok-chi, Jonathan

Welcome Remarks

1. The Chairman welcomed all Members and attendees for joining the meeting.
2. The Chairman said Mr. Jonathan CHAN had submitted the Notification of Absence from Meeting before the meeting as required because of another meeting. There being no objection from Members, the Chairman declared that the application for absence from meeting was approved in accordance with Order 51(1) of the Sai Kung District Council (SKDC) Standing Orders.
3. The Chairman said that there were a total of four motions for this meeting.

I. Confirmation of Minutes of the Fourth Meeting of HEHC in 2017

4. There being no amendment from Members, the Chairman declared that the minutes of the last meeting were confirmed.

II. Restored Landfill Revitalisation Funding Scheme (SKDC(HEHC) Paper No. 118/17)

5. The Chairman welcomed the following representatives to the meeting:
 - Ms. Betty CHEUNG, Assistant Director (Environmental Infrastructure), Environmental Protection Department (EPD)
 - Mr. Alfred NG, Office i/c (Restored Landfill Revitalisation), EPD
 - Mr. Ivan YIU, Community Services Secretary, Tung Wah Group of Hospitals (TWGHs)
 - Ms. Margaret WONG, Assistant Community Services Secretary (Youth & Family), TWGHs
 - Ms. Brenda CHUNG, Supervisor, CROSS Centre, TWGHs
 - Ms. CHAN Kar-wing, Architect (Construction), TWGHs
 - Ms. Corrin CHAN, Director, AOS Architecture
6. Ms. Betty CHEUNG of EPD introduced the paper and the progress of the scheme.
7. Mr. Ivan YIU of TWGHs introduced the scheme based on the short video and presentation slides played.

8. The views and enquiries of Members were as follows:

- Members supported the relevant proposal and considered that the proposal was diversified and rich which were also coherent with the theme;
- Members considered that TWGHs must adopt measures to avoid the lighting and noise impacts from the E-Co Village on the nearby residents, including the lighting angle, volume control, direction of loud speakers and opening hours of the camping sites;
- Members hoped that the contents and design of the E-Co Village could include background information such as the history of the restored Tseung Kwan O Stage I Landfill;
- For transport connection, Members suggested TWGHs consider providing transport service with electric vehicles, which could promote the message of environmental protection on the one hand and the public could use convenient transport to arrive at the E-Co Village on the other hand;
- Members asked whether TWGHs would provide shuttle bus service and the relevant details;
- Members hoped that a car park could be provided within the E-Co Village to provide convenience to visitors;
- Members hoped that TWGHs could strengthen liaison with the District Council (DC) and local organisations;
- Members asked the way to attract target service recipients;
- Members suggested TWGHs transforming biogas at the landfill as energy to fuel the shower facilities or emergency lighting system at camping sites to tie in with the E-Co Village concept.

9. Mr. Ivan YIU of TWGHs responded as follows:

- Detailed consideration would be given to various items such as noise, transport and environmental protection;
- The preliminary idea of TWGHs was to first allocate the camping sites farther away from residential buildings to campers, and would recommend switching off the lighting of camping site at 9:30 p.m. to reduce the nuisance caused to nearby residents. In addition, there was limitation on the number of campers at the camping site to avoid excessive noise;
- For transport connection, as the concept of the proposal was to promote environmental education, TWGHs would not encourage the public to visit the E-Co Village by private cars, and suggested the visitor to use public transport instead, which would not only tie in with the environmental

protection concept but would also avoid traffic congestion in the areas nearby;

- As the E-Co Village was not too far away from MTR stations, and there were also bus and minibus routes travelling via Tseung Kwan O Stage I Landfill, TWGHs had no plan to provide shuttle bus service for the time being. TWGHs would closely pay attention to public views and would carry out study with DC or the Transport Department (TD) when necessary;
- Renewable energy would be used in the E-Co Village, such as solar energy. The construction of biogas pipes would not only require huge investment but might also affect the structure of the landfill. TWGHs noted the suggestions of Members and would discuss the relevant issues with EPD;
- TWGHs welcomed DC to participate in the planning and the future management of this revitalisation project, and would consult Members again on the specific means and the related structure in the future.

10. The views and enquiries of Members were as follows:

- Members enquired whether the land granted could only be irregular in shape. If the department could consolidate the site into the shape of a circle, square or rectangle, the organisation would have greater flexibility in design;
- Members asked TWGHs about the operation period on this site, and whether the design was to match the limit of the period, such as the provision of inflatable rock climbing facilities;
- Members enquired about the detailed plans and information on art exhibitions, bicycle guided tours, yoga and the operation of green restaurant;
- Members enquired about the tree species to be planted in the village, and suggested TWGHs consider planting species with special characteristics, such as cherry tree, *Tabebuia chrysantha*, *Delonix regia*, *Xanthostemon chrysanthus*, *Magnolia soulangeana*, etc.;
- Members suggested planting trees of local species. According to experts, trees of local species could not only attract the public but also living organisms, including insects and birds, thereby creating an eco-system;
- If there was no development plan at Lot A of the restored landfill for the time being, Members suggested the land be made available for use as community farm on a short term because it would not require a large plot

ratio for community farm and the space could be open to the public as soon as possible;

- Members welcomed the proposals of TWGHs to optimise land resources and support bicycle guided tours;
- Members suggested TWGHs make reference to the experience in developing the pet garden;
- If there were any significant changes to the proposal in future, Members hoped that TWGHs could inform DC as early as possible.

