

(Translation)

**Minutes of Meeting of Islands District Council**

Date : 7 September 2015 (Monday)  
Time : 2:00 p.m.  
Venue : Islands District Council Conference Room,  
14/F, Harbour Building, 38 Pier Road, Central, Hong Kong.

**Present**

**Chairman**

Mr CHOW Yuk-tong, BBS

**Vice-Chairlady**

Ms CHAU Chuen-heung, BBS, JP

**Members**

Mr YUNG Chi-ming, BBS  
Mr CHAN Lin-wai  
Mr CHEUNG Fu  
Mr WONG Hon-kuen, Ken  
Mr FAN Chi-ping  
Mr LOU Cheuk-wing  
Ms YU Lai-fan  
Ms LEE Kwai-chun  
Ms YUNG Wing-sheung, Amy  
Mr WONG Fuk-kan, Rainbow  
Mr LO Kwong-shing, Andy  
Mr TANG Ka-piu, Bill, JP  
Mr KWONG Koon-wan  
Mr YU Chun-cheung, Peter  
Ms TSANG Sau-ho, Josephine  
Mr YU Hon-kwan, Randy, JP  
Mr LAI Tsz-man  
Mr CHOW Ho-ding, Holden

### **Attendance by Invitation**

Ms TAM Yin-ping, Donna	Senior Town Planner/ Islands 2, Planning Department
Mr CHAN Ka-ho, Kelvin	Town Planner/ Islands 1, Planning Department
Mr LEUNG Wai-pang, Lewis	Senior Engineer (Island Division), Civil Engineering and Development Department
Mr NG Chi-wai	Senior Engineer/ Projects 3, Civil Engineering and Development Department
Mr LEE Wing-wa	Acting Chief Transport Officer/Goods Vehicle, Transport Department
Ms KWOK Lai-kuen, Elaine	Senior Librarian(Islands), Leisure and Cultural Services Department
Mr YAN Wai-pang, Aylmer	Senior Executive Officer (Planning), Leisure and Cultural Services Department
Ms WONG Sau-fan, Stephanie	Project Manager (Works), Islands District Office
Dr CHONG Yee-hung	Deputy Hospital Chief Executive, North Lantau Hospital, Hospital Authority
Ms HO Ching-yee	Assistant Secretary (Tree Management), Development Bureau
Ms HON Tsui-san, Shirley	Senior Estate Surveyor/2, District Lands Office, Islands
Mr CHAN Wing-seung	Senior Engineer/Customer Services (HK), Water Supplies Department
Mr LAU Siu-key	Engineer/Customer Services (Applications) Lantau, Water Supplies Department
Mr WONG Chi-piu, Alan	Engineer/ HK (Distribution 4) , Water Supplies Department
Mr Frankie CHENG	Director, Leigh & Orange Ltd.
Mr Arthur CHENG	Senior Architect, Leigh & Orange Ltd.
Mr CHAN Yuen-wai	Deputy Project Director, Newfoundworld Project Management Limited
Mr Gary CHING	Associate of MVA Hong Kong Ltd.
Mr YT TANG	Executive Director/ Environmental Monitoring, AECOM

### **In Attendance**

Mr LI Ping-wai, Anthony, JP	District Officer (Islands), Islands District Office
Ms TSANG Hiu-tung, Josephine	Assistant District Officer (Islands)1, Islands District Office
Mr CHOW Chit, Joe	Assistant District Officer (Islands)2, Islands District Office
Ms HUI Yuen-mei, May	Senior Liaison Officer (1), Islands District Office

Ms CHAN Hing-kwan, Patty	Senior Liaison Officer (2), Islands District Office
Mr LO Kwok-chung, David	Chief Engineer/Islands, Civil Engineering and Development Department
Mr LI Kin-nga, Denis	District Lands Officer (Islands), Lands Department
Ms LO Man-kam	Administrative Assistant (Lands/Islands), Lands Department
Mr CHUNG Man-kit, Ivan	District Planning Officer (Sai Kung & Islands), Planning Department
Mr YUEN Hong-shing, Honson	Chief Transport Officer/NT South West, Transport Department
Mr WONG Wai-wan	District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department
Ms TAM On-kei, Susan	Acting District Leisure Manager(Islands), Leisure and Cultural Services Department
Mr CHAN Joon-sun	District Commander(Lantau), Hong Kong Police Force
Mr Richard Brinsley SHERIDAN	District Commander(Marine Port), Hong Kong Police Force
Mr LAW Tung-wah, Benji	Police Community Relations Officer(Marine Port District), Hong Kong Police Force
Ms FAN Chin-ting, Erica	Police Community Relations Officer(Lantau District), Hong Kong Police Force
Mr LAM Ding-fung	District Social Welfare Officer (Central Western, Southern & Islands), Social Welfare Department
Mr WONG Hon-kit	Chief Manager/Management (Wong Tai Sin, Tsing Yi, Tsuen Wan and Islands), Housing Department

### **Secretary**

Ms CHAN Sum Sum, Candy	Senior Executive Officer (District Council), Islands District Office
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### **Assistant Secretaries**

Mr SEE MOLINA Peter Jame	Executive Officer I(District Council), Islands District Office
Ms WONG Tan-lam, Connie	Executive Officer (District Council)1, Islands District Office
Mr TAM Chung-hin, Ryan	Executive Officer (District Council)2, Islands District Office
Mr SZE Man-kong, Vincent	Executive Assistant (District Council), Islands District Office

### **Absent with Apology**

Mr WONG Man-hon
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## Welcoming remarks

The Chairman welcomed members and representatives of the government departments to the meeting and introduced the following government representatives:

- (a) Mr LAM Ding-fung, District Social Welfare Officer (Central Western, Southern and Islands) of Social Welfare Department (SWD); and
- (b) Ms TAM On-kei, Susan, Acting District Leisure Manager (Islands) of Leisure and Cultural Services Department (LCSD) in place of Ms NG POON Kong-ying.

2. Members noted that Mr WONG Man-hon was unable to attend the meeting due to other commitments.

### I. Confirmation of the minutes of meeting held on 22 June 2015 and minutes of special meeting held on 13 July 2015

3. The Chairman said that the two minutes had incorporated the amendments proposed by government departments and members, and they had been presented for members' perusal prior to the meeting.

4. Both minutes were confirmed unanimously without further amendments.

### II. Tung Chung New Town Extension Project (Paper IDC 74/2015)

5. The guests attending the meeting to introduce the Paper included : Mr CHUNG Man-kit, Ivan, District Planning Officer (Sai Kung & Islands) and Ms TAM Yin-ping, Donna, Senior Town Planner/Islands of the Planning Department (PlanD), Mr LO Kwok-chung, David, Chief Engineer/Islands and Mr LEUNG Wai-pang, Lewis, Senior Engineer (Island Division) of the Civil Engineering and Development Department (CEDD) .

6. Mr Ivan CHUNG briefly outlined the background and Ms Donna TAM and Mr David LO then briefed members on the content of the Paper with the aid of PowerPoint presentation.

7. Mr TANG Ka-piu, Bill gave his views as follows:

- (a) He enquired when a consultancy firm would be engaged to undertake the detailed design, the time for completion of the environmental impact assessment (EIA) and whether the procedures to seek funding approval would be completed within the current Legislative Council (LegCo) term, i.e. before July 2017.
- (b) Upon completion of EIA and provision of funding, whether the District Councils, the general public or government departments would be informed of which sites would be available for provision of facilities. Tung Chung Town Park project, for example, did not involve land resumption and once the site was identified, members could request the Home Affairs Bureau (HAB) and LCSD to commence work without having to wait till 2023.
- (c) Many members, Hong Kong people and cycling lovers hoped that a coastal cycling track linking Sunny Bay and Tung Chung would be built sooner. He enquired about the time for completing the construction and the feasibility of converting the existing roads into temporary cycling tracks while reclamation was underway.

8. Mr CHOW Ho-ding, Holden gave his views as follows:

- (a) On transportation, according to the Paper, some residents opined that the Government should accord priority to the construction of road section P1 (Tung Chung - Tai Ho Section). He asked if the proposed road section P1 would connect three villages of Mui Wo and Tai Ho to facilitate residents' movement.
- (b) He was supportive of the Tung Chung New Town Extension (TCNTE) Project which would bring about an increase in population and create economic opportunities. However, with the growth of population, there would be an increase in traffic demand and he was concerned over the adequacy of transport infrastructure in future. At present bus

was the primary transport to get to the airport from Tung Chung Town Centre and he enquired whether the Government considered connecting Tung Chung Town Centre and the airport, the future Hong Kong-Zhuhai-Macao Bridge (HZMB) and Hong Kong Boundary Crossing Facility (HKBCF) Island in future by rail or light rail to help alleviate pressure on roads.

9. The Vice-Chairlady CHAU Chuen-heung gave her views as follows:

- (a) According to the Paper, the public generally supported the early implementation of the TCNTE Project. She was pleased that during the three rounds of public consultation, the study team had listened to the aspirations of the community and adopted some of their views in planning. In addition, she lauded the Government for giving consideration to the construction of slip roads to connect peripheral settlements of three villages and Tai Ho as suggested by the villagers of Mui Wo three villages. She believed that would encourage more returnees back to the villages. She hoped the connectivity of surrounding villages would be taken into consideration in large-scale planning.
- (b) She noted that the planning of land for education purpose was in deviation from the wishes of local education sector, and hoped that the Government would consider the changes in demand to avoid schools closing because of insufficient number of school-aged children. If new school premises were to be built in the new town extension, she suggested that the schools within the district should be given priority for relocation to the new premises while the school premises vacated could be used for other purposes to meet community needs.
- (c) On transportation, she was critical of the present transport arrangement which gave no consideration to the needs of Tung Chung residents. There were only a few circular bus routes No.34, 37 and 38 running within the district and several others with prefix S travelling to the airport. The airport or AsiaWorld-Expo staff living in Yat Tung Estate had to spend about an hour to work. MTR was an environmentally-friendly and convenient means of mass transportation. She demanded strongly for the development of a railway network to serve the district in future. She proposed an extension line be

constructed in MTR Tung Chung Station to link directly the Airport Express for serving residents' and mobile residents' needs. With the developments in Tung Chung Area 39 to be completed in 2018, the population in Tung Chung West (TCW) would swell to more than 50 000. She hoped the authority would commence the work of TCW Station expeditiously for the rising population and mobile population, and explore ways for connecting Tung Chung Town Centre and the airport. She also urged the Government to enhance the internal and external connectivity with supporting infrastructure to meet the needs of more than 200 000 residents in Tung Chung.

