

**Summary of Minutes of Meeting of Islands District Council**

Date : 18 June 2012 (Monday)  
Time : 2:00 p.m.  
Venue : Conference Room, Islands District Council, 14/F., Harbour Building,  
38 Pier Road, Central, Hong Kong.

I. Visit to Islands District Council by the Director of Food and Environmental Hygiene

The Director of Food and Environmental Hygiene briefed the meeting of the duties of the Food and Environmental Hygiene Department (FEHD), mainly in food safety, hawker control and columbaria.

A member said that the Chief Executive (Designate) recently proposed that hawker policies should be reviewed, and that each district should adopt different measures in accordance with its special situations. The member proposed that hawker night market be developed in Tung Chung, especially to meet the needs of those who returned from work at the airport near midnight looking for night snacks. He also proposed the establishment of a FEHD market in Tung Chung for the provision of daily commodities at reasonable price levels.

A member hoped that the Director of Food and Environmental Hygiene (the Director) would follow up on the construction of columbarium at Lai Chi Yuen Cemetery.

A member urged the FEHD to expeditiously implement the plan of establishing a lunar new year fair in Tung Chung.

A member hoped that the Director would follow up on the proposal of relocating the refuse depot near the pier of Yung Shue Wan on Lamma Island.

The Director of Food and Environmental Hygiene responded as follows:

- (a) The FEHD was aware that each district had its own special situations. However, experience showed that while some people favoured the

existence of hawker stalls, some objected to it because of environmental hygiene, nuisances and food safety concerns. It would be difficult to arrive at a consensus and the issue had to be dealt with carefully.

- (b) Unlicensed cooked food stalls could not ensure satisfactory environmental hygiene and public health, thus the Department would take enforcement and control measures. The Department would take into consideration of the special situations of each district, but it did not have any plan to establish new cooked food centre. Another important consideration at issue was sustainability of the cooked food market or night market as in the case of Tung Chung.
- (c) The establishment of a market involved the overall planning of Tung Chung. The Government had to determine the form to adopt for the market, and which department should provide the said market. In the past, the Department established markets to resettle hawkers who used to trade on the streets so as to improve environmental hygiene. The Audit Commission had been very critical of the mode of construction and operation of FEHD markets in the past, and had demanded that sustainability and cost effectiveness of new markets had to be ensured before new plans were implemented. Therefore, the FEHD had to be very prudent in considering the proposal.
- (d) The FEHD would not establish a market for the objective of lowering price levels. Rents were determined by tenders and surveys conducted by the Consumer Council had shown that the price indices of more than half of FEHD markets were higher than the average price indices. Thus, the prices of commodities sold in FEHD markets might not be as cheap as expected. There were currently two markets managed by the Link in Tung Chung, in addition to a number of fresh food stalls. The Department had to be mindful of the sustainability of the proposed market.
- (e) The cost effectiveness of the proposed columbarium at Lai Chi Yuen Cemetery was compromised by the limitation of the landscape and environment. The Department thus had to look elsewhere on Lantau for suitable sites for the construction of columbaria. The Department

was also discussing with the Architectural Services Department to expedite the construction of the columbarium at Cheung Chau Cemetery.

- (f) The plan of establishing a lunar new year fair in Tung Chung would take time and could be implemented earliest by 2014. The FEHD was concerned about the viability of a major fair and might consider setting up one of a smaller scale to test the water. The Department would discuss the matter with relevant government departments.
- (g) The FEHD adopted an open attitude on the issue of relocating the refuse depot at Yung Shue Wan, as long as the proposed site for relocation and scale of works met residents' expectations and operational requirements of the Department.

A member was appreciative of the proactive attitude of the FEHD in the construction of columbarium at Cheung Chau Cemetery. She hoped that the Department would strengthen its manpower in Islands District to enhance services to eliminate pests and mosquitoes.

A member said that tourists reflected that there were not adequate toilets at tourist attractions in Islands District.

The Vice-chairlady was also concerned about the inadequate number of toilets and she enquired about the progress of the construction of the toilet at Tung Chung New Development Pier. She disagreed with the Department's reasons for not developing hawkers' industries. Citing examples of Beijing and Singapore, she said that Islands District was suitable for setting up hawkers' permitted areas as long as there was proper regulation and management. She believed that the proposal would boost the economy of the district.

A member supported the establishment a lunar new year fair in Tung Chung and he also concurred with the notion of setting up a smaller scale one to test the reaction. He was appreciative of the FEHD's proactive efforts in the construction of a columbarium at Cheung Chau Cemetery. He said that the Government should consider the issue of cooked food hawkers from the viewpoint of development, rather than that of control. The Government should, with reference to overseas experiences and through proper management, vitalize the development and operation of cooked

food hawkers as an attraction of tourists. The Government should provide the infrastructure and let the market determine operational issues.