11. Mr. Ivan YIU of TWGHs responded as follows:

- TWGHs hoped that the operation period could at least be 10 years. If the term was too short, it would affect the overall effectiveness and design. In view of the constraints of landfill and the estimated operation period, TWGHs believed that the current design was appropriate;
- TWGHs was willing to listen to the views of the stakeholders in different districts on the activities of the E-Co Village;
- The preliminary idea of TWGHs was that the restaurant would not use flame cooking and would promote organic and healthy vegetarian diets in the hope that the activity design and the environment could tie in with the theme;
- Due to the development constraints in landfill, TWGHs would select suitable species of flowers and trees, including considering whether the depth of the soil required for the relevant species could be matched. They also noted the views of Members and would study with the consultant. Besides, distinctive species of flowers would also be planted at the butterfly garden in the E-Co Village to provide habitat for butterflies;
- TWGHs had a site visit to the pet garden and realised the difficulties encountered in the construction of the pet garden and the relevant solutions. They might consult the parties concerned again in the future;
- If there were any significant changes to the E-Co Village proposal, TWGHs would communicate with the stakeholders in particular DC and the nearby residents, and hoped to reach a consensus before realising any changes.

12. Ms. Betty CHEUNG of EPD responded as follows:

- EPD would consider various factors, including whether the site was flat

because slopes would generally not be suitable for development, before making available restored landfill sites for development. If levelling of slopes was required for development, it might affect the existing pipes and monitoring facilities under the landfills surface and would hinder environmental monitoring and might affect the safety of the restored landfills. As EPD staff and contractors were required to carry out inspection and monitoring at the monitoring boreholes in the landfills regularly, the department would exclude those locations from planning of development area, so only the existing site area could be made available for development;

- The TWGHs team and their architects would come up with the most suitable design in the light of the characteristics of the site and the development constraints in order to best utilise the space and cater for the need of environmental monitoring of the restored landfill while fulfilling the proposed use of the E-Co Village;
- EPD would carefully study whether Lot A was suitable for short-term community farm or other uses. Before opening any restored landfill to the public, detailed planning study had to be conducted to ensure availability of ancillary safety facilities. Therefore, it was inappropriate to open restored landfill indiscriminately to avoid posing danger to the public.

13. The views and enquiries of Members were as follows:

- Members hoped that TWGHs could provide specific information and data, such as the specific percentage of use of environmentally friendly materials, the exact activities to be held or the facilities to be provided, the estimated number of beneficiaries, how much food in the restaurant was from the vegetables provided by green nurseries, the ratio of solar energy consumption in the E-Co Village, the maximum capacity of the camping site and the number of campers received per week, so that Members could assess the cost effectiveness of the proposal based on relevant data, and the indicators of relevant data would also be important to future publicity and continue support from the community;
- Members hoped that TWGHs could regularly provide the documents and information on infrastructure and financial analysis of the E-Co Village to DC;
- Members suggested the E-Co Village make contribution to the local community, in particular the residents, schools and organisations in

Tseung Kwan O, at the earliest opportunity upon completion by inviting them to join guided tours;

- Members hoped that TWGHs and the Home Affairs Bureau could jointly manage the bicycle rental service;
- Members hoped that the construction of the footbridge connecting LOHAS Park and Tseung Kwan O Area 77 could be speeded up and the monitoring of Lot A could be strengthened to avoid environmental hygiene problems;
- Members asked whether the E-Co Village would be open to organisations and the relevant criteria for approval, and the disturbance that might arise.

14. Mr. Ivan YIU of TWGHs responded as follows:

- The camping area and the environmentally friendly materials used, which were introduced by the video played, had been included in the budget and had been submitted to EPD. TWGHs would implement the proposal according to the design;
- Regarding cost effectiveness and performance targets, TWGHs hoped that the facilities in the E-Co Village could achieve 200,000 attendance within three years. The service recipients included 125 schools in Sai Kung District, and TWGHs would proactively liaise with schools to support their environmental education;
- The maximum capacity of the camping site (the number of people that could use the site concurrently) was estimated to be 300 people;
- TWGHs was willing to report to DC regularly and listen to the views of Members;
- TWGHs would carefully study the views of Members on bicycle service and would optimise the use of bicycles as an environmental education tool;
- TWGHs would organise activities during holidays and use the facilities in the E-Co Village as a base for supporting community activities and would organise environmental education activities with local organisations.

15. Ms. Betty CHEUNG of EPD responded as follows:

- EPD would closely monitor the performance indicators, number of participants, development progress and future operation of the revitalisation project;
- TWGHs was required to submit progress reports to EPD and the Steering

Committee on the funding scheme regularly. EPD would also report the progress of the whole scheme to DC at an appropriate time and ensure that the proposal could be implemented in accordance with the established timetable to serve the community as soon as possible;

- Regarding the possible disturbance caused by the activities as raised by Members, the activities must comply with the requirements of environmental protection legislation to avoid causing nuisance to the surrounding environment. EPD would also closely monitor the situation.

16. The supplementary views of Members were as follows:

- The views of Members would be followed up by the Steering Committee;
- TWGHs had considered that members of the public would use the facilities as an individual or as a group, and would report the booking system and arrangement to DC at an appropriate time;
- Regarding the overall operation of the revitalisation scheme, TWGHs would seek advice from the relevant advisory organisation and report to DC;
- For the specific timetable of the revitalisation scheme, after EPD had resolved the relevant technical issues with TWGHs, it would apply for funding from the Finance Committee of the Legislative Council as soon as possible;
- As no suitable revitalisation proposal was received for the Restored Landfill Section A, Members hoped that the department or the bureau could introduce the site again or develop and operate the site on its own as soon as possible;
- Members had informed TWGHs that the entrance of the pet garden at the waterfront cycle track would be relocated, and hoped that the public could use the entrance to visit the E-Co Village in the future. They also recommended TWGHs to make good use of the entrance when planning bicycle guided tours.

17. The Chairman concluded that the Committee did not object to the captioned revitalisation scheme, and invited EPD and TWGHs to refine the proposal having regard to the views of Members.