- (d) She proposed that after the temporary bus terminus in Tung Chung Town Centre ceased operation, it could be converted into a transport interchange and a carpark to relieve traffic congestion.
- (e) On the improvement work of Ma Wan Chung, she proposed that a cycling track be constructed to connect Sunny Bay and Yat Tung Estate and also a cycling park be built. It was unacceptable if a coastal pedestrian access was built to link the town centre only.
- (f) On the implementation timetable, what was the action plan in the next few months after the support of the District Council was secured, e.g. the time for seeking funding from LegCo for undertaking detailed planning, etc. She suggested that the plan be implemented in phases, e.g. to go ahead with the planning and development of Tung Chung Area 53 and the land in TCW and Ma Wan Chung first for the first population intake by 2023.

10. Mr FAN Chi-ping gave his views as follows:

- (a) He criticised the Government for ignoring the needs of Tung Chung old areas when taking forward the TCNTE project. He hoped the Government would enhance the sewerage system of the old areas by replacing the septic tanks to improve hygiene.
- (b) There was no river but a watercourse in Tung Chung. He urged the Government to provide roads to link the villages in the old areas when developing TCW.

- (c) On the planning of TCW, he hoped that land would be set aside for small house development and other purposes for villagers in the old areas. The private land should not be rezoned to green belt.

11. Mr LO Kwong-shing, Andy, gave his views as follows:

- (a) For Ma Wan Chung Improvement Works mentioned in paragraph 10 of the Paper, the road mentioned in (a) should be Chung Yan Road instead of Chung Mun Road. The construction work of a coastal pedestrian access linking the town centre as mentioned in the Paper would be incorporated under Phase 2 Improvement Works. He enquired about the projected commencement date of Phase 2 project and the feasibility of advancing the project to provide convenience for visitors and hikers to travel between the new Tung Chung pier and Ma Wan Chung.
- (b) During the discussion at an earlier District Council meeting about HZMB and the topside development of HKBCF Island, he had recommended the use of railway as internal transport. Tung Chung would accommodate about 200 000 people in future and bus service could not meet the demand. With its limited capacity, an increase in the number of buses would cause congestion. As such he proposed the development of a railway network to cover Tung Chung East (TCE), TCW and TCN to facilitate the residents' movement to and from the Airport Island, HZMB and HKBCF Island.

12. Mr YU Chun-cheung, Peter, gave his views as follows:

- (a) He raised concerns over the external connectivity of Tung Chung. At present, railway was the primary means of external transport for most of Tung Chung residents and this would likely to be the case in future. It was estimated that the new town extension would bring an additional 140 000 residents and create 40 000 jobs, but he was worried that the railway development might not be able to cope with the traffic demand. MTRCL planned to enhance the signalling system of Tung Chung Line in 2020 and, upon its completion in 2026, the carrying capacity would increase by 10%. As revealed by the Paper, the new population intake was scheduled for 2023 the earliest, and the new developments in Tung Chung Area would be completed in 2016 or 2017, thus giving rise to increasing demand for railway service.



- (b) He enquired whether the scheduled enhancement of the signalling system of Tung Chung Line would tie in with the future population growth and meet the transport needs. If any problems arose, would the Government ask the MTRCL to expedite the signalling system enhancement or look for other options?
- (c) The TCNTE Project was in line with the aspirations of the community at large, but the effectiveness of the project would be undermined if the traffic demand could not be met due to poor external connectivity.

13. Mr David LO consolidated his responses as follows:

Future work

- (a) CEDD planned to submit the EIA report to the Environmental Protection Department (EPD) in October this year. The EIA report would be made available for public inspection upon clearance by EPD. Upon completion of the EIA process, CEDD would gazette the reclamation plan of Tung Chung under the Foreshore and sea-bed (Reclamations) Ordinance and seek funding approval from the LegCo for detailed design of the project before inviting tenders in end 2015 for the consultancy services. If things went smoothly, the consultancy agreement would be awarded in the second quarter of 2016 for detailed design of the infrastructure and reclamation of Tung Chung, for commencement of the reclamation works for the TCNTE project in the fourth quarter of 2017 the earliest.

Transport facilities and other infrastructure

- (b) For the cycling track, CEDD proposed that the cycling track mentioned in paragraph 10(c) of the Paper would be carried out in association with the Ma Wan Chung improvement project. As the appointment of the consultant to undertake the detailed design would not commence until 2016, it could not be ascertained at this stage whether reclamation would be involved for the construction of the coastal pedestrian access/cycling track linking the town centre. No specific timetable was available for the time being.
- (c) For the access connecting the three villages in Tai Ho, the road P1 under planning would be connected to North Lantau Highway via a

transport interchange. The residents in TCE could gain access to North Lantau Highway through the transport interchange of P1 along Tung Chung waterfront in future. Taking into consideration the views of the District Council and the Tai Ho villages collated through the Stage 3 public engagement, a slip road off the transport interchange to link up Cheung Tung Road would be provided to facilitate the Tai Ho villagers to gain access to North Lantau Highway or TCE extension area.

- (d) In respect of the transport connectivity, the planning, engineering and architectural study of topside development at HKBCF Island would investigate the connectivity of the artificial island and the airport to the northern coast of Lantau, including the option of a railway system. As the study was still on-going, there was no recommendation at the moment. Islands District Council would be consulted when more information would be made available.
- (e) As regard railway services, CEDD had been maintaining close liaison with MTRCL for progress on commencement of the railway improvement works. The first population intake was expected to take place in 2023 / 2024 involving production of about 4,000 flats for accommodating about 12,000 people. Significant population growth was expected from 2026 onwards. By then, the MTR signalling system improvement work would be substantially completed to tie in with the implementation of the TCNTE project. CEDD would maintain close liaison with MTRCL and the Highways Department with a view to completing the railway and road improvement works as early as possible to support the implementation of the TCNTE project.
- (f) According to the Railway Development Strategy 2014, construction of the TCW Station would take place between 2020 and 2024 to tie in with the implementation programme of the TCW.

#### Community facilities

- (g) For community facilities, land had to be formed by reclamation for provision of supporting infrastructure (e.g. drains and roads). The formed land with supporting infrastructure would then be handed over to the relevant bureaux or departments for construction of respective facilities. There being no implementation programme available for

the construction of community facilities at this stage, CEDD would continue to liaise with relevant departments for early commissioning of community facilities.

Sewerage system in rural areas

- (h) Arrangements would be made for the five villages affected by the new town extension (including Wong Nai Uk and Ma Wan Chung Villages) for provision of public sewer connection. The request of Mr FAN Chi-ping for sewer connection in villages not affected by the TCNTE project would be relayed to the Drainage Services Department (DSD) and EPD for follow up action if found necessary.

14. Mr Bill TANG enquired about the amount of funding that the Government would apply to LegCo for carrying out the detailed design, and given no reclamation or land resumption would be involved in Tung Chung Town Centre Park, whether the site would be handed over to the relevant departments earlier for provision of facilities.

15. The Vice-chairlady CHAU Chuen-heung went on asking if the temporary bus terminus in Tung Chung Town Centre would be converted into a transport interchange and an underground carpark, and whether the vacant school premises under reprovisioning programmes could be used as community facilities.

16. Mr FAN Chi-ping reiterated that the old areas were at a stone's throw away from Tung Chung extension and queried why the sewerage system was not extended to serve all villages. He also requested the Government to provide roads to connect the villages in Tung Chung.

17. Mr David LO said that the cost estimate for the consultancy services of detailed design of TCNTE was not available yet as it was still under preparation.

18. Mr Ivan CHUNG consolidated his reply as follows:

- (a) The study team understood members' concerns over the implementation timetable (including that of the town centre park). The next step was to study with the relevant departments whether the existing resources could be allocated to carry out projects not involving land resumption, apart from seeking funding from LegCo. The study team would keep the District Council informed of the progress.

- (b) PlanD would from time to time examine the use of undeveloped land in Tung Chung Town Centre and any proposals made would be incorporated into the amended outline zoning plans. For changing land use from school facilities to community facilities, the study team would discuss it with other government departments.

19. The Chairman requested the government departments to consider members' views, and concluded that the District Council supported the TCNTE project and the relevant departments to embark on the next step of work.

(Mr Holden CHOW, Mr Bill TANG, Mr Peter YU and Mr LAI Tsz-man joined the meeting during discussion of the agenda item.)

(Ms LO Man-kam joined the meeting during discussion of the agenda item.)

(Mr Lewis LEUNG left the meeting after discussion of the agenda item.)

### III. Draft Tung Chung Valley Development Permission Area Plan (Paper IDC 101/2015)

20. The Chairman welcomed the guests Mr Ivan CHUNG, District Planning Officer (Sai Kung & Islands) and Ms Donna TAM, Senior Town Planner/Islands of PlanD to the meeting to introduce the Paper.

21. Ms Donna TAM introduced the content of the Paper with the aid of PowerPoint presentation.

22. Mr YU Hon-kwan, Randy declared his interest as his relative by marriage had land under the Draft Tung Chung Valley Development Permission Area Plan (Draft Plan). As the land concerned overlapped with the western part of Tung Chung New Town Extension under the last agenda item, i.e. the Tung Chung New Town Extension Project, he would not express opinions on these two items and would withdraw from the meeting if the Chairman so required.