A member hoped that the FEHD would step up its anti-mosquitoes measures on wasted private land.

A member proposed the construction of a columbarium near Lai Chi Yuen Cemetery.

A member was not satisfied with the Director's response. He pointed out that many members had requested the setting up of cooked food stalls and night market in Tung Chung. He hoped that the Government would adopt a new thinking and implement policies in accordance with the special situations of each district, rather than negating the proposal in a wholesale manner.

The Director of Food and Environmental Hygiene further responded as follows:

- (a) If there were adequate resources, the FEHD would as much as possible step up its hygienic services and increase its manpower. It would also enhance anti-pest control before the coming of the rainy season and would request contractors to deploy more staff for the purpose if necessary.
- (b) Private land should be managed by its owners, including pest control. The Department might take prosecution actions if necessary.
- (c) In the recent few years, the Department had spent about \$1 billion to convert dry latrines into flushing toilets and on other improvement works so as to beautify the environment and provide conveniences to tourists. Funding had been approved for the construction of the toilet near the Tung Chung New Development Pier and work would begin as soon as possible. The proposal of the District Council and the local people would be taken into account to improve public toilet facilities in Islands District. However, the Department would need time to study whether there was adequate space for the works involved and to study the issue of land ownership.

- (d) The FEHD was appreciative of the support of the Islands District Council (IDC) in the construction of columbaria. It would study sites proposed by members and would also study the possibility of adding more niches at existing sites.
- (e) The Director understood very well the ideas expressed by members about markets and hawkers and the request of establishing a market operated by the government. He reiterated that much resource had been directed to the construction and running of markets in the past, but effectiveness of some of the facilities had not been satisfactory. Thus the Department would have to learn from past experiences, both positive and negative, before arriving at a decision to respond to the district's demand.

II. Question on provision of fee collection through "Octopus" at A&E Department of Cheung Chau Hospital

The member who raised the enquiry was satisfied with the written reply from the Hospital Authority.

III. Annual District Plan 2012/2013 - Planning

A member enquired whether the amendments of Siu Ho Wan Layout Plan and Tung Chung Town Centre Area Layout Plan be incorporated into the "Planning and Engineering Study on the Remaining Development in Tung Chung". He also hoped that the Planning Department should take the lead to study the proposal of the construction of a cycling track from Tung Chung to Sunny Bay.

A member hoped that the Planning Department and the Town Planning Board would be prudent in their planning of private land when they prepared the Draft Tai O Fringe Development Outline Zoning Plan, the Tai O Town Centre Outline Zoning Plan and the development plans of other rural areas. He opined that as compensation would not be given when private land was designated for certain usages, such as for conservation or country parks, it was unfair for landowners concerned. He thus hoped that adequate time be set aside for consultation in preparing development plans.

A member proposed that land be specified for the use of columbaria in Outline Zoning Plans (OZP).

A member proposed that land zones designated for “Village Type Development” be extended, as land for small houses had almost run out.

A member enquired why the planning of Cheung Chau was not incorporated into the annual plan.

A member enquired when the amendment of Yung Shue Wan Layout Plan would begin. She said that most residents hoped that the development would be implemented expeditiously so that public facilities could be built. She urged the Government not to delay the plan simply because there was opposition from a small group of people.

A member enquired what were the “other development proposals related to Lantau and Islands District” as mentioned in the paper.

A member also said that residents objected to designating private land for certain usages without compensation. He also said that land specified for the use of small houses in the layout plan of Sha Lo Wan was too steep for building houses, and he asked whether amendments could be made in that regard.

The representative of the Planning Department responded as follows:

- (a) Siu Ho Wan Layout Plan and Tung Chung Town Centre Area Layout Plan would not be incorporated into the "Planning and Engineering Study on the Remaining Development in Tung Chung". He would elaborate further in the discussion of agenda item no.15.
- (b) He would refer the opinions about the construction of a cycling track from Tung Chung to Sunny Bay to the Development Bureau.
- (c) The Town Planning Board had learnt of the opinions of members and those of the residents about the planning of private land in Tai O. The Board had also made responses. Relevant opinions were once again noted by the Planning Department in reviewing the OZP. The

Department would consult the District Council and the Rural Committee in good time in preparing the OZP.

- (d) The Planning Department and the FEHD and relevant departments had all along been in close liaison in the endeavour to look for suitable sites for the construction of columbaria. With regard to development in green zones, parties concerned could submit applications in accordance with the stipulations of the Town Planning Ordinance.
- (e) For the proposal of increasing land for small houses, parties concerned could submit applications through existing planning mechanism.
- (f) The Statutory OZP of Cheung Chau had been adopted. Planning developments of Cheung Chau were received from time to time and had all along been processed in accordance with the Statutory OZP. Proposal from members would be welcomed.
- (g) The Planning Department handled applications related to planning as well as those referred to it by other departments, such as building plans referred by the Buildings Department and amendments to Deeds referred by the Lands Department. These were examples of “other development proposals related to Lantau and Islands District” as mentioned in the paper.
- (h) The amendment of Yung Shue Wan Layout Plan did not involve reclamation. The Planning Department was consulting the Rural Committee in improving the Plan. Enquiries of reclamation should be referred to the Civil Engineering and Development Department.
- (i) The opinions about reasonable compensation as raised by Tai O Rural Committee would be conveyed to the Department.