III. FEHD Lunar New Year Fair of Sai Kung in 2018 (SKDC(HEHC) Paper No. 119/17)

18. Ms. MAR Suk-fong, Chief Health Inspector (Sai Kung) 1, Food and Environmental Hygiene Department (FEHD) introduced the contents of the paper.

19. Members noted the above paper.

IV. FEHD Anti-mosquito Campaign 2017 (Phase III) in Sai Kung District (SKDC(HEHC) Paper No. 120/17)

20. Ms. MAR Suk-fong of FEHD introduced the contents of the paper.

21. Members noted the above paper.

V. FEHD Refurbishment programme of Sai Kung Tai Au Mun Public Toilet (SKDC(HEHC) Paper No. 121/17)

22. Ms. MAR Suk-fong of FEHD introduced the paper and supplemented as follows:

- The refurbishment of Sai Kung Yi Chun Street Public Toilet and Bathhouse commenced on 1 September, and was expected to be completed by the end of February next year;
- The refurbishment of Sha Kok Mei Public Toilet (I) would be carried out between 11 October and 5 February next year. FEHD had informed and contacted DC Member of the constituency and the village representative of the arrangement.

23. The views of Members were as follows:

- Members supported the refurbishment programme of Tai Au Mun Public Toilet. However, as the usage rate of the public toilet during summer vacation would be huge, Members hoped that the works period could be advanced or shortened and suggested providing temporary mobile toilets during the refurbishment period for the people in need;
- Members supported the refurbishment programme of Sha Kok Mei Public Toilet, and suggested providing temporary mobile toilets at the car park because the location was close to residential area.

24. Ms. MAR Suk-fong of FEHD responded as follows:

- FEHD had discussed with the Architectural Services Department

(ArchSD). Considering that the refurbishment of Tai Au Mun Public Toilet might be affected by weather conditions, ArchSD still accepted to shorten the works period from the original nine months to six months and FEHD also agreed that the works period of six months was necessary;

- The department would consider the views of Members on the provision of temporary mobile toilets at Sha Kok Mei Village and Tai Au Mun, and would contact DC Members of the relevant constituencies to discuss the suitable locations.

【Post-meeting note of FEHD: For the refurbishment of Sha Kok Mei Public Toilet (I), DC Member of the constituency and the village representative agreed that no temporary mobile toilet was required during the works period.】

25. Members noted the above paper.

VI. Environmental, Hygiene and related matters

(A) Matters Arising (Environmental, Hygiene and related matters)

(1) FEHD Second Phase of Anti-rodent Campaign 2017 in Sai Kung District (Paragraphs 5 to 7 of the minutes of last meeting)

26. The views of Members were as follows:

- On 12 September at 7:30 p.m., a member of the public found rodents in the subway from the Capitol to the Beaumont II and suspected that the recycling bin nearby was not properly cleaned which resulted in the problem and asked the department to follow up the matter;
- After some large-scale anti-rodent campaigns at Sheung Tak Estate, there were no occurrences of rodents in most places. Members would continue to closely cooperate with the management office and the cleansing company to strengthen future work to avoid the recurrence of the problem, and thanked FEHD for its valuable opinions;
- Members asked FEHD to enhance communication with Tsui Lam Estate Owners' Corporation to deal with the rodent problem in the Estate.

27. The Chairman concluded that Members appreciate the efforts of FEHD and asked FEHD to follow up the cases raised by Members. He suggested and Members agreed to delete this item.

【Note: Please also refer to paragraphs 58 to 63 of the minutes of this meeting】

【Post-meeting note of FEHD: FEHD officers had strengthened street cleansing and rodent control work at the streets in the vicinity of the Beaumont II, and had visited Sheung Tak Estate and Tsui Lam Estate again to carry out inspection with the management office/property estate office/the responsible persons of the LINK and follow up the rodent problem.】

(2) Working Groups under the HEHC

(Paragraphs 8 to 10 of the minutes of last meeting)

(SKDC(HEHC) Paper No. 122/17)

28. Members noted the progress report and the updated membership list of the Community Involvement in Environmental Protection Working Group (Working Group) under the Housing & Environmental Hygiene Committee of SKDC.

29. The Chairman asked Members to refer to Annex 2 to Paper No. 122/17 and note the section on declaration of interests. The Chairman said that the information on declaration of interests in the paper was prepared according to the previous records of the Secretariat. In case there were errors or omissions, Members were asked to make declaration immediately and complete the declaration form after the meeting for the Secretariat's record. In addition, Members should declare interests or update the information before the meeting for the Secretariat to send the information on Members' declaration of interests to all Members by email for reference. The Secretariat had received updated information before the meeting and had uploaded the revised Paper No. 122/17 to SKDC website and informed Members.

30. The Chairman said that according to Order 48(12) of SKDC Standing Orders, "The chairman of a committee shall decide whether a member of the committee (other than the chairman of the committee) disclosing an interest in a matter may speak or vote on the matter, may remain in the meeting as an observer, or should withdraw from the meeting." The Chairman asked Members to refer to the Good Practice on the arrangement for handling declaration of interests issued by the Home Affairs Department and decide on their own whether the interests they declared were first/second/third tier.

31. Mr. LEUNG Li declared that he was an advisor of the Women's Association of Tseung Kwan O Community, which was first-tier declaration.