23. The Chairman said that there was no need for Mr YU to withdraw from the meeting as he had declared interest.

24. Mr FAN Chi-ping said there was no river but a watercourse in Tung Chung. It was covered by wild growth and he had asked the relevant departments many times

to clear away the wild growth and divert water but the departments refused on the ground of environmental protection. He was worried flooding would occur during heavy downpour and affect the farmland nearby. There were lots of villages and private land in Tung Chung Valley and if the Draft Plan affected the use and development of private land, compensation had to be made by the Government.

25. Mr Ivan CHUNG said the Draft Plan was temporary in nature only. The calls for Tung Chung countryside or small house developments would be taken into consideration in detail during the preparation of the OZP. The study team (including CEDD) understood the concerns of Mr FAN, e.g. about flooding problem and whether any environment improvement to TCW (i.e. Tung Chung river valley or settlements) could be made, etc. and would consider carefully with PlanD his requests and demands. Given its temporary nature, the Draft Plan did not specify the specified uses in detail. The department would address the land uses concerning countryside and environmental protection facilities when the OZP was prepared in due course.

26. The Vice-Chairlady CHAU Chuen-heung said that she understood that the Draft Plan was of temporary nature but hoped that the planning of TCW would not affect the Tung Chung New Town Extension Project. Since there was abundant private land near Tung Chung Valley, she opined that the relevant departments should explain clearly to the villagers the impacts of future planning on private land. The locals had been in dispute with PlanD over the Tung Chung River which was non-existent. She asked PlanD to beware the choice of word to avoid hard feelings with the villagers.

27. The Chairman said that members who had any opinions on the Draft Plan could submit representations to the Town Planning Board (TPB) during the consultation period.

(Ms Donna TAM left the meeting after discussion of the agenda item.)

#### IV. Question on elderly care service (Paper IDC 76/2015)

28. The Chairman welcomed Mr LAM Ding-fung, District Social Welfare Officer (Central Western, Southern & Islands) of Social Welfare Department (SWD) for attending the meeting to respond to the question.

29. Mr CHOW Ho-ding, Holden introduced the content of the question.
30. Mr LAM Ding-fung responded as follows:
- (a) As at 31 July 2015, a total of 256 elders in Islands District had been on the Central Waiting List for residential care services. SWD did not maintain waiting lists by district as services required might vary with elders and no comparison could be made. The waiting time on average for subvented homes or contract homes was 35 months and for places in private residential care homes (RCH) under the Enhanced Bought Place Scheme was eight months. Generally speaking, the average waiting time was around 20 months.
  - (b) The RCH in Tung Chung Area 56 was expected to be completed in late 2016. After receiving the plan of the RCH, SWD would invite tender from non-governmental organisations and private nursing home operators and select the most suitable one for running the RCH. If things ran smoothly, SWD would start the tendering procedures in late 2016 and the successful operator could then apply for provision for decoration work. If there was no hitch, the RCH was expected to be operational in mid-2017 at the earliest.
  - (c) SWD had all along actively and proactively sought resources and identified sites in the district to enhance elderly services and the like. The Housing Department would reserve land for SWD's use in housing development projects.
31. Mr Holden CHOW said that if people were encouraged to age at home, there would be growing demand for day care centres. He asked SWD whether it would provide any senior day care centre in Tung Chung Area 56. He asked whether the resources sought would include the provision of additional senior day care centres.
32. Mr LAM Ding-fung said that home care would be the broad direction and apart from provision of more nursing homes to cater for demand, the community support services would be upgraded with day care being the integral part of the services. SWD would specify in the tendering papers the provision of day care services in the newly completed RCHs (including the one in Tung Chung Area 56). Day care service would be the basic service provided in the RCHs in future.

V. Question on the provision of additional staff canteens in the airport  
(Paper IDC 77/2015)

33. The Chairman said that the written reply by the Hong Kong Airport Authority (HKAA) had been presented for members' reference prior to the meeting.

34. Mr Holden CHOW introduced the content of the question and noted the reply of HKAA.

VI. Motion on Cheung Chau ferry services  
(Paper IDC 78/2015)

35. The Chairman said that the motion was proposed by Mr KWONG Koon-wan and seconded by Mr LAI Tsz-man.

36. Mr KWONG Koon-wan introduced the content of the motion.

37. The Chairman said that he had received amendments made by Mr CHAN Lin-wai to the motion prior to the meeting.

38. Mr CHAN Lin-wai said that the ferry service in Cheung Chau had been giving a hard time for the residents but the Government turned a blind eye to their aspirations. At the peak times every day, the ferries were always full and the residents missing the ferries would be late for work or school. Ferry was the only means of transport in the Islands District and residents had no choice. He considered that TD and ferry operators could not shirk their responsibilities for maintaining the service standard. He proposed to amend the motion as follows:

“ Request TD and the New World First Ferry Services Limited (New World) to consider establishing a mechanism for providing additional ferry services at peak times (including Saturdays, Sundays and all public holidays) to handle passengers and reduce the impacts on Cheung Chau residents.”

The amended motion was seconded by Mr WONG Hon-kuen, Ken.

39. Mr KWONG Koon-wan said that he understood there were differing views among members. Some people had relayed to him that New World should provide additional services to address the shortfall and he moved the motion to ask the TD to exert pressure on the ferry company. If the amended motion was passed and TD and New World provided additional ferry services, the residents' aspirations would be realised.

40. Ms LEE Kwai-chun added that the peak times should include the busy times on weekdays.

41. The Chairman asked members to vote on the amended motion by a show of hands and 20 members were in favour with none against or abstained. The amended motion was passed.

42. Ms YUNG Wing-sheung, Amy, hoped that the Chairman and members would familiarise themselves with the Islands District Council Standing Orders to keep the meeting running smoothly.

43. Mr KWONG Koon-wan requested the motion be conveyed to TD, the Transport and Housing Bureau (THB) and New World for follow-up.

VII. Question on redevelopment of the ferry pier at Pak Kok Tsuen  
(Paper IDC 79/2015)

44. The Chairman welcomed Mr LEE Wing-wa, Acting Chief Transport Officer/Goods Vehicle, TD, Mr LI Ping-wai, Anthony, JP, District Officer (Islands) of Islands District Office (IDO) and Mr NG Chi-wai, Senior Engineer/ Projects of CEDD for attending the meeting to response to the question. The Home Affairs Bureau and Home Affairs Department said that the representative of IDO would respond to members' question.

45. Ms YU Lai-fan introduced the content of the question.

46. Mr Anthony LI said that IDO had followed up on the proposal for redevelopment of the pier at Pak Kok Tsuen on Lamma Island with TD, Marine Department and CEDD. Marine Department considered that the pier met the safety requirement but there was room for improvement for the berthing and mooring manoeuvres as its geographic location had made it susceptible to monsoon winds and



waves in winter. Owing to its low utilisation rate and the absence of structural defects, generally speaking, it would not be redeveloped. In response to the wishes of members and community, the Government was considering some improvement measures, e.g. extending the pier so that ferries might anchor by side to allow passengers to board and alight. The relevant departments would study further in this direction and follow up on the aspirations as well as the feasibility, resources involved and cost-effectiveness, etc.

47. Mr LEE Wing-wa said that the District Office, TD and CEDD had had discussion and followed up on public views about the pier at Pak Kok Tsuen.

48. Mr NG Chi-wai said CEDD would cooperate and assist in the study of improvement measures for Pak Kok Tsuen pier. For the proposal of extending the existing pier, preliminary assessment was conducted, including the length of extension and depth of the seabed around the pier, and close liaison with TD and District Office would be maintained.

49. Ms YU Lai-fan expressed gratitude to the departments for examining the proposal for extending the pier. She enquired about the anticipated completion date of improvement measures. She said there was an accident with casualty in Pak Kok Tsuen Pier and did not agree that the pier had no safety problem. She hoped that improvement would be made expeditiously so that passengers could get on and off safely.

50. The Vice-Chairlady Ms CHAU Chuen-heung said that the previous District Officers (Islands) had conducted site inspection and had followed up on the issue of Pak Kok Tsuen Pier. Although the utilisation rate was not high, pier safety was of paramount importance. She considered that the study of pier extension would take time and its redevelopment involved substantial resources. She suggested to adopt some short-term measures, e.g. the hiring of pontoon and installation of additional handrails to help passengers get on and off the ferries. If there was any need, they might consider allocating the district minor works funds for carrying out minor improvement projects.

51. Mr CHAN Lin-wai said that the issue of Pak Kok Tsuen Pier remained unresolved although the previous District Officers (Islands) had followed it up in collaboration with relevant departments. With the daily patronage of about several hundreds at present, TD should ensure that the pier was safe for passengers before granting the ferry licence for the Aberdeen-Pak Kok Tsuen-Yung Shue Wan route.

Pak Kok Tsuen Pier was a public pier and Marine Department had the responsibility to ensure its safety. He asked whether the pier was managed by TD or Marine Department.

52. Mr WONG Hon-kuen said that Marine Department opined that the geographic location of the pier had made it susceptible to monsoon winds and waves in winter, and that even with the extension of the pier, the safety condition might not be improved. Pak Kok Tsuen Pier was no more than a jetty and he proposed that the District Office and TD install more mooring facilities and handrails at the pier. He concurred with the Vice-chairlady Ms CHAU's proposal of using pontoon as similar facilities were also provided in Hei Ling Chau Pier and the expenses involved were not significant.