A member hoped that the Planning Department would meet representatives of Mui Wo Rural Committee to discuss matters related to development of the area.

A member asked whether layout plan of Sha Lo Wan could be amended.

The representative of the Planning Department said that the layout plan of Sha Lo Wan had been amended in responses to factors such as aeroplanes noises and small house development. He welcomed further proposals and would study proposals with departments concerned. The Department would be pleased to send representatives to Mui Wo to meet the local people.

#### IV. Traffic and Transport Plan of Transport Department for 2012/2013

A member said that many public transport concessions could not benefit Tung Chung people because there was a lack of competition for public transport services in the area. He also said that the Mass Transit Railway (MTR) would provide concessions for the residents of Tung Chung only at the very last. Members had demanded for many years without avail for more buses en route Yat Chung Estate and increase of frequencies for no. 37 of New Lantau Buses. He proposed the introduction of minibuses into Tung Chung to improve public transport services in the area, as minibuses were more flexible and more frequent. He also said that the interchange concessions offered between companies were not genuine concessions, as passengers had to pay extra fare to take buses of other companies.

A member was critical of the ferry policies of the Government and the Government's reluctance to set up a fund to stabilize fares, resulting in expensive fares of outlying islands' ferries. The three-year license period of six outlying islands' ferry routes would expire soon, and she urged the Government to conduct a review in its policies expeditiously. She was also skeptical of the effectiveness of the \$120 million Government fund in stabilizing fares.

A member said that the planning of Tung Chung transport was inadequate and there was a lack of competition for public transport services in the area. He believed that the interchange scheme could not reduce the reliance on long distance and "point-to-point" bus services of Tung Chung. About half of the Yat Chung Estate residents needed to take no. 38 buses to connect to other means of transport and he thus proposed to have "E" buses en route the estate to ease the congestion and make better use of resources. He also urged the Citybus and the Long Win Bus Company Limited to implement the interchange concessions and sectional fares of airport bus routes the soonest possible. He hoped that the public transport concessions scheme for the elderly and persons with disabilities would be applicable to New Lantau Buses sooner so that residents would be benefited.



Another member hoped that authorities concerned would improve the safety of Cheung Tung Road.

A member said that the “Visiting Scheme to Outlying Islands 2012” did not tie in well with the Government’s ferry policies. While the scheme provided subsidies for students travelling to the islands, those who resided in the district were not subsidized to travel outside to gain learning experiences. He hoped that improvements would be made in future reviews.

A member said that there were inadequate public transport services for Tung Chung North and he urged the Transport Department to be flexible in handling A06 license applications.

A member enquired whether bus routes nos. 11, 25 and 2 were included in the 2012/2013 Bus Route Development Programme. He also proposed the establishment of a regular platform for communication between local representatives, the Transport Department and the ferry companies.

A member said that he had proposed the marking of yellow line(s) at a certain road section for many times at area committee meetings, but had not received any responses for over a year.

A member urged the Transport Department to conduct a review on matters such as whether the license periods for ferry services should be prolonged, the impact of petroleum prices on fares, the operational conditions of ferry companies and how to stabilize fares on a long term basis.

The representative of the Transport Department responded as follows:

- (a) The existing policy of the Government was the development of railway as the mainstay of the public transport system in Hong Kong. The Transport Department could further discuss members’ opinions about bus services at the Traffic and Transport Committee meetings.
- (b) The proposal of introducing minibus services into Tung Chung involved policy decisions. The number of seats of minibuses was limited and the distance between Tung Chung and the city was long.

The authorities did not have any plan yet to introduce minibuses into Tung Chung.

- (c) The interchange concessions would involve the adjustments of Octopus system and some accounting procedures, and time would be needed for their implementation. The Department would follow up with the companies concerned.
- (d) The opinions about ferry services would be conveyed to the Department.
- (e) The Department would co-operate with the Labour and Welfare Bureau in the implementation of the public transport concessions scheme for the elderly and persons with disabilities. Members' opinions would be related to the Bureau.
- (f) The opinions about the safety of Cheung Tung Road would be related to the engineers of the Department, who would follow up the matter with the Police.
- (g) The opinions about "Visiting Scheme to Outlying Islands 2012" would be related to the section responsible for ferry services, so as to study ways to extend the benefits to students who lived in Islands District.
- (h) A06 licenses were for connecting the nearest MTR stations or public interchange points. The Department would continue to discuss the matter with the concerned parties.
- (i) He would provide a reply about bus routes nos. 11, 25 and 2 in the 2012/2013 Bus Route Development Programme in due course.
- (j) The proposal of setting up of a platform for discussing ferry affairs could be related to the Department.
- (k) He requested the member to provide the location to mark yellow line(s) for the Department to follow up.