32. Mr. CHUNG Kam-lun declared that he was an advisor of the Women's Association of Tseung Kwan O Community, which was first-tier declaration.
33. Mr. Stanley TAM declared that he was an employee of the Christian Family Services Centre, which was second-tier declaration.
34. Mr. Gary FAN declared that he was an advisor of the Women's Association of Tseung Kwan O Community, which was first-tier declaration.
35. Mr. Francis CHAU declared that he was the honorary chairman of the Women's Association of Tseung Kwan O Community, which was first-tier declaration, and supplemented that he had withdrawn from the Working Group.
36. The Chairman suggested and Members agreed that the Members who had made first-tier declaration could participate in the discussion, decision or voting on the relevant funding application, the Members who had made second-tier declaration should remain silent in the discussion and should not participate in the decision or voting on the relevant funding application.
37. The Secretary of the Working Group introduced the contents of the progress report.
38. The Chairman suggested and Members agreed to endorse the report, the updated membership list of the Working Group and the activity proposals and funding applications submitted by the relevant organisations.
39. The Chairman then suggested and Members agreed to extend the tenure of the Working Group for eight months according to Order 41(2) of SKDC Standing Orders. Meanwhile, as the tenure of the office of the Convenor also expired, the Chairman invited Members to make nominations for the Convenor of the Working Group.
40. Mr. Francis CHAU nominated Mr. Raymond HO to continue to serve as the Convenor of the Working Group and was seconded by Mr. CHUNG Kam-lun.
41. Mr. Raymond HO accepted the nomination.
42. There being no other nomination and no objection, the Chairman declared that Mr. Raymond HO was elected uncontested and would continue to serve as the

Convenor of the Working Group.

(3) FEHD The Strategies and Work of Improving the Environmental Hygiene of Hong Kong and District Action Plan
(Paragraphs 11 to 18 of the minutes of last meeting)

43. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

(4) Request to promptly install noise barriers or pave low noise surfacing material for the busy road sections that are close to the estates in Tseung Kwan O
(Paragraphs 23 to 25 of the minutes of last meeting)

44. A Member requested EPD to study the proposal of increasing the height of the stone wall at Tseung Kwan O Tunnel Road to four metres, and hoped that the department could take note of public views, including legislative review on the traffic noise level acceptable at night time, because during night time, noise level below the existing standard might still cause nuisance to the public. Members also enquired about the timetable for commencing the works for noise barriers in Tseung Kwan O district, including the section of Po Lam Road North near King Ming Court and Hong Sing Garden.

45. Mr. Geli MA, Senior Environmental Protection Officer (Regional East) 4 (Acting), EPD responded as follows:

- Under the existing policy, unless the traffic noise level of the road section near the residential area exceeded 70 dB(A)L₁₀ (1 hour), no study on the installation of noise barrier on the road section would be carried out;
- The funding application for the works should be carried out under the established mechanism of the Government. The department would report to Members if there was further update.

46. A Member enquired about the measurement standard of traffic noise.

47. Mr. Geli MA of EPD said that if there was over 10% of time in an hour where the noise level measured had exceeded the established sound level indicator, it would be regarded as having exceeded the standard of road traffic noise.

48. The views and enquiries of Members were as follows:

- Members considered that the traffic noise standard was out-of-date, and adjustment to the standard would be required in different time periods;
- Members hoped that the department could give an estimated cost required for carrying out the relevant works at the proposed locations and provide the information to Members for further study.

49. Mr. Geli MA of EPD noted the views of Members, and said that the construction cost of a project generally involved various factors such as the length, height and size of noise barriers. As the traffic noise level at the relevant road section near the residential area did not exceed 70 dB, the Government would not study the installation of noise barriers at the location or provide relevant information on the project cost.

50. A Member said that the installation of noise barriers was an issue of concern, and hoped to know the project cost in order to understand the problems encountered for installing noise barriers such that he might seek resources from the Government through other channels.

51. The Chairman asked EPD to follow up the matter.

**(5) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill
(Paragraphs 26 to 34 of the minutes of last meeting)
(SKDC(HEHC) Paper Nos. 123/17 and 124/17)**

52. Members noted the reports on the operation of landfill and fill bank submitted by EPD and the Civil Engineering and Development Department (CEDD).

53. The views and enquiries of Members were as follows:

- According to the figures provided by EPD, odour complaint cases in August and July were 31 cases and 7 cases respectively, which were different from the data provided by the department to other committees;
- There was suspected odour from landfills in various locations in Tseung Kwan O South recently. Members hoped that the department could explain whether the source of odour was from the gas seeped from the works pipes used in converting biogas to town gas or from the refuse

collection vehicles parking at Pak Shing Kok;

- Members hoped that the Government would actively consider deferring the opening hour of the fill bank to 9:00 a.m., because traffic was very congested at Tseung Kwan O Tunnel from 7:00 a.m. to 9:00 a.m., dump trucks driving to Tseung Kwan O Tunnel at that period would further worsen the traffic conditions;
- Members asked for the reasons for repeated deferment of the commissioning date of the temporary barging point.

54. Mr. Geli MA of EPD responded as follows:

- Paper No. 123/17 was the operation report of the South East New Territories (SENT) Landfill while the complaint cases shown on the paper referred to the complaints on suspected landfill odour, while for the paper submitted to the full council of SKDC last time, the odour complaint figures included odour complaints with sources not from landfills;
- The department was still investigating the sources of odour of the relevant cases, and had enhanced inspection at the locations which might be the sources of odour, including neighbouring facilities such as landfill, restoration area, sewage treatment plant, Pak Shing Kok in which refuse collection vehicles were parking, etc.;
- The department had earlier inspected the location for parking refuse collection vehicles at the tenancy site of Pak Shing Kok and found odour problem. The department had contacted the District Lands Office (DLO) to inform the tenants to adopt practical improvement measures, and the lease would expire within a short time. When the departmental officers inspected the location again recently, the odour problem was alleviated;
- The department had also found odour problem from the industrial estate and might be sourced from drain cleansing work by DSD and the operating biodiesel plant. According to the findings above, the departmental officers had advised DSD workers, such as covering and clearing the odour-emitting sludge as soon as possible to reduce the generation of odour, and requested the consultant appointed by the biodiesel plant for a full investigation;
- The department noted the views of Members on deferring the opening time of the fill bank. As CEDD had not provided the information on the progress of providing a temporary barging point, the department was unable to respond to the related question.