53. Mr CHEUNG Fu said that the hiring of pontoon was not too costly while safety was of paramount importance.

54. Ms YU Lai-fan added that the seabed near Pak Kok Tsuen pier collapsed in 2008 and the District Council endorsed funding for stabilisation of the pier, and lighters were provided to transport passengers to and from the ferries. The arrangement was welcomed by passengers. She proposed that the pier be modified to L-shaped so that the ferries could berth by the side subject to the direction of ocean currents. For the proposed extension of the pier, she hoped the design would be provided the soonest possible to improve the safety of the pier to allay residents' concerns.

55. The Chairman expressed that he was deeply concerned over the safety of Pak Kok Tsuen Pier and hoped that the Government would consider members' opinions and follow up on the issue proactively to improve safety and prevent recurrence of accidents.

56. Ms LEE Kwai-chun said that the Government should consider the option of hiring pontoon as an interim measure.

57. Mr LEE Wing-wa said that TD felt sad about the accident and had immediately requested the licensed ferry operators to monitor closely and offer assistance for passengers to board and alight from ferries at Pak Kok Tsuen Pier. TD did not have pontoon and had not provided such facility in Pak Kok Tsuen Pier. He requested the colleague of District Office to supplement about the proposed interim measure.

58. Mr Anthony LI said that the District Office, TD and relevant departments accorded top priority to public safety. After exchange with Marine Department, the District Office found that the accident mentioned by members was not directly related to the pier.

59. Mr YUNG Chi-ming said that in view of the urgency of the need to address the safety issue, he proposed that the departments implement the interim measure, i.e. hiring of pontoon, to prevent a repeat of the accident and members would consider the long-term options in due course.

60. Mr LAI Tsz-man found the responses of TD and Marine Department disappointing. If there was no problem with the pier, a study would not be necessary. He opined that the relevant departments had not fulfilled their responsibility to take care of passengers. He urged that the departments to adopt the interim option (e.g. hiring of pontoon) as proposed by a number of members while conducting the study. If no positive response was received from TD or relevant departments, he suggested to bring the matter to THB.

61. The Chairman requested the government departments to consider members' opinions and make improvement proactively.

(Mr LEE Wing-wa and Mr NG Chi-wai left the meeting after discussion of the agenda item.)

VIII. Question on redevelopment work of North Lamma Public Library  
(Paper IDC 80/2015)

62. The Chairman welcomed Ms KWOK Lai-kuen, Elaine Senior Librarian (Islands) and Mr YAN Wai-pang, Aylmer, Senior Executive Officer (Planning) of the Leisure and Cultural Services Department (LCSD), Ms WONG Sau-fan, Stephanie, Project Manager (Works) of the Islands District Office, and Mr Frankie CHENG, Mr Arthur CHENG, Director and Senior Architect of Leigh & Orange Ltd. respectively for attending the meeting to answer the question.

63. Ms YU Lai-fan introduced the content of the question.

64. The Chairman said the Islands District Working Group on Signature Projects (Working Group) held a meeting on September 1 for the latest development of the two signature projects. The report of the Working Group was set out in the paper under agenda item 20 (Paper IDC 98/2015).

65. Ms Stephanie WONG responded as follows:

- (a) For the timetable, the Islands District Council (IDC) had approved the proposed design and layout of the Yung Shu Wan (YSW) project and Silvermine Bay (SMB) project in December 2014, and the Panel of Home Affairs of LegCo at the meeting on 24 March 2015 supported the two projects be submitted to the Public Works Subcommittee (PWSC) and the Finance Committee (FC) for examination. PWSC subsequently recommended to the FC upgrading of the two projects to Category A at the meeting on 30 June 2015 and FC approved the funding proposals for the projects at the meeting on July 14. As regards the proposed design and layout approved by IDC, the works consultant had largely completed the detailed design over the past few months, and the tender documents were now under preparation for initiating the tender procedures as soon as possible.
- (b) Regarding the building design and facilities, the YSW project comprised a proposed three-storey building with North Lamma Public Library on the first and second floors occupying a total floor area of around 177 square metres, while the ground floor of about 71 square metres of construction floor area would accommodate the new Heritage and Cultural Showroom. The new building would offer facilities like a children's library, an adult library, information counter, storeroom, staff toilet cum changing room as well as a public toilet for building users and an accessible lift, etc.
- (c) For the toilets, in response to the opinions of members, the works consultant had taken into consideration the primary purpose of and the space available in the building and the impacts on the users, and proposed that a unisex toilet be provided on the second floor to meet the demand.

66. Ms YU Lai-fan enquired about the total number of toilets in the three-storey building, the sewerage system used as well as the reason that no toilet was to be provided on the ground floor.

67. Ms Stephenie WONG said that inside the building, there was a toilet for the staff, an accessible toilet and a unisex toilet. In other words, there would be two toilets for public use.

68. Mr Frankie CHENG said that a bio-treatment system for the toilet would be used.

69. The Chairman said that it would be best if the sewerage system of the new building was connected to public sewers but DSD, EPD and the works consultant ruled that out after conducting a study. He did not favour the use of septic tanks for sewerage treatment which did not comply with the requirements of the prevailing environmental legislation and instead, a bio-treatment system would be more suitable owing to site constraints. He hoped the authorities would invite tender as soon as possible and commence works. If such argument continued, he was afraid the tender process would be delayed resulting in price escalation and cost overruns which consequently made the implementation of the project difficult.

70. Mr LAI Tsz-man said a school child to toilet ratio was set down in the guidelines of the Department of Health (DH). He enquired under what standard the number of toilets in the YSW project was determined. As regard the people flow of the library, he considered that the proposed number of toilets could not meet the requirement of DH.

71. Mr Holden CHOW said that relevant departments had reported to the Working Group that an assessment was conducted and found that the sewerage system of the project could not be connected to public sewers. The District Council member of the district reflected grave concerns of some residents about unpleasant smell created by bio-treatment system. However, if they continued with the argument, the work would likely to be disrupted. As such, he proposed that the concerns of members and residents be recorded for close monitoring in future and actions would be taken if odour was detected.

72. Mr CHAN Lin-wai said that previously not much resource was allocated to Lamma Island and residents were very happy that the YSW project was endorsed and the library services would be substantially upgraded. Relevant departments had

explained clearly why the sewer connection was not possible and he hoped that the progress of the entire project would not be affected for that reason. He stressed that the residents of Lamma Island greatly welcomed the early completion of the project.

73. Ms Amy YUNG said that the Working Group had discussed the matter at the meeting and its report had incorporated the latest development and members' concerns. If the Chairman had allowed her to speak in the first place and other members had read the paper before the meeting, she believed they would not have spent so much time discussing the matter.

74. Ms YU Lai-fan gave her views as follows:

- (a) DSD was implementing the village sewerage programmes on Lamma Island and the Phase I work had been completed. More and more small houses were connected to the public sewers. As the area of the YSW project was near to the YSW Sewage Treatment Works, the sewerage system of government building should be connected to the public sewers. However, relevant departments considered that sewer connection was not possible due to the distance of the project from the public sewers (about 50 metres away) with different gradients and many road bends in between. An estimate was also made that the volume of foul water discharge therefrom would not be large. She asked about the maximum distance of the residential flats and restaurants that were successfully covered by the public sewerage network and whether any of them encountered the same problem, and if so, how DSD addressed the problem.
- (b) The YSW project would become a landmark for Lamma Island. She queried whether the relevant departments had forecast the people flow in the library and how the estimate of the low volume of foul water discharge was made.
- (c) What were the price and recurrent expenditure (including repair and maintenance and cleansing expenses) of bio-treatment system as compared with those for sewer connection.
- (d) She requested her comments be recorded and hoped that relevant departments would respond to residents' concerns.

75. The Chairman said that DSD had explained clearly at the previous meetings the reason that the drains could not be connected to the public sewerage system. He understood Ms YU Lai-fan's concerns but the argument continued, the works would be delayed.

76. Ms YU Lai-fan said that the works could proceed and she just wanted to reflect residents' opinions in case problems occurred in future and an explanation had to be made. She considered that it was just at the tendering procedure and questioned why they could not explore a feasible way for sewer connection.

77. The Chairman enquired members whether they supported taking forward the project.

78. The Vice-Chairlady Ms CHAU Chuen-heung said that the proposed design and layout of the project had been endorsed by IDC and she had raised concerns over bio-treatment clearly at the Working Group meeting. She requested a record be made. She urged relevant departments to monitor the situation and that connection should be made to the public sewers if there was a connection point in future.

79. The Chairman agreed to record members' views and reiterated that as the sewerage system of the project could not be connected to the public sewer, the bio-treatment should be used as proposed. Relevant departments should also get ready that if a new public sewerage system was available for connection, the sewerage system of the project should be connected to it.

80. Mr CHAN Lin-wai said as the project was ready to get started, the tendering procedures could go ahead and hoped members would not continue to argue and cause delay to the tendering and work process. He represented the Lamma Island (North) Rural Committee and the local residents and said that they welcomed the early completion of the YSW project. If needs arose, relevant departments should study how the sewerage system of the building would be further improved.

81. Ms YU Lai-fan said the use of bio-treatment was not in line with the residents' expectation and they were doubtful whether other feasible options had been considered. She cited the public toilet near the project which used bio-treatment for sewerage treatment and unpleasant smell created had affected the image of Lamma Island.

82. Mr LAI Tsz-man said that the project had been approved by the District Council and members did not raise objection to the project but hoped that a better design would be provided. The Working Group report did not give a full explanation in respect of members' concerns and he hoped that the consultant or relevant departments would respond to the concerns.

83. Mr Bill TANG said that if relevant departments and the consultant firm did not respond to members' concerns at the meeting, he suggested that the discussion be continued at the District Facilities Management Committee meeting.