V. Housing Department Estate Management Action Plan for Islands District 2012/2013

A member was appreciative of the estate management work of the Housing Department. He said that illegal keeping of dogs in Yat Tung Estate had become rather serious and there was dripping problem in the air-conditioning drains in Yat Tung (I) Estate. He hoped that the Department would tackle the problems.

A member asked when the Total Maintenance Scheme would be implemented in Yat Tung (II) Estate. He proposed that the Living Space Improvement Transfer Scheme be implemented one more time annually for tenants with a living density from 5.5 to 7 sq.m. per person. He gave a case of the Amalgamation of Tenancies for Harmonious Families as example to illustrate his request.

The representative of the Housing Department said that the Department would step up enforcement in tackling illegal keeping of dogs in estates and the Department welcomed information in that regard. The Total Maintenance Scheme would be implemented ten years after the construction of an estate and Yat Tung (II) Estate would be no exception. The problem of water dripping from air-conditioning would be dealt with at the same time. The Department was aware that applicants of the Living Space Improvement Transfer Scheme might not be able to be allotted quota, as their living density was better than applicants of 5.5 sq.m. per person and less. However, it would be very difficult to implement the scheme one more time annually because resources were limited. He would refer the case of the Amalgamation of Tenancies for Harmonious Families to the Department for follow up action.

The Vice-chairlady hoped that the Housing Department would convey to the Link about her concern of the management of carparks under their charge. The Octopus system at the entrances of Fu Tung Estate and Yat Tung Estate had failed time and again, especially at peak hours. As switching to manual control was not possible, congestion was often resulted. She also hoped that the Link and the Housing Department would improve their communication in order to tackle illegal parking in Fu Tung Estate at night time. Other improvement proposals related to the management of the estate were also made to the Link.

The representative of the Housing Department agreed to relate members' opinions to the Link.

VI. Question on installation of lift for Cheung Kwai Estate

The representative of the Transport Department said that housing blocks of Cheung Kwai Estate were built on four levels and the biggest difference of elevation of the levels was 20 metres. The proposed elevator(s) at Ping Chong Road would reach only one level. The existing road provided by the Housing Department could reach all levels and its layout was reasonable. The accessibility and safety of the road could be improved by various measures, and from the viewpoint of transportation, there were not sufficient grounds to support the installation of elevator(s) at Ping Chong Road.

The representative of the Highways Department clarified that the work being conducted at a staircase of Cheung Kwai Estate was an anti-skid work, not laying of an anti-skid dressing.

A member said that while there was an access-free road for Cheung Kwai Estate, there was no other route for residents of Cheung Chau north. And for residents of Cheung Kwai Estate, the existing road was not satisfactory, especially for the elderly, women and children. Thus the proposal of installing elevator(s) at Ping Chong Road was put forward, so as to provide convenience for residents of Cheung Chau North.

The representative of the Transport Department said that he had responded to the proposal of installing elevator(s) at Ping Chong Road to connect Cheung Kwai Estate. A proposed route to connect Cheung Chau North was a new proposal, for which the department would need to study anew.

A member supported the proposal and he disagreed with the Transport Department's reply that there were not sufficient grounds to support the installation of elevator(s). The existing access-free road was long and it wound around a hill. Thus the installation of elevator(s) would benefit residents of Cheung Kwai Estate and Cheung Chau North. He criticized the departments for shirking responsibility among themselves.

Another member concurred with the view that the existing road was long and winding, and there was a need to install elevator(s).

VII. Question on storage of dangerous goods at Cheung Chau Kaito Ferry Pier

The representative of the Electrical and Mechanical Services Department (EMSD) said that the department regulated cylinder vehicles through a license system in accordance with the Gas Safety Ordinance. Each vehicle would be examined annually whether it met the requirements stipulated when license application was submitted. The legislation required that the vehicle must park at a minimum distance of 15 metres away from any cultural and entertainment facilities or residence. The owner of the vehicle must see that cylinders were properly placed within the vehicle, and the EMSD was responsible for the supervision of vehicles in complying with the legislation. When incidents involving cylinder vehicles occurred, the Fire Services Department (FSD) and the Police would first determine whether criminal factors had been involved. If negative, the EMSD would conduct investigation to see if the gas supplier had met the requirements stipulated in the Gas Safety Ordinance. The Police suspected that the May 24<sup>th</sup> incident of a vehicle on fire was an arson case. The EMSD had urged gas suppliers on Cheung Chau to see that distributors follow the Gas Safety Ordinance requirements strictly, and not to store too many cylinders in the vehicles overnight. As there was no definite restriction to the number of cylinders stored, the Department could only give advice in that regard. From 2010 to this date, there was only one incident involving cylinder vehicle on Cheung Chau, which was the May 24<sup>th</sup> incident which was being treated as arson. In the three previous years, there was no prosecution of cylinder vehicle violating the Gas Safety Ordinance.