55. The views and enquiries of Members were as follows:

- Members hoped that the department could update the related figures in the operation report of the SENT Landfill and provide clearer information;
- Members hoped that the Chairman or the Committee would have the opportunity to inspect the site at Area 137 for placing idle skips because domestic garbage might be accumulated in idle skips and cause odour;
- Members hoped that the department could strengthen the follow-up actions on Saturdays and Sundays to expedite the handling of public complaints arising from the landfills and the fill banks through hotline reporting, including insecure load and odour emission;
- Members considered that it was an improper arrangement to defer the commissioning date of the temporary barging point repeatedly, and requested the relevant department to strengthen the follow-up action, so as to reduce the frequency of fill transportation to the fill bank using land transport via Wan Po Road.

56. Mr. Geli MA of EPD responded as follows:

- In case of situations such as insecure load, members of the public could make a complaint through the 24-hour hotline of the department. The departmental officers would take follow-up action based on the information provided by the complainant. In case of emergency or serious incident, the public could dial 999 to seek immediate assistance from the Police.

57. The Chairman asked the relevant departments to continue to follow up the matter, and would contact EPD and individual Members through the Secretariat for on-site inspection in the vicinity of the fill bank at Area 137.

【Post-meeting note: The on-site inspection had been conducted on 25 October】

(6) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District
(Paragraphs 35 to 37 of the minutes of last meeting)
(SKDC(HEHC) Paper Nos. 125/17 and 126/17)

58. Members noted the statistical report on environmental hygiene service and the statistics on the enforcement actions against illegal hawkers carried out by the Hawker

Control Teams of the Sai Kung District for the period from July to August 2017 submitted by FEHD.

59. Ms. MAR Suk-fong of FEHD supplemented that in addition to two rounds of territory-wide anti-rodent campaign per annum, there were two rounds of anti-rodent operation in designated target areas this year. The first round would be held in Sai Kung Old Town from May to July, and the second round would start from 11 September at Beverly Garden and Bauhinia Garden in Tseung Kwan O. The departmental officers together with the Chairman and DC Members of the constituencies had distributed promotional letters to shops on 8 September, and organised health talks at the two housing estates respectively on 13 September. In tandem with the anti-rodent operation in designated target areas, the department had carried out relevant publicity activities at Sheung Tak Estate on 8 September.

60. A Member said that the renovation works of Hau Tak Market might give rise to the rodent problem and the fleeing of rodents, and hoped that FEHD, Housing Department (HD), the relevant contractor and Link REIT could come up with a specific action plan to deal with the problem

61. Ms. MAR Suk-fong of FEHD responded that the department had visited a number of housing estates and Sheung Tak Shopping Centre in July, including Po Lam Estate, Hau Tak Estate, Kin Ming Estate, Sheung Tak Estate and The Wings II to discuss the rodent problem.

62. A Member hoped that the department could step up the promotion of pest and mosquito control to the cleaning companies and the responsible persons of construction sites at the housing estates near LOHAS Park to reduce the nuisance caused to the environment.

63. Regarding the rodent problem that might arise from the renovation of Hau Tak Market, the Chairman said that he would facilitate the coordination between the Link REIT and the property management office of Hau Tak Estate.

【Note: Please also refer to paragraphs 26 to 27 of the minutes of this meeting】

【Post-meeting note of FEHD: FEHD staff had carried out inspection with the responsible person of the Link REIT at Hau Tak Market and learnt the anti-rodent work carried out during the renovation period of the market and strengthened the anti-rodent work in the surrounding public areas.】

- (7) Strongly request to provide an exact relocation date of the waste recycling yards at Wan Po Road which has been causing nuisance to residents
(Paragraphs 38 to 42 of the minutes of last meeting)**

64. The views of Members were as follows:

- Members hoped to keep the item and continue to follow up the exact relocation date of the waste recycling yards;
- Members found that the grab-mounted lorry of the mobile recycler was parked on the pavement outside the waste recycling yards and occupied some lanes of Wan Po Road which seriously affected traffic conditions and road safety. Members asked DLO to follow up the matter and allocate additional resources to step up the inspection at the relevant location.

65. The Chairman asked DLO about the information on the relocation date of the recycling yards.

66. Mr. LI Man-yim, Administrative Assistant/Lands (Acting), District Lands Office, Sai Kung responded that the relocation date of the waste recycling yards would tie in with the future Land Sale Programme, and there was no further supplementary information at this stage. In addition, the department noted the views of Members on the operation of mobile recycler and would take follow-up action.

67. The Chairman announced that this item would be kept.

- (8) Request the Environmental Protection Department to step up inspections in the Industrial Estate and the Landfill to find out whether there is any illegal discharge of wastewater into the communal storm water drains
Request for conducting full investigation into the muddy water found in the waters of the Tseung Kwan O Industrial Estate and Tiu Keng Leng, and the recent odour in Tseung Kwan O
(Paragraphs 54 to 59 of the minutes of last meeting)**

68. A Member said muddy water was found again, and the information reflected by the department was different from the actual condition. The Member hoped that the department could step up its efforts and carry out inspection.

69. The Chairman announced that this item would be kept.

- (9) Request for Concern about the cleaning of the road section between exit B of the Po Lam Station of the MTR and the King Lam Estate, and request for carrying out cleaning work on that road section promptly
(Paragraphs 62 to 64 of the minutes of last meeting)**

70. The Chairman said that as Members had no other comment and the relevant department was following up the item, he suggested and Members agreed to delete this item.