84. Mr Anthony LI thanked members for raising questions and giving their views. He consolidated the responses as follows:

- (a) The IDO, DSD and EPD had hoped that the sewerage system of the project could be connected to the public sewers on Lamma Island, as it was the most simple and direct method. Yet the report of the last Working Group meeting revealed that DSD was not in favour of sewer connection on Lamma Island since many problems had not been solved. DSD and EPD had explained the problems to the District Council member of the district in detail and that even they went ahead to connect the sewerage system to the public sewers, the performance would be more unfavourable than bio-treatment, so they finally decided on the use of bio-treatment.
- (b) Regarding the toilet usage (the staff toilet not to be taken into account), assuming that each person used the toilet for three minutes on average and the library and showroom opened for nine hours, if there was a continuous line of people waiting for the two public toilets during the opening hours, there could be 360 users a day at most. DSD, EPD and the works consultant considered that even with the continuous usage every day, the volume of foul discharge would be much lower than that necessitated sewer connection but without clogged drains or unpleasant smell. Bio-treatment was chosen as there were no other better alternatives. Although the sewerage system could not be connected to the public sewers on Lamma Island at present, a flexible approach was adopted in the design so that sewer connection would be possible if there was new development in the sewerage facilities on Lamma Island in future.



(c) Past experience showed that unpleasant smell coming from the toilet was usually caused by poor hygiene and lack of management. Relevant departments would in future monitor closely to ensure that the toilets were clean without odour.

(d) He hoped members would understand that given the limitations including site constraints, drainage system and the time schedule and funding for the project, departments concerned had already done their best and members should give support for the continuous implementation of the project.

85. Mr LAI Tsz-man supported the project. He enquired whether the requirement of DH would be met with just two public toilets.

86. Mr Frankie CHENG said that the Buildings Ordinance did not stipulate the number of toilets required for library or heritage showroom. The works consultant estimated the volume of foul discharge basing on the level of usage and bio-treatment was recommended.

87. Mr YAN Wai-pang, Aylmer, said that under normal circumstances, the department took into consideration the type of the facility and the estimated people flow basing on relevant factors to determine the number of toilets.

88. The Chairman concluded that members supported the implementation of the project and the tendering and hoped relevant departments should take note of members' concerns.

(Ms Elaine KWOK, Mr Aylmer YAN, Ms Stephanie WONG, Mr Frankie CHENG and Mr Arthur CHENG left the meeting after discussion of the agenda item.)

(Mr Ken WONG and Ms Josephine TSANG left the meeting after discussion of the agenda item.)

IX. Question on handling emergency situations by North Lantau Hospital  
(Papers IDC 81/2015, IDC 83/2015 and IDC 91/2015)

89. The Chairman welcomed Dr CHONG Yee-hung, Deputy Hospital Chief Executive of North Lantau Hospital (NLTH), Hospital Authority for attending the meeting to respond to the question.

90. Mr Andy LO introduced the content of the question (IDC 81/2015).
91. Mr Holden CHOW introduced the content of the question (IDC 83/2015).
92. Mr YU Chun-cheung, Peter introduced the content of the question (IDC 91/2015).
93. Dr CHONG Yee-hung consolidated his reply as follows:
- (a) At 4:46 p.m. on 8 August 2015, a pedestrian came to the first floor of NLTH and asked a security guard to assist a man who was feeling unwell near a bus stop on Chung Yan Road. The security guard rushed to the scene immediately and reported the incident to the Security Control Room via walkie-talkie.
  - (b) At 4:47 p.m., the Security Manager who was on duty in the Security Control Room arrived at the scene to provide assistance upon receiving the message. He then requested the Security Control Room in charge to inform, via walkie-talkie, the Accident and Emergency(A&E) Department that on-site assistance by A&E Department was needed. The Security Control Room in-charge then called the A&E nurse on duty, informing her about the request. However, there was miscommunication between the two, which led the nurse on duty to believe that the patient would be sent from the ground floor lift lobby area to the A&E Department located on the first floor. The nurse on duty then informed other A&E Department staff to stay alert and get ready to receive the patient.
  - (c) From 4:48 p.m. to 4:51 p.m., upon request by the Security Manager, the Security Control Room in charge called the A&E Department again but the A&E Department telephone line was engaged. During the same period, hospital supporting staff also transported a stretcher to the scene. The Security Manager and the Security Control Room in-charge also requested the Security Guard stationed at the A&E Department to request assistance from A&E Department staff, but the message had not been effectively conveyed.

- (d) At 4:52 p.m., the Security Manager at the scene noticed the deterioration of the patient's condition and decided to call the Ambulance Control Centre to send an ambulance. Meanwhile, an ambulance passed by the scene at 4:55 p.m. and the Security Manager immediately stopped the ambulance. The ambulance crew got off the ambulance and started cardio-pulmonary resuscitation and defibrillation for the patient.
- (e) At 4:56 p.m., A&E Department staff eventually realised that on-site medical assistance was required. The nurse on duty ordered the immediate dispatch of an emergency team with resuscitation equipment. An ambulance responding to the call also arrived at the scene at 4:58 p.m. and joined the rescue.
- (f) At 5:01 p.m., the ambulance conveyed the patient from the scene to A&E Department of NLTH. Due to miscommunication between the Security Control Room in charge and the duty A&E nurse, the emergency team misunderstood that the patient was on the ground floor lift lobby and arrived there at 5:02 p.m. The team was notified by a security guard that the ambulance carrying the patient was on its way to A&E Department. The emergency team returned to the A&E Department to join the resuscitation.
- (g) The ambulance arrived at A&E Department of NLTH at 5:06 p.m. and resuscitation continued by medical staff in the resuscitation room. After stabilising the patient's condition, the medical staff escorted him to Princess Margaret Hospital for further care.
- (h) The hospital has in place the "Guidelines on Management of Persons Found Collapse in Non-Ward Areas and in the Vicinity of Hospital". The incident revealed that although the staff intended to provide prompt assistance, there are areas for improvement in the process of handling incidents requiring emergency medical assistance. For instance, the miscommunication between the Security Control Room in charge and the A&E Department nurse delayed the dispatch of the A&E Department emergency team. In addition, there was difficulty in the communication between A&E Department staff and the Security Control Room in charge as well as the security guard stationed at the A&E Department.

94. The Chairman enquired if the representatives of Hong Kong Police Force had to withdraw from the meeting.

95. Mr CHAN Joon-sun said that since the police had started an investigation into the case, he and the other police representatives in attendance would probably have to withdraw from the meeting for fear that the Hospital Authority's response might prejudice the police's follow-up actions.

96. Mr KWONG Koon-wan said the meeting was held in public and the audiorecord of the meeting could be accessed by the public on the District Council website.

97. Dr CHONG Yee-hung said the contents of his reply had already been announced in the press release of the Hospital Authority.

98. Mr CHAN Joon-sun asked if the contents of Dr CHONG's responses and the details provided at the meeting had all been made public.

99. Dr CHONG Yee-hung said the contents of his responses were all contained in the press release of the Authority.

100. Ms Amy YUNG said that the details of a case under police investigation had been revealed by the police at the meeting of the Security Liaison Group of Discovery Bay City Owners' Committee. She did not think it was appropriate and hoped the police would be mindful and that the same applied to matters of confidentiality.

101. Dr CHONG Yee-hung went on saying that NLTH was deeply concerned about the incident and had introduced the following improvement measures:

- (a) enhance staff training and drills on handling request for emergency medical assistance, including arranging frontline security and supporting staff to attend first-aid training;
- (b) enhance staff vigilance and communication skills on handling patients' request for emergency medical assistance in the vicinity of the hospital;
- (c) set up a designated phone line for communication between the Security Control Room and the A&E Department; and

- (d) review existing guidelines, including specifying circumstances that security staff should inform the A&E Department and call the ambulance simultaneously.

102. Mr Andy LO said that NLTH had responded promptly and introduced improvement measures after the incident. He suggested the hospital draw the direct and quickest route for ambulances to get back to hospital during emergency to avoid delay in life saving.

103. Mr Bill TANG felt sorry about the incident. He said it would be too much to require the outsourced security staff to decide whether to call an ambulance and the A&E Department simultaneously and thus put additional pressure on frontline staff. He also raised concerns over the departure of outsourced security staff after training.

104. Mr YU Chun-cheung concurred with Mr TANG and queried the feasibility of the relevant measures since outsourced security staff might be transferred or quit. He hoped NLTH would improve the emergency medical response measures to avoid a repeat of the incident.

105. Dr CHONG Yee-hung said that saving lives was the job of hospital staff and he did not believe the hospital staff would be unhappy for reason that they had to act on the notifications of security staff, who was thus facing increasing stress. Pre-employment training was provided for hospital security staff, including the handling of emergencies. New security staff would be briefed on the procedures for handling emergencies and would attend drills and enhancement courses regularly.

(Dr CHONG Yee-hung left the meeting after discussion of the agenda item.)

(Mr FAN Chi-ping left the meeting after discussion of the agenda item.)

X. Question on ventilation of Tung Chung New Town Bus Terminus  
(Papers IDC 82/2015 and IDC 84/2015)

106. The Chairman welcomed Mr YUEN Hong-shing, Honson, Chief Transport Officer/NT South West, TD, Mr CHAN Yuen-wai, Deputy Project Director of Newfoundworld Project Management Limited, Mr Gary CHING, Associate of MVA Hong Kong Ltd. and Mr Y T TANG, Executive Director/ Environmental Monitoring of AECOM for attending the meeting to respond to the questions.