A member asked whether cylinder vehicles were allowed to park at Cheung Chau Kaito Ferry Pier, which was short of 15 metres' distance from the market. He also queried why the EMSD had not initiated prosecution.

A member said that the spot where the vehicle at issue parked was less than 15 metres from the market, and it was not far away from some residences and the pier. Should incidents occur, boats anchored nearby might be affected and there was petroleum on these boats. The fire resulted might spread to the town centre of Cheung Chau. As such, cylinder vehicles should not park at Cheung Chau Kaito Ferry Pier. Gas cylinder suppliers should store the cylinders at the storehouses, rather than on vehicles and pose risks.

The representative of the EMSD explained the authority of the Department as empowered by the Gas Safety Ordinance. He said that the Department did conduct

measurement at the site and found that there was a distance of more than 15 metres from the market.

A member stressed that he would like to know whether there was any violation against the Gas Safety Ordinance for a cylinder vehicle fully loaded with gas cylinders to park overnight at Cheung Chau Kaito Ferry Pier. If it was illegal, he enquire whether the Department had taken any enforcement action.

With reference to the Department's advising distributors not to store too many cylinders in the vehicles overnight, a member enquired what the Department meant by "too many".

A member said that the requirement of 15 metres was absolutely insufficient, as a photograph had shown that a vast amount of cylinders were stored in the vehicle at issue.

A member asked whether Cheung Chau Kaito Ferry Pier met the requirements of a depot as defined by the Dangerous Goods (Government Explosives Depots) Regulations. As far as he understood it, the regulations would allow the storing of up to 2 000 litres of Dangerous Goods. In the case of the Cheung Chau Kaito Ferry Pier, the amount stored should exceed 2 000 litres, and thus the FSD could take law enforcement actions. He further said that if the vehicle had parked on Government land, then the Lands Department could take action.

A member proposed that requirements could be included in conditions of licenses for village vehicles to be used as cylinder vehicles. He also proposed the setting up of a parking area for cylinder vehicles, as gas distributors had revealed that they were willing to pay reasonable rents.

The representative of the EMSD explained that if cylinder vehicles did meet the requirements of the Gas Safety Ordinance, but at the same time violated other legislations, the Department did not have lawful authority to take actions. The spot of parking at issue was not a dangerous goods depot. As village vehicles fulfilled the licensing requirements in gas safety matters of the EMSD, they could be used to transport gas cylinders. Those vehicles generally could transport more than a dozen cylinders. As no specific number of gas cylinders was prescribed by the Gas Safety Ordinance, the Department could only give advice.

The representative of Lands Department said that regulating the parking of cylinder vehicles by citing the Land (Miscellaneous Provisions) Ordinance would have little effect, as the vehicles and goods would simply be removed after notices were put up, making it very difficult for the Department to initiate prosecution actions.

The Vice-chairlady said that members were concerned about the safety of residents and the EMSD would not help by simply explaining the ordinances. Any discard of cigarette ends in an absent-minded manner could easily trigger a major fire and posed serious threat to residents. She enquired the results of the investigation of the May 24<sup>th</sup> incident and what improvement measures were taken.

The representative of the EMSD explained that he briefed the meeting of the contents of the ordinances in order to illustrate that the Department had no legal authority to prohibit the vehicle to park at the spot where the incident occurred. He also said that the proposal of setting up a parking space for cylinder vehicles could be studied by departments concerned.

A representative of the Hong Kong Police said that an investigation of the May 24<sup>th</sup> incident was being conducted. He proposed that the Police, the Lands Department, the FSD and the EMSD could arrange an inter-departmental meeting at a later date to explore a solution.

#### VIII. Question on reception of high definition television signals in Cheung Chau

A member asked the representative of the Office of the Communications Authority (OCA) whether the Department was conducting work at the Cheung Chau automatic weather station to enhance digital television signals.

The representative of the OCA replied that after the transmitting station near the Cheung Chau automatic weather station was brought into service at the end of 2010, the reception of signals on Cheung Chau had been improved. Both the Asia Television Limited and the Television Broadcasts Limited had plans to conduct works to improve the Cheung Chau transmitting station at the beginning of the next year, so as to improve the reception of digital television signals in the area. The two companies had similar plans for other districts in Hong Kong and it was expected that signal reception would be better and more stable after improvement works were

completed.