- (10) Request the Sai Kung District Environmental Hygiene Office to seriously handle the problem of illegal hawking on vehicles in Tong Chun Street and Chi Shin Street, so as to reduce the nuisance caused to residents
(Paragraphs 66 to 70 of the minutes of last meeting)**

71. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

- (11) Request the Environmental Protection Department to explain the criteria for granting the “construction noise permit” for holidays
Issues relating to the repairing works for salt water mains
(Paragraphs 71 to 78 and 114 to 115 of the minutes of last meeting)**

72. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

- (B) 2 Motions Presented by the Members (Environmental, Hygiene and related matters)**

- (1) Request the Government to conduct a thorough investigation into the causes of the appearance of white foam on the streams in the Little Hawaii Trail in Tseung Kwan O Upper Village
(SKDC(HEHC) Paper Nos. 127/17, 135/17 and 136/17)**

73. The Chairman welcomed the following representative to the meeting:

- Mr. CHENG Chun-wai, Engineer/Tseung Kwan O, Drainage Services Department (DSD)

74. The Chairman said that the motion was moved by Ms. Christine FONG and seconded by Mr. CHAN Kai-wai and Mr. CHEUNG Mei-hung.

75. Members noted the replies from EPD and DSD.

76. A Member asked whether the detergent packaging factory at Pak Shek Wo Tsuen had met the licensing requirements and whether its operation was up to standard, and requested the department to strengthen the control on the related factory.

77. Mr. Geli MA of EPD responded that the departmental staff were still following up the captioned matter to identify the source. Information revealed that the departmental officers had investigated the issue on site together with DSD officers on the day of public complaint and found the foam at the downstream of the river. The departmental officers had also carried out inspection at the upstream, and found that the related suspected pollutants were not discharged from the river branch near the detergent factory and Pik Uk Prison, but did not exclude the possibility that waste water was poured into another river branch. In addition, the department was still following up whether there was illegal discharge from the detergent factory, or misconduct in the work process. For licensing, if the detergent factory needed to discharge waste water into a stream or a drain, it could apply for a discharge licence from the department, and the same condition also applied to Pik Uk Prison.

78. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

79. The views and enquiries of Members were as follows:

- Members hoped that EPD could provide the operation information of all organisations or factories located in the vicinity of Tseng Lan Shue Upper Village and Pak Shek Wo, including the types of licences obtained and the pollutants that could be discharged, so that the Committee would have the knowledge and assist DSD to check records;
- Members hoped DSD could provide the problems of illegal drain connection found in the vicinity of Clearwater Bay, Hang Hau area and Tseung Kwan O in the past and the suggested improvement measures;
- Members considered that the white foam on the streams would have profound impact on the environment and hoped that the Department would not cease the investigation until the source was identified.

80. Mr. CHENG Chun-wai of DSD responded that the department would assist EPD to follow up on the investigation on the captioned suspected pollutant discharge and cleanse the streams. Based on the information available, the major cases of suspected pollutant discharge received in the past were the incident last year involving the Fire and Ambulance Services Academy and the captioned case. The department would check the relevant records of the past few years and provide a reply to DC after the meeting.

【Post-meeting note of DSD: Since 2016, DSD had not received any report on expedient connection in the vicinity of Clearwater Bay, Hang Hau area and Tseung Kwan O. DSD would continue to conduct regular inspections of the major public stormwater and sewage discharge systems. Immediate follow-up action would be taken if expedient connection was found. Besides, since 2016, the cases of suspected pollutant discharge in the vicinity of Hang Hau area and Tseung Kwan O received by DSD were as follows:

Date	Location	Suspected pollutants
April 2016	Sea surface near Tseung Kwan O Industrial Estate	Muddy water
December 2016	Natural stream at Pak Shing Kok	White foam
June 2017	Nullah at Siu Chik Sha	Muddy water
August 2017	Streams at Little Hawaii Trail	White foam
October 2017	Sea surface near Ocean Shores	Muddy water

DSD would assist EPD and the relevant departments to conduct follow-up investigation on the cases of suspected pollutant discharge, and cleanse the streams and public stormwater and sewage discharge systems.】

81. The Chairman asked the relevant department to follow up the matter.

(2) Request the Food and Environmental Hygiene Department to follow up on the problem of accumulation of styrofoam boxes on the pavement of Choi Ming Street, and to step up patrolling and institute prosecution (SKDC(HEHC) Paper Nos. 128/17 and 137/17)

82. The Chairman said that the motion was moved by Mr. CHAN Kai-wai and

seconded by Ms. Christine FONG and Mr. CHEUNG Mei-hung.

83. Members noted the reply from FEHD.

84. Ms. MAR Suk-fong of FEHD supplemented that when the departmental officers inspected the location in early September, it was found that styrofoam boxes were collected and placed at the location by recycling practitioner for delivery by trucks. The departmental officers had requested the relevant individuals to remove the styrofoam boxes and had carried out inspection again at the location. No styrofoam boxes were found. The department would continue to take note of the situation there.

85. There being no amendment or objection from Members, the Chairman declared that the motion was carried and asked FEHD to continue to follow up the matter.

VII. Public Housing and related matters

(A) Matters Arising (Public Housing and related matters)

(1) Request to promptly solve the congestion problem of the access at Kin Ming Estate and to install elevator or escalator at an appropriate location (Paragraphs 79 to 82 of the minutes of last meeting) (SKDC(HEHC) Paper No. 129/17)

86. Members noted the statistical report on pedestrian flow submitted by the HD.

87. A Member was concerned about the ventilation of the escalator area at Kin Ming Estate, because one of the oscillating fans installed at the location was damaged in mid-August without replacement, and the management office responded that it was ordering the oscillating fan. In view of the increase in escalator users at the start of the school year in September and the hot weather, the Member hoped that the department could follow up and replace the damaged oscillating fan as soon as possible.