107. Mr Andy LO introduced the content of the question (IDC 82/2015).
108. Mr Holden CHOW introduced the content of the question (IDC 84/2015).
109. Mr Honson YUEN said regarding the developments on Lot 11 Tung Chung, the developer had physically separated the construction site from the bus terminus at Tung Chung Town Centre for safety reasons since July 30 of the current year, resulting in poor ventilation and suffocating heat in the bus terminus. TD was deeply concerned and discussed improvement options with the developer promptly.
110. Mr CHAN Yuen-wai consolidated his reply as follows:
- (a) After possessing the construction site on April 20, the developer started the demolition work and site formation on May 15. Steel planks were used to partition off the bus terminus from the work site for safety reasons in late July as stipulated by law, and seven electric fans of 26 inches in diameter were installed with adequate lighting provided.
  - (b) The developer anticipated that the hoarding would affect the ventilation of the bus terminus and thus arranged a site visit with the representatives of TD, New Lantau Bus and local community of Tung Chung as well as Mr Andy LO, Mr Bill TANG and Mr Holden CHOW on August 17 to discuss the options. On the advice of the three District Council members, the developer placed heat insulation boards on the hoarding and increased the number of electric fans to 11, while the emergency exit linking Tat Tung Road was kept open to improve ventilation.
  - (c) The developer engaged an environmental consultant AECOM to measure the air quality in the bus terminus from August 26 to August 29 and on September 3. The tests showed that the concentration levels of Nitrogen dioxide, carbon monoxide, respirable suspended particulate as well as Fine suspended particulate met the standards of EPD.
  - (d) The new bus terminus would be adjoining to the existing one, each equipped with an independent ventilation and exhaust system. As such the operation of the ventilation systems would not affect each

other. The two termini would be linked at the original connection location, and the existing terminus would be accessible from Tat Tung Road in much the same way as before hoarding construction. With the ventilation system, the air quality in the existing bus terminus would be much improved by that time.

111. Mr Andy LO thanked TD, the developer and the consultant firms for proactively following up and taking improvement measures. The tests showed that the standard of air quality was met and posed no risk to public health. He believed the public could rest assured of that.

112. Mr Bill TANG gave his views as follows:

- (a) He had conducted site visit many times with representatives of TD and the developer and had discussed ways for improving the ventilation of the bus terminus. Although the tests of the developer showed that the air quality met the standard, the airflow in the terminus was still not satisfactory and he hoped TD or EPD would confirm the test result or conduct another test to ensure that the air quality met the required standard to put residents' mind at rest.
- (b) The temperature was taken at and outside the bus terminus between 2 pm and 3 pm on August 20. The outdoor temperature was found lower than that inside the bus terminus. He asked the developer to consider installing more ventilation facilities to ensure good airflow during the construction works.
- (c) On the afternoon of the same day, he took the temperature and tested the airflow at Yat Tung Estate bus terminus and found the temperature was even higher than that in Tung Chung Town Centre. He hoped the departments would follow up on the matter.

113. Mr Holden CHOW considered that the developer and TD had followed up promptly. He asked whether the construction works would take two years and apart from the existing measures, if additional ventilation openings could be provided without compromising safety and whether other measures would be taken for further enhancement.

114. Mr Honson YUEN said that the Government would monitor the air quality of the covered public transport interchanges regularly. Regarding the bus terminus in Tung Chung Town Centre, owing to limited resources, the department would require the developer to provide a test report for the time being to ascertain that the emission would not pose risk to human health according to the standard of EPD. For the temperature, he personally found that the temperature in the bus terminus on one summer afternoon was over 30 degrees Celsius, though there were no objective criteria for human thermal comfort. As regards the problem raised by member about the bus terminus of Yat Tung Estate, he believed that the Housing Department would follow up.

115. The Chairman asked TD to take into consideration members' views.

(Mr CHAN Yuen-wai, Mr Gary CHING and Mr YT TANG left the meeting after discussion of the agenda item.)

(Mr CHEUNG Fu and Mr KWONG Koon-wan left the meeting after discussion of the agenda item.)

XI. Question on stepping up surveillance of problem trees  
(Paper IDC 85/2015)

116. The Chairman welcomed Ms HO Ching-yee, Assistant Secretary (Tree Management) of Development Bureau for attending the meeting to respond to the question.

117. Ms LEE Kwai-chun introduced the content of the question.

118. Ms HO Ching-yee responded as follows:

- (a) The Government placed much emphasis on tree management, tree safety and the like. The Greening, Landscape and Tree Management Section, established under the Development Bureau, was underpinned by the Greening and Landscape Office and the Tree Management Office which worked in close cooperation to promote holistic greening and tree management through a strategic policy on greening and tree management at the upstream and downstream levels. The staff responsible for tree management possessed qualifications in arboriculture.



- (b) Given the large number of trees in Hong Kong, it was difficult to monitor their condition in a comprehensive manner. Relevant departments would accord priority to trees in areas with high pedestrian or vehicular flow with regard to the resources and manpower available. Risk assessment was carried out on a yearly basis. It was hoped that problematic trees would be identified and precautionary measures be taken to mitigate risks as early as possible before the onset of rainy season. The mechanism had been working effectively.
- (c) In view of the large number of trees and many were planted in remote areas like the Islands District, it took time for staff to conduct site inspection. As such, the Government promoted community monitoring of tree condition. If problematic trees were identified, members of the public could report to the departments through the Government service hotline 1823 for follow-up and actions.
- (d) A tree register was set up online in 2010 by the Tree Management Office to provide information about trees that required special attention (e.g. old and valuable trees or stonewall trees) or with higher conservation values, as well as those that had undergone inspection for mitigation measures but with on-going surveillance. Their locations and conditions were also provided for public information. If irregularities were detected, members of the public could immediately report to the relevant departments for follow-up action.
- (e) Members hoped that the trees could be managed in a more professional approach. In recent years, professional training was organised by TMO for the industry to raise the standard and improve the experience and knowledge of the staff of the relevant departments and contractors.
- (f) In 2010, the Expert Panel on Tree Management was set up under the Development Bureau, comprising local and overseas experts. Meetings were convened regularly to garner input from experts on such topics as trees and those of public interest. Professional opinions of the Expert Panel would be taken into consideration when the tree guidelines were formulated.

119. Ms LEE Kwai-chun was aware that TMO had been continuously enhancing the standard of tree management but there was still room for improvement. The large number of trees in the Islands District made it difficult for residents to identify problematic trees in advance. Even though problematic trees were identified and reports were made via the Government hotline 1823, follow-up action would be taken after more than two months. She urged relevant departments to handle problematic trees expeditiously.

120. The Chairman urged the bureau to note the concerns of members and study how to speed up the handling of problematic trees.

121. Ms HO Ching-yee said that professional tree risk assessment should be carried out. After receiving complaints, staff of relevant departments would carry out site inspection and examine tree conditions. For cases related to immediate safety, the departments would mobilise resources to deal with them at once. In emergency, the public could seek assistance from FSD. Under normal circumstances, relevant departments would complete the assessment for follow up immediately and the bureau would also monitor to ensure that timely action was taken.

122. Ms LEE Kwai-chun was concerned that trees damaged by typhoon might pose a threat to passers-by. She reiterated that the length of process from receiving complaints, tree inspections to the handling of problematic trees by the departments should be shortened.

123. Mr WONG Fuk-kan, Rainbow, enquired what should be done if dead trees were found on the roadside.

124. Ms HO Ching-yee said that under normal circumstances, the dead trees would be removed immediately by the departments upon referral of cases.

(Ms HO Ching-yee left the meeting after discussion of the agenda item.)

XII. Question on the follow-up action regarding vote-rigging cases in the District Council and Legislative Council Elections  
(Paper IDC 86/2015)

125. The Chairman welcomed Mr CHAN Joon-sun, District Commander (Lantau), Hong Kong Police Force for attending the meeting to respond to the

question. The ICAC, Electoral Affairs Commission and Registration and Electoral Office (REO) had not arranged representatives to the meeting but submitted their written replies for members' reference.

126. Ms Amy YUNG introduced the content of the question.

127. Mr CHAN Joon-sun said the ICAC and REO had provided their replies in writing and he would make a supplement on police work and the work of Lantau Police District. Election-related cases were dealt with by the police besides ICAC. Under the prevailing referral mechanism, cases received by other departments would be referred to the police if they fell under its ambit. The public might also report directly to the police. Cases found not under its ambit would be referred to the relevant authorities. The police would initiate an investigation or refer the cases as appropriate, and investigation was normally conducted by the crime investigation team. As the District Council Election drew near, all police districts were required to report to the Police Headquarters about the cases received and the progress of investigation. Up till now, the Lantau Police District received no complaints related to election. If members of the public or District Council members found any suspicious cases in Islands District or Lantau Police District, they should report to the police at once for appropriate follow-up actions.

128. Ms Amy YUNG enquired how the police initiated an investigation.

129. Mr Andy LO said that REO should exercise caution in dealing with suspicious cases. Letters were issued to voters for confirmation of their particulars following the vote-rigging cases years ago, and they found it disturbing especially the elders who did not know what to do and were disqualified without their knowledge. He reminded REO that a more effective mechanism should be adopted. Recent newspaper reports revealed that political parties cited a large number of suspicious cases and asked to verify the details, but a majority of cases were found to be unsubstantiated. He reiterated that REO should take effective measure to prevent a repeat of similar incidents and avoid unnecessary nuisance to the public.

130. Mr CHAN Joon-sun said that for "initiating an investigation", he meant that the cases were dealt with by the crime investigation team of the police district. The officers received professional training and had experiences in dealing with different cases. Police districts were required to report to the Headquarters the investigation progress of election-related cases. He would also monitor the direction in which the

investigation was leading and the progress. Since criminal offences were involved, the police could make use of any resources during investigation.

131. The Chairman asked the Secretariat to relay Mr Andy LO's comments to REO.

XIII. Question on public recreational facilities in Discovery Bay  
(Paper IDC 87/2015)

132. The Chairman welcomed Ms HON Tsui-san, Shirley, Senior Estate Surveyor, District Lands Office, Islands for attending the meeting to respond to the question.