The member enquired whether the improvement works would be completed within 2013.

The representative of the OCA replied that works would be conducted at the beginning of 2013 and experience showed that reception of signals in the area would then be improved.

Another member said that reception of signals on Peng Chau was not satisfactory.

The representative of the OCA said that the Department would monitor of the reception of digital television signals on Cheung Chau and Peng Chau.

IX. Question on building an access road between Nga Ning Court and Pun Shan Road, Tai Shek Hau

The representative of the Housing Department said that the Department was not responsible for road construction, but he would conduct on-site visit with the member and representatives of other departments concerned to explore a feasible solution.

The representative of the Lands Department said that the location at issue belonged to the area maintained and managed by the Housing Department.

The representative of the FSD said that there were three calls for emergency services at Pun Shan Road, Tai Shek Hau in the preceding six months. There were two places where emergency vehicles could park and ambulancemen would have to embark on foot to conduct rescue. The proposed access road would make it easier for ambulancemen to reach part of the housing estate, and the Department welcomed the proposal.

The representative of the Transport Department said that there was a vehicular road connecting Sai Wan Road and Nga Ning Court, which could also be used by emergency vehicles. The Department was willing to provide technical advice if the proposal of an access road was to be implemented.



The member who raised the enquiry said that walking up hundred of steps to conduct rescue would make it very hard for ambulancemen, especially when they had to carry a patient. He would continue to discuss with departments concerned to explore a feasible solution.

X. Question on proposal of fares of Cheung Chau ferries on holidays

The representative of the New World First Ferry Services Limited (First Ferry) said that the Octopus system of the company had been in use since the end of 1990s, and thus there were many restrictions of its functions. The company had been planning to renew the system and preliminary work was in progress. In order not to affect daily operation, the entire process would take one year to complete. The company was concentrating its resources in tying in with the Government' public transport fare concession scheme for the elderly and eligible people with disabilities. The proposal at issue, i.e. holiday fare collection through the Octopus system, would have to be dealt with at a later stage. The proposal would be explored when the whole Octopus system was to be renewed.

The member who raised the enquiry understood that the First Ferry had to prioritized the public transport fare concession scheme. He hoped that the matter would be duly followed up as the reply given by the Octopus Card Limited had stated that the proposal was technically feasible.

XI. Question on Senior Citizens' fare of bus route no.38

The representative of the New Lantau Bus Company Limited said that the company would proactively take into consideration the proposal raised by the member. It would also study whether there was a need to renew the Octopus system and arrangements of interchange fare collection.

XII. Question on services of North Lantau Hospital

The representative of the Hospital Authority said that the progress of the construction of North Lantau Hospital was satisfactory, and that Phase I work was expected to be completed at the end of the current year. Based on past experience, it would take six to nine months from the completion of construction work to the commencement of services. Therefore, it was anticipated that the Hospital would become operational in the third quarter of 2013 the soonest. The Hospital Authority was well aware of the demand of the IDC and the need of Tung Chung residents. As such, priority would be accorded to accident and emergency (A&E services) and related services. In the initial stages, A&E services would be provided within a certain time period for the safety of patients and consideration of some other factors. The Hospital and some other departments would streamline their services to ensure satisfactory quality of services, with the provision of 24-hour A&E services as the ultimate goal. The Hospital Authority would assess the manpower situation later on, and decision would be made in due course on whether or not recruitment exercise for non-local doctors be conducted.

A member asked when 24-hour A&E services would be provided. He was concerned about the provision of only eight hours of A&E services in the initial stage, and he hoped that the Hospital Authority would try to adopt short-term administrative measures to attract more doctors to work at North Lantau Hospital.

A member proposed a suitable relaxation of requirements for registration of overseas doctors with experience to make up for the short supply of local doctors.

The Vice-chairlady said that the Secretary for Food and Health had said at a Legislative Council meeting held in December 2011 that the A&E services of North Lantau Hospital would be fully implemented in 2014. Members of the IDC had requested that in the initial stages, there should be 24-hour doctors on duty until 2014, when full A&E services would become available. She said that there was a back flow of doctors from the private sector to the government hospitals, and she hoped that the Hospital Authority would solve the shortage of manpower, so that services would not be affected.

A member said that the requirements for registration of doctors had become stricter after 1997. Aggravated by the flow of doctors into the private sector, the

shortage of manpower thus became pronounced. He said that the shortage of doctors should be dealt with at source.

A member said that vast amount of resources were deployed into the construction of North Lantau Hospital. It would be a pity that 24-hour A&E services would not be provided because there was a shortage of healthcare staff. He proposed a higher remuneration for staff working at the Hospital.