88. Mr. Wallace LAU, Senior Property Service Manager (Kowloon West and Sai Kung), HD said that the situation was noted, and had requested the contractor to prepare spare parts, including parts and fans which were easily damaged and required regular replacement, so that there would not be a delay in the replacement of damaged items due to unavailability of stock. The department hoped that the situation would

improve in the future with the above arrangement.

89. The Chairman asked HD to continue to follow up the matter.

(2) Request to install digital monitoring system (“sky eye”) at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate

(Paragraph 83 of the minutes of last meeting)

Request the Housing Department to install surveillance system commonly called the “eyes in the sky” at the black spots of throwing objects from height opposite Ming Yu House and Ming Chau House of Kin Ming Estate, so as to combat the problem of throwing objects from height

(SKDC(HEHC) Paper Nos. 130/17, 132/17 and 138/17)

90. Members noted the Situation Report on Objects Dropped from Height submitted by HD.

91. The Chairman said that a motion moved by Members was related to this item, the Chairman suggested and Members agreed to discuss them together.

92. The Chairman said that the motion was moved by Mr. LEUNG Li and seconded by Mr. Gary FAN, Mr. CHUNG Kam-lun, Mr. Frankie LAM, Mr. LUI Man-kwong and Mr. LAI Ming-chak.

93. Members noted the reply from HD.

94. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

95. Mr. Wallace LAU of HD supplemented that the department attached great importance to the situation of throwing objects from height. For the incident of throwing objects from height at Ming Chau House of Kin Ming Estate, the department had adjusted the monitoring system to a suitable angle at a suitable location to monitor the black spot and hoped to achieve deterrent effect so that no incident of throwing objects from height would occur again. The department would also deploy additional Special Operation Team to carry out monitoring and prosecution work in the housing estate on a non-periodic basis. In addition, the estate office would also put up posters and banners in the estate to remind residents of the punitive actions against throwing objects from height, and would include the related information in estate newsletters to increase the awareness of residents on this issue.

96. The Chairman asked HD to continue to follow up the matter.

(3) Situation Report on Itinerant Hawkers

Urge government departments to coordinate in solving the problem of itinerant hawkers in Tseung Kwan O

(Paragraphs 84 to 87 of the minutes of last meeting)

(SKDC(HEHC) Paper No. 131/17)

97. Members noted the situation report on illegal hawkers in the public housing estates of Tseung Kwan O for the period from July to August 2017 submitted by HD.

98. A Member considered that there was no marked improvement over illegal hawking in Sheung Tak Estate as a whole, and hoped that the estate office could provide electronic recording devices at the black spots where hawkers often gathered so that the relevant staff could carry out inspection at the location on a daily basis as scheduled and evict illegal hawkers. HD was also requested to instruct the management office to provide the relevant facilities to increase the difficulty in illegal hawking and reduce the opportunity of assembling.

99. Mr. Wallace LAU of HD responded as follows:

- The department would consider providing electronic recording devices subject to resources, and would contact the DC Member of the constituency for on-site inspection and discuss the location suitable for installation;
- As some places of Sheung Tak Estate were managed by the Link REIT, the department had contacted the Link REIT to coordinate and arrange the joint operation to combat illegal hawking in Sheung Tak Estate together. The department would inform Members when there was further information.

100. The Chairman asked HD to follow up the matter.

(4) Strongly request the Housing Department to check the rooftop transmitters in Sheung Tak Estate to safeguard the health of the residents

(Paragraphs 88 to 90 of the minutes of last meeting)

101. There being no other comment from Members, the Chairman suggested and

Members agreed to delete this item.

- (5) Request for repaving the floor tiles on the covered walkway of Sheung Chun House in Sheung Tak Estate promptly, and conducting a comprehensive review on the condition of other walkways, and repaving the road surfaces of the walkways that have such need in phases (Paragraphs 91 to 95 of the minutes of last meeting)**

102. A Member said that on-site inspection had been carried out with HD staff two months ago and the staff were informed of some black spots with potential safety hazards. For the ramp opposite to Sheung Chun House, the works were close to completion, and anti-skid dressing had been laid at suitable locations. For the road section with covered walkway, design and quotation were underway. It was hoped that the department could commence the works early for the public to use the walkway safely.

103. Mr. Wallace LAU of HD responded that as some sections of the covered walkway of Sheung Chun House were jointly owned by the Housing Authority (HA) and the Link REIT, HD had to discuss the estimated project cost and timetable with the relevant department and the organisation, and expected to carry out the relevant works early next year.

104. The Chairman asked HD and the relevant department to continue to follow up the matter.

- (6) Complaint about the accumulation of water on the floor caused by the fact that the temperature of the air-conditioner of the flat below was set too low (Paragraphs 98 to 102 of the minutes of last meeting)**

105. There being no other comment from Members, the Chairman suggested and Members agreed to delete this item.

(B) 2 Motions Presented by the Members (Public Housing and related matters)

- (1) Request the Housing Department to install surveillance system commonly called the “eyes in the sky” at the black spots of throwing objects from height opposite Ming Yu House and Ming Chau House of Kin Ming Estate, so as to combat the problem of throwing objects from height (SKDC(HEHC) Paper Nos. 132/17 and 138/17)**

106. The Chairman said that the motion had been discussed and carried earlier (paragraphs 90 to 96 of the minutes of this meeting).