133. Ms Amy YUNG introduced the content of the question.

134. Ms Shirley HON responded as follows:

- (a) The Audit Commission made a number of recommendations about the Discovery Bay (DB) development in its report dated October 2004, including the keeping of a record of replacement public recreational facilities. The Lands Department had followed its recommendation to keep a proper record of public recreational facilities. Since March 2008, the Lands Department had uploaded onto its website information about public facilities and public open spaces within private developments. At that time, any public open spaces to be uploaded were required to meet the requirement that they were completed in or after 1980 in accordance with the terms of the leases and certificates of compliance were issued. As the DB development did not meet the above requirements, its public recreational facilities were not uploaded onto the website of Lands Department in 2008.
- (b) In October 2014, the Audit Commission conducted a review of the provision of public open spaces throughout the territory and promulgated a report, namely, the "Provision of public open space in private developments". The report recommended that the public open spaces within private developments not issued with certificates of compliance be uploaded onto the website of the Lands Department for better information dissemination. As such, the Lands Department

issued new guidelines in November 2014 for inclusion of completed public open spaces within private developments without certificates of compliance into the list of public open spaces published on its website. The District Lands Office, Islands (DLO) then immediately requested the developer to provide the layout plan and relevant information about the public recreational facilities in DB. After examination, the DLO found that some information provided was not consistent with its record and thus further clarification was required. DLO had already contacted the developer and was awaiting the reply concerning several facilities. The verification process was expected to be completed shortly.

- (c) So far information of three public recreational facilities in DB, including the central park toilet, bicycle lanes and hiking trails, was uploaded onto Lands Department's website. The collection and verification of information of two other facilities (i.e. the recreation deck and piazza) had also been completed.
- (d) For the hiking trails, DLO verified whether the hiking trails provided for the public were about 3 700 metres long. The existing hiking trails were built along the mountains to preserve the original landscape.
- (e) The developer was responsible for the maintenance and repair of the bicycle lanes.
- (f) As to why the information uploaded was not consistent with those contained in the draft minutes of the meeting held on June 22, it was because DLO received new information about the beach before uploading. The new information required further verification and therefore DLO was not able to upload the information about the beach in the last update. Upon completion of the verification, DLO would upload the information in the next update.

135. Ms Amy YUNG gave her views as follows:

- (a) She found the reply of the DLO, Islands disappointing. It was responsible for checking the plan and the size, the length and location of public open spaces provided by developer. However, over the past 11 years, only three of the 11 facilities' information was uploaded,

while the rest was incomplete. She criticised DLO for failing to point out that the length of the hiking trail should be 3 770 metres. The hiking trails in country parks were much better than those in DB where the maintenance and safety level were concerned. She enquired about the standard or requirements that DLO set down for the hiking trails.

- (b) DLO and the developer had corresponded with each other over the past 11 years, but no consensus was reached over public recreational facilities. The Lands Department allowed the developer to pay land premium for the development, including some public open spaces. If the developer did not provide the facilities, it had not performed according to the contract. Under these circumstances, would the Lands Department ask the developer to continue to complete the remaining project or discontinue it till all the public facilities were provided?
- (c) It had been over 13 years since she filed a complaint with the Audit Commission in 2002, and DLO had not provided any information about the remaining eight facilities. She appreciated the performance of the frontline staff of DLO, though the senior staff did not take the initiative to follow up on the matter. The frontline staff posted out after several years in the department and she would then have to spend plenty of time explaining all over again to the new staff the special situation of DB. If the management staff had been attentive and handled the matter proactively, the information would not be unable to go public after ten-odd years (only three items were uploaded). She was very disappointed at the performance of DLO. She hoped that the remaining eight items' information would be provided shortly. She also asked DLO to explain why no consensus was reached with the developer over the public open spaces. The land lease had clearly so stipulated but the department failed to keep a proper record and had to ask for information from the developer. The matter had been discussed for more than 10 years but no agreement was reached. She was critical of DLO of leaving the work undone and seriously neglecting the duty.

136. Ms Shirley HON said that the hiking trails in DB were trodden out by man and, for geo-conservation and preservation of the natural landscape, DLO would not specifically propose to carry out any works therein. According to the Director of

Audit's Report dated October 2004, DLO had kept a proper record of the public recreational facilities and the developer had provided such information to DLO. DLO had liaised with the developer to update the information from time to time. As the site situation might change over time. DLO requested the developer to submit the latest information by the end of 2014. It took time for DLO to re-examine and verify the information before uploading.

137. Ms Amy YUNG said that near the golf club of DB was a hiking trail which was popular among local residents and outsiders. As DLO had no record of the hiking trail, the developer closed it off and opened another instead. She queried why DLO allowed the developer to alter the information in 2014 that was provided in 2004. She worried that the information about the hiking trail would be deleted against public interest. She opined that DLO should check the information (including the size, length and location of public open spaces in DB) against that submitted in 2004, instead of allowing the developer to alter information and then check the information resubmitted in 2014. She enquired when the information about the remaining facilities would be uploaded onto Lands Department's website.

138. Ms Shirley HON said that Lands Department would update the information in its website every six months and the next updating exercise would be in late 2015. DLO hoped that verification would be completed before the next update, and the information of the remaining items would be uploaded. Regarding the request in late 2014 for the developer to provide the latest information, DLO reiterated that the complete set of information received in 2004 was still kept in the office, but as time passed, the staff of DLO found some discrepancies between the existing site situation and the record. Therefore the developer was requested to submit the latest information in 2014 for verification.

(Post-meeting note: According to the latest information provided by the Lands Department, the next update for the list of public facilities and public open spaces with in private developments would take place in early 2016.)

139. Ms Amy YUNG said that she had recently received a notification from the developer that it would be responsible for the maintenance of the beach toilets and recreational facilities with effect from September 15. Owing to negligence of duty on the part of the Lands Department/ DLO and the slow progress of work, the maintenance fees of these public spaces had been fully borne by individual landlords over the past ten-odd years. Could individual landlords seek from the Lands Department/ DLO a refund of the management fees overpaid through civil actions?

140. Ms Shirley HON added that according to the latest findings by DLO, the toilet formed part of the beach and the undertaking provided by developer in 2012 stated that the maintenance and repair of the whole beach were the responsibility of the developer.

(Ms Shirley HON and Mr Richard Brinsley SHERIDAN left the meeting after discussion of the item.)

XIV. Question on the proposal for enabling the elderly and eligible persons with disabilities to travel on residents' buses at a concessionary fare of \$2 per trip  
(Paper IDC 88/2015)

141. The Chairman welcomed Mr Honson YUEN, Chief Transport Officer/NT South West, TD for attending the meeting to respond to the question. The Labour and Welfare Bureau advised that TD would listen to the views and respond to questions on its behalf regarding the arrangement for the Government Public Transport Fare Concession Scheme for the Elderly and Eligible Persons with Disabilities (the Scheme).

142. Ms Amy YUNG introduced the content of the question.

143. Mr Honson YUEN said that since the implementation of the Scheme in June 2012, the elderly and eligible persons with disabilities might travel on the general MTR lines, franchised buses (including Kowloon Motor Bus, New World First Bus, Citybus, Long Win Bus and New Lantao Bus), designated ferries and a majority of green minibuses at a concessionary fare of \$2 a trip at any time with Octopus cards. Under the Scheme, the public transport operators would be reimbursed by the Government with revenue forgone on a regular basis, and fare adjustments of public transports participating in the Scheme would be subject to Government regulation. Ms YUNG reflected the views of passengers that some areas were not served by franchised buses or green minibuses and they had to rely on the service of resident buses. They hoped the Scheme would be extended to cover residents' service (RS). RS was a form of non-franchised bus service mainly provided for the residents of designated courts, the bus fares were not under Government regulation. It was inappropriate to extend the Scheme to cover non-franchised bus service. He was aware that the RS in DB offered concession fare to elders and TD was willing to relay to the bus operators the wishes of residents for more concessions.



144. Ms Amy YUNG said that the fares of residents' service (RS) were not under Government regulation, nor were they subject to residents' control. Like the DB management company, the bus company providing RS was a subsidiary of the developer, and the contract was entered into between the management company and the bus company. Under this monopoly arrangement, the residents had no choice except moving out of DB. The operation of resident buses in DB was more or less the same as franchised buses. On Sundays or during public holidays when the developer held events in DB, the number of outsiders taking the resident buses always exceeded the locals and it was common that people had to wait for one or two hours to get on the resident buses. She queried that the RS was operated as franchised buses and questioned why the Government could not extend the Scheme to cover resident buses under these circumstances. She as well as the residents hoped that shuttle buses would be provided for participants when large-scale events took place. RS was provided to serve the locals and if the locals had to queue for a long time because the buses were packed with outsiders, it would go against the purpose of the bus service. She enquired what action TD would take if the developer held large-scale events and the large number of outsiders joining the events made a nuisance to residents.

145. Mr Honson YUEN said TD followed up and reflected the matter to the management company in writing after Ms YUNG had given her views at the last meeting about the resident bus service in DB. The department relayed to the management company that holiday events had drawn a large number of outsiders to DB making the locals difficult to get on the buses and thus the management company should enhance the bus service as far as possible. TD noted that some single-deck buses had been replaced by double-deckers and hoped that improvements would be made continuously, especially during the holidays so that advance arrangements were made for extra resident bus services. Mr YUEN reiterated that the fare of RS was not subject to Government regulation. He proposed that the management company of DB could draw reference from other private residential developments. If outsiders used the RS, residents of DB could propose to the management company to charge the outsiders a higher fare.

146. Ms Amy YUNG said she had proposed to the bus company to reduce the fare for resident card holders but the bus company turned down her suggestion. She had earlier also criticised DLO for failing to address the problem after ten-odd years. She hoped TD would follow up on the matter proactively. Although TD had requested the management company to improve the service, the residents had to wait

for one or two hours to get home a fortnight ago when a large-scale event was held in DB. The situation had not improved, but worsened instead. She had received many complaints and queried the effectiveness of the department's advice. She stressed that the residents would not have been affected by the problem of monopoly by developer if an owners' corporation was set up in DB. She had filed complaints time and again over the past ten-odd years but the District Office did not follow up.