The representative of the Hospital Authority said that the Authority fully understood the views of IDC, and it would as expeditiously as possible provide 24-hour A&E services at North Lantau Hospital on premises that the quality of medical services would not be compromised. The Authority would also endeavour to solve the shortage of manpower, but there were still some uncertain factors affecting the supply and demand of doctors in the coming year.

A member raised the concern that if there were no 24-hour A&E services at North Lantau Hospital, there would be great difficulties in dealing with major accidents, as the one that had occurred at Cheung Tung Road recently.

The representative of the Hospital Authority said that the Authority had already employed doctors to work at the A&E Department of North Lantau Hospital for 2012/13 and 2013/14. Under existing arrangements, casualties would be sent to various hospitals in event of major disasters.

### XIII. Set-up of Chinese Medicine Clinic at Tung Chung Health Centre

The representative of the Hospital Authority said that with the establishment of North Lantau Hospital, the Hospital Authority would respond to the demands of the District Council and improve the services of general out-patient clinic(GOPC) in Tung Chung. The Authority was planning to move the GOPC at Tung Chung Health Centre to the North Lantau Hospital, and the vacated site would then be converted into a public Chinese Medicine Clinic.

The Vice-chairlady was pleased to learn of the plan of the public Chinese Medicine Clinic. She hoped that apart from consultation, prescribing and preparing medicine, study of Chinese medicine would also be conducted at the clinic. She

proposed that effective use be made of the Chinese Herbs Garden which was located in the vicinity.

A member asked if services would begin in the middle of 2014 immediately after work was completed, and whether the clinic would be operated by non-governmental organisation.

The representative of the Hospital Authority responded that all (public) Chinese Medicine Clinics were operated by non-governmental organisations through public tendering exercises. The tendering process would begin after the relocating of the GOPC at Tung Chung Health Centre. If everything went according to plan, the Tung Chung Chinese Medicine Clinic would become operational by mid-2014. Apart from internal medicine and acupuncture, manipulative therapy and bone-setting would also be provided and there would be co-operation with the various Chinese medicine faculties of universities in Hong Kong.

#### XIV. Tung Chung New Town Extension Study Stage One Public Engagement

A member said that the data given in the consultation paper were inadequate. Members had previously proposed the development of fallow land without reclamation in Tung Chung Bay, but the department(s) concerned explained that there were many environmental restrictions in developing fallow land. He hoped that more data would be provided, including the amount of government land and private land in the more than eighty hectares of fallow land, and what were the environmental restrictions, so that members could conduct a rational discussion. He further estimated that the population of Tung Chung West would increase to 50 000 to 60 000 if the public housing project was endorsed. He thus asked if no reclamation was to be carried out, would the proposal to construct an MTR station there be affected. Residents of Yat Tung Estate were mostly grassroots classes, but community facilities were mainly located in Tung Chung East. He hoped that the Government would redress the imbalance of facilities and the issue of disparity between the rich and the poor through planning.

The Vice-chairlady said that while the target in the Government's study was the development of a new town with 220 000 population, it was repeated many times that there were many restrictions on development and land was limited. The paper only gave concepts, but there were no details such as distribution of population and

housing and schedule for development. Thus members worried whether the target of 220 000 population would be achieved. It was understood that the Tung Chung Rural Committee had expressed their hope that unused land in the development area would be included in the development. Local groups had detailed opinions submitted as well, such as their concern of ventilation. However, there was a lack of information in the consultation paper, making further discussion very difficult. She hoped that a small scale museum would be established for keeping of objects of value and local history found in the process of developing the new town of Tung Chung.

A member said that local groups had hired professional planners to conduct planning of Tung Chung. The planners' opinions were that more than 68 000 people could be housed in about 19 000 public and private flats in the southwest of Tung Chung, without causing ventilation problem. He hoped that the Government would enhance communication with the local groups.

A member said that the Government was inclined to build public housing estates on reclaimed land in Tung Chung Bay, and declined to develop farm land and fallow land in the southwest of Tung Chung because there were many restrictions. He said that the Government was capable of overcoming these obstacles and that local residents and members of this Council had expressed their objection to reclamation. He urged the Government not to conduct planning based on the reclamation proposal, so that time would not be wasted should objection result in the need of re-planning in the future.

Another member urged the Government to develop Tung Chung North to achieve a balance in the whole area.

A member said that the Tung Chung Rural Committee had raised its objection to reclamation because it would affect fung shui and the local ecology. He also expressed the wish of a balanced development.

A member criticized the Government of not attaching adequate importance to the development of Lantau South. He said that there should be a balanced development and that South Lantau Road and Keung Shan Road should be developed into standard roads.

A member proposed that part of the country park in Lantau South be used for public housing.