**(2) Request the relevant departments to conduct a comprehensive investigation into the incident that some organisations have organised Yu Lan Ghost Festival in Sheung Tak Estate without approval, and to investigate into the suspected illegal behaviours involved
(SKDC(HEHC) Paper Nos. 133/17, 139/17 and 143/17)**

107. The Chairman said that the motion was moved by Mr. LUK Ping-choi and seconded by Mr. TSE Ching-fung.

108. Members noted the replies from the Sai Kung District Office (SKDO), HD, the Link REIT, the Labour Department and the Transport and Housing Bureau.

109. Mr. Wallace LAU of HD responded that the management office was found to have inadequacies in handling the incident. The department had immediately issued a warning letter to the management company and requested the adoption of proper measures when the same incident occurred next time. The department also considered meeting with the management of the management office to reiterate HD's concern over the incident. Moreover, the department would further strengthen the regulation of the management company and hoped to enhance communication with the mutual aid committee.

110. The views and enquiries of Members were as follows:

- Whether an application for organising fund-raising activities was submitted by Sheung Shun House to the relevant department;
- If the organisation used the electricity from the meter room without application and authorisation, whether the act had violated Item 14 – “Damaging or stealing HA’s property” in the Marking Scheme for Estate Management Enforcement (Marking Scheme) of HD.

111. Mr. Wallace LAU of HD said that in the investigation process, the department found that the management company had its inadequacies when handling the issue of power supply. The department would strengthen the monitoring of the management company and would review the established procedures to prevent the same incident from occurring. In addition, the Marking Scheme introduced by HD did not apply to the act mentioned by a Member.

112. Mr. Peter KWOK, Assistant District Officer (Sai Kung)1, SKDO added that SKDO had not received the application for the activity from Sheung Shun House.

113. A Member raised the following views and relayed the response from the organising committee of Yu Lan Ghost Festival:

- Yu Lan Ghost Festival was a traditional festival. Residents of Sheung Ming House, Sheung Shun House and Sheung Tak area had formed an organising committee to serve the residents of Sheung Tak Estate and organised the activities for Yu Lan Ghost Festival;
- As fund-raising activity was involved, Sheung Ming House had applied for and obtained the relevant licences from HA and the District Office;
- After the financial report of the related activity was completed, the relevant expenditure records would be kept and submitted to the relevant departments;
- the scaffolds erected for the activity could not be immediately demolished after the activity due to weather conditions, but the relevant scaffolds had been removed on 29 August;
- The working staff used the electricity from Sheung Nim House on that day;
- The organising committee confirmed that there were inadequacies and had reviewed the arrangement of the relevant activity.

114. The views of Members were as follows:

- The fund-raising activity was not carried out in the approved location, and no application was made for the venue for the “Ta Chai” ceremony of Yu Lan Ghost Festival. Members were astonished and wished to know the reasons why the activity could be organised in the past five years, and hoped that HD faced up to the problem;
- As the activity was not covered by third party public liability insurance and was organised when the Gale or Storm Signal No. 8 was in force. In case of any accidents, the problem would become very serious;
- Respecting Yu Lan Ghost Festival and its traditional festive did not mean that application and approval were not required for organising the related activities.

115. Mr. Wallace LAU of HD responded that Yu Lan Ghost Festival was a local and

traditional activity with historical significance, but agreed that the activity must be approved and recognised by the department. The organiser of the activity should know clearly the rules to follow and the relevant liability issues. HD would have thorough discussion and communication on this item with Members at the Estate Management Advisory Committee in this district. It was hoped that if the relevant activity would be held again next year, it would be held under a fair, reasonable and lawful condition.

116. There being no amendment or objection from Members, the Chairman declared that the motion was carried.

VIII. Other Matters

(A) Matters Arising (Other matters)

(1) Request for the early introduction of more efficient methods for detecting water seepage in buildings so as to obviate the suffering of the residents promptly

**The progress on the improvement to the investigation methods made by the Joint Offices for Investigation of Water Seepage Complaints
(Paragraphs 109 to 111 of the minutes of last meeting)
(SKDC(HEHC) Paper No. 134/17)**

117. Members noted the reply from the Joint Office of Building Department and FEHD.

118. The views and enquiries of Members were as follows:

- Members hoped that the Joint Office could deploy more resources to invest in the procurement of advanced technological equipment. As far as Members knew, investigation was terminated for about 20% of cases this year as no source of water seepage could be identified. The complainant might lodge further complaints on the same case, and the department would have to deploy more manpower and time for repeated investigations. Members doubted whether the relevant situation would be cost-effective;
- After multiple water seepage tests, the department had to appoint a contractor to carry out tests with advanced technological equipment to identify the source of water seepage. Members considered that it would

be more appropriate for the department to spend the relevant costs on the procurement of such equipment, which would also reduce investigation time;

- As the number of cases in which the source of seepage could not be identified was increasing, a Member considered that the department would require advanced technological equipment to identify the source of seepage and increase efficiency;
- In some seepage cases, the humidity value no longer exceeded 35% because of dry weather or subsequent cease of seepage, and thus the investigation was terminated. Members considered that the threshold of higher than 35% of humidity value at the location of seepage to be determined as “water seepage problem” was too high;
- Members considered that the procedures for handling water seepage complaints were complicated. If the department deployed staff for repeated on-site investigations but the source of seepage was not found, the affected flat owner might feel disturbed and refused to allow the entry for investigation;
- The use of advanced technological equipment for testing could reduce the time for non-destructive testing by means of elimination and could expedite the handling of the accumulated water seepage cases.

119. The Chairman said that the Committee would write to the Joint Office to reflect the views of Members.

IX. Any Other Business

120. No other business was raised.

X. Date of Next Meeting

121. The Chairman said that the sixth meeting of 2017 was scheduled for Thursday, 16 November 2017 at 9:30 a.m. The meeting adjourned at 12:00 noon.

Housing and Environmental Hygiene Committee
Sai Kung District Council
October 2017