The representative of the Planning Department said that members' opinions would be considered and he further responded as follows:

- (a) In the Revised Concept Plan for Lantau published in 2007, development of Lantau would be concentrated in the north of the island, while conservation was the theme for the south. The original target in 1999 was a population of 330 000 for Tung Chung and Tai Ho, but subsequently the target population of Tung Chung was revised to 220 000. With the commencement of major infrastructure projects, the existing study would review the target of population and directions for development.
- (b) With reference to a lack of information in the consultation paper, he said that study had just begun. The first stage of consultation was public engagement, mainly for the purpose of understanding the visions and views of the District Council and other stakeholders. He said that he understood very well the views expressed by members on various subjects.
- (c) Although it was mentioned in the paper that there were many restrictions, it did not mean that the Government would not develop land in those areas. The Government would like members to understand the restrictions that might exist.

XV. Public Rental Housing Development at Tung Chung West (Area 39) & (Area 108 part)

A member said that he did not object to the construction of public housing on Area 39 of Tung Chung. However, the area would be densely populated after development, and thus it would not be an ideal place for establishing facilities such as integrated community mental health support services centre and hostel for moderately mentally handicapped persons. The authorities should try to locate these centres at quieter places, and the proposed location should be used for schools instead.

The Vice-chairlady proposed that the vacated land in Area 40 should be included in the plan for public housing, instead of building a soccer pitch, as there

were adequate soccer pitches in the area already. She agreed with the previous member's opinion about the more reasonable planning of social facilities, and that the integrated community mental health support services centre should be set up somewhere near North Lantau Hospital.

A member said that the population of Yat Tung Estate was around 40 000, and the proposed public housing project would provide another 7 500 people. Thus the MTR should be extended to Yat Tung Estate.

Another member supported the proposed public housing project and the extension of MTR to Tung Chung West. The land temporarily used as a soccer pitch should be incorporated into the housing project, so that more land would be available for the provision of commercial spaces. He said that the anticipated date of completion of 2018 was too late. Lastly he proposed that the housing estate being planned should be connected with Yat Tung Estate by walkways at the road level instead of flyovers.

A member said that he supported the incorporation of the soccer pitch site into the public housing project. He was also concerned about the establishment of too many social welfare facilities in a housing estate of 7 500 people. He also enquired whether the entrance of the housing estate be located at Chung Mun Road or Tung Chung Road.

A representative of the Housing Department said that the proposal of incorporating the soccer pitch site into the public housing project was initially found to be feasible, and an additional block of around 500 flats would be provided. The Department would conduct further study if members were supportive of the proposal.

The representative of the Leisure and Cultural Services Department (LCSD) said that the site was temporarily used as a soccer pitch because there had been an inadequate supply of similar facilities in the area then. But as at present there were adequate soccer pitches already, and thus the Department would be pleased to release the land for the construction of public housing.

The representative of the Social Welfare Department (SWD) said that there was a need for a special education centre for children under six years of age in Tung Chung. The Department also needed a permanent site for New Life Psychiatric Rehabilitation Association to establish an integrated community mental health support

services centre. In addition, the service target of both the hostel for moderately mentally handicapped persons and the integrated vocational rehabilitation services centre were Tung Chung residents. As there was a lack of services mentioned above in Tung Chung or Lantau, residents at present had to wait a long time for service or seek services out of the district. She said that the greatest difficulty facing the Department was lack of sites for services. Based on general experience, there would be a considerable number of low-income persons and persons with psychiatric problems residing in new public housing estates. The SWD thus hoped that it would be able to provide better support services for them.

A member stressed that they were not raising objection, but proposing a place with more ideal conditions for people who needed services.

The Vice-chairlady said that she was proposing a more co-ordinated development in Tung Chung, and that special services should not concentrate in one housing estate. The SWD should consider sites in the Link and vacated kindergartens, and there should be a more reasonable layout for the integrated community mental health support services centre.

A member hoped that the disagreement of opinions would not hamper the progress of public housing estate project. The Tung Chung community had been very harmonious and he was looking forward to further discussion with the SWD on the issue of social facilities.

Two members proposed that the former site of the New Territories Heung Yee Kuk Southern District Secondary School be used for setting up the social welfare facilities at issue.

A member stressed again that they were not objecting to the setting up of the social welfare facilities in Islands District. They were concerned of the psychological impact on residents for so many facilities being concentrated into a small scale housing estate. He enquired once again about the direction of the entrance of the housing estate.

A representative of the Housing Department said that the direction of the entrance had yet been determined.



Another representative of the Housing Department said that the Department would begin ground investigation works if members supported the project, which was anticipated to be completed by 2018. A study had been conducted and the result revealed that for a housing estate of 7 500 people, the sustainability of a market was doubtful. The size of the population would support some twenty stalls. The Department would also take into consideration of members' proposal of setting up street shops as the mainstay of retail business.

The Chairman concluded that the IDC supported the implementation of the housing project concerned, and that the site of Chung Yat Street soccer pitch should be incorporated into the project. There was no need for LCSD to relocate the said soccer pitch.

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