147. The Chairman requested TD to consider and examine carefully the member's views.

(Mr YUNG Chi-ming left the meeting after discussion of the agenda item.)

## XV. Question on Yat Tung Estate Market

(Paper IDC 89/2015)

148. The Chairman welcomed Mr WONG Hon-kit, Chief Manager/Management (Wong Tai Sin, Tsing Yi, Tsuen Wan and Islands), Housing Department (HD) and Mr WONG Wai-wan, District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department (FEHD), for attending the meeting to respond to the question.

149. Mr Bill TANG introduced the content of the question.

150. Mr WONG Hon-kit said that according to the land lease and deed of mutual covenant of Tung Chung Areas 30 and 31, land was not available for provision of commercial facilities in the district by the Housing Authority/HD.

151. Mr WONG Wai-wan said that for establishment of temporary or permanent markets, FEHD had to take into considerations on whether suitable sites could be identified and the costs involved for construction and running a market. Further, local consultation had to be conducted to gauge public views in the concerned areas. Even in the case of a temporary market, the department had to put in considerable resources to provide basic facilities such as fire services system, electrical installations, stall partitioning, water supply and sewerage systems, ventilation and lighting system, refuse storage facilities, toilets and loading and unloading areas as well as staff deployment and management arrangements, etc. As such, when considering whether a public market was required, FEHD had to assess the demand for the market and the cost-effectiveness to ensure that public resources were put to

proper use. Given that the renovation works for Yat Tung Market took about three months and in the meantime residents could buy fresh provisions and live and fresh food stuff in the nearby market, supermarket and shopping malls, FEHD would not consider providing a temporary market in Tung Chung area.

152. Mr Bill TANG said he would continue to pursue the matter with FEHD for provision of a temporary market in the district. He enquired about the progress of the public housing development in Tung Chung Area 56 (i.e. Ying Tung Estate) and whether there was any suitable vacant site for provision of a temporary market as well as if local organisations might apply to the Lands Department for the use of vacant government land as temporary bazaars.

153. Mr WONG Hon-kit said that Ying Tung Estate was expected to be completed in late 2016. Tung Chung Area 56 was currently a construction site and according to the relevant regulations, general public was not allowed to enter construction sites. Yat Tung Estate Market was not the property of the Housing Authority/HD. Nevertheless, HD would contact The LINK to see if the new market operator could make arrangements to minimize the impact of the renovation works to the residents, for instance not to close all the shops in one go.

154. Mr LI Kin-nga, Dennis, said short-term tenancy of government land was normally granted through tender and if any organisations wanted to lease government land for establishment of temporary bazaars, policy support of the relevant policy bureaux had to be sought.

155. Mr Bill TANG was pleased that HD would relay their views to The LINK. He noticed that the operator just left a few shops open for the temporary market while conducting renovation works in Tin Shui Wai and Siu Sai Wan Markets, and the shops that were open served little purpose.

(Post-meeting note: HD had written to The LINK on 10 September 2015 to relay the views of members and residents.)

(Mr LAM Ding-fung left the meeting after discussion of the agenda item.)

XVI. Question on water supply test in Yat Tung (II) Estate, Tung Chung  
(Paper IDC 90/2015)

156. The Chairman welcomed Mr WONG Hon-kit, Chief Manager/Management (Wong Tai Sin, Tsing Yi, Tsuen Wan and Islands), HD, Mr CHAN Wing-seung, Senior Engineer/Customer Services (HK), Mr LAU Siu-key, Engineer/Customer Services

(Applications) Lantau, and Mr WONG Chi-piu, Alan, Engineer/ HK (Distribution 4) of Water Supplies Department (WSD), for attending the meeting to respond to the question.

157. Mr Bill TANG introduced the content of the question.

158. Mr WONG Hon-kit said the Government had taken water samples from Kui Yat House, Mun Yat House and Mei Yat House of Yat Tung (II) Estate last week and the tests were largely completed. The Government announced the test results through press conference each week, and the results of the above three blocks would be released in two weeks' time. Apart from the three blocks, the other blocks in Yat Tung Estate were completed prior to 2005. In general, the water pipes in public rental housing estates completed before 2005 were connected mechanically. Since excessive lead in drinking water was mainly caused by the soldering material in the welded joints, public housing blocks that were completed before 2005 and did not use soldering would have one fewer risk factor leading to excessive lead in drinking water.

159. Mr Bill TANG enquired about the total number of water samples taken from Kui Yat House, Mun Yat House and Mei Yat House and if the scope of test covered the contents of four other heavy metals harmful to humans. He criticised HD of not actively communicating with the District Council member of the district (himself) to let him know that Yat Tung (II) Estate was put into the high-risk category and tests would be conducted. He had asked HD about the test arrangements many times but no reply was given. He was not pleased that the communication between HD and District Council members was inadequate and claimed HD had no respect for their role in the district.

160. Mr WONG Hon-kit said the Government tested the content of lead in the drinking water but not the other heavy metals for the three blocks in Yat Tung (II) Estate, and over 100 water samples were taken in total. The sampling tests were conducted by the professional team of WSD according to a standard and systematic approach. He acknowledged the criticisms of District Council members and explained that HD did not inform the community and residents in advance to avoid causing panic to the public.

(Mr Bill TANG left the meeting after discussion of the agenda item.)

(Mr CHAN Wing-seung, Mr LAU Siu-key and Mr Alan WONG left the meeting after discussion of the agenda item.)

XVII. Question on illegal parking outside Tung Chung MTR Station  
(Paper IDC 92/2015)

161. The Chairman welcomed Mr CHAN Joon-sun, District Commander (Lantau) of Hong Kong Police Force for attending the meeting to respond to the question.

162. Mr YU Chun-cheung introduced the content of the question.

163. Mr CHAN Joon-sun said Lantau Police District had received such complaints in May this year and started to conduct observation. A total of 78 patrols were conducted since late May. Police observation found that a private car often parked at disabled parking spaces although it was not parked day and night and there was no evidence showing that there was illegal parking. The police had advised the car owner against prolonged occupation of such parking spaces. According to Regulation 8 of the Road Traffic (Parking) Regulations (Cap. 374C), any person who parks a vehicle in a parking space for a continuous period of more than 24 hours commits an offence and is liable to a fine of \$2,000.

164. Mr YU Chun-cheung said that illegal parking in the area (including designated disabled driver parking spaces) was serious and hoped the police would step up prosecution so that the parking spaces would be left available for needy persons.

165. Mr Holden CHOW said many private cars and works vehicles were parked illegally at the roundabout opposite MTR Tung Chung Station during rush hours causing congestion and hoped the police would step up enforcement as a long-term measure.

XVIII. Draft Yi O Outline Zoning Plan No. S/I-YO/B  
(Paper IDC 75/2015)

166. The Chairman welcomed Mr Ivan CHUNG, District Planning Officer (Sai Kung & Islands) and Mr CHAN Ka-ho, Kelvin, Town Planner/ Islands of PlanD for attending the meeting to introduce the Paper.

167. Mr LOU Cheuk-wing said he did not think the Draft Yi O Outline Zoning Plan (OZP) should be discussed at that meeting. When Tai O Rural Committee met with the representatives of PlanD earlier on, the Yi O Village Representative was not present and thus no discussion was held. PlanD arranged to brief the rural committee and the Yi O Village Representative on the OZP on September 15. He hoped IDC would have a discussion only after PlanD discussed with the Yi O Village Representative.

168. Ms Amy YUNG asked whether a deadline was set for consultation on the OZP.

169. Mr Ivan CHUNG said that the statutory validity period of Yi O Development Permission Area (DPA) Plan was three years until 23 November 2015, and TPB had to prepare an OZP to replace the DPA plan. PlanD was required to consult the community (including IDC and the rural committee) before the expiry date and report to TPB.

170. Ms Amy YUNG said the item should be discussed at the meeting as she wanted to know more details of the plan so that she could submit comments to PlanD during the consultation period. She advised PlanD to arrange another date for consultation with Tai O Rural Committee.

171. Mr Rainbow WONG considered that the views of the District Council member of the district and the rural committee should be respected. He asked what should PlanD do if the OZP was endorsed at the meeting but amendments were then put forward by Tai O Rural Committee and the Yi O Village Representative.

172. The Chairman said that the Paper submitted by PlanD aimed to brief members on the contents of the OZP for soliciting their views. Members were welcome to put forward their views and the discussion should not be halted.

173. The Vice-chairlady Ms CHAU Chuen-heung said that notification should be made to the Secretariat prior to the meeting if members opposed the discussion of any item. As members were not required to vote, she opined that PlanD should be allowed to introduce the contents of the Paper.

174. Mr LAI Tsz-man enquired when the Draft Yi O OZP would be gazetted.

175. Mr Ivan CHUNG said that the current DPA plan would be replaced by a new OZP by November 23 the current year. PlanD prepared the plan according to the established procedures and it was agreed at the TPB meeting in August 2015 that the OZP could be presented to IDC and Tai O Rural Committee for comments. Regarding the concerns of the Chairman of Tai O Rural Committee and District Council members, PlanD would arrange to meet with the parties concerned and collect their views for reporting to TPB. TPB would take into consideration all opinions and decide whether amendments should be made to the OZP. The OZP would then be gazetted. According to the statutory procedures, any person could make representations within two months after the publication of the OZP. In other words, it was just at the preliminary stage of the process and PlanD hoped that the views of the community would be collected through IDC and reported to TPB.

176. The Chairman agreed that a briefing be made by PlanD. Mr Kelvin CHAN then introduced the contents of the Paper with the aid of PowerPoint Presentation.

177. The Chairman asked PlanD when Tai O Rural Committee would be consulted.

178. Mr Kelvin CHAN said that the department had consulted Tai O Rural Committee earlier on preliminarily but the boundaries of various land uses were not yet shown on the OZP. Arrangement was made for an in-depth consultation with the rural committee on September 15.

179. Mr LOU Cheuk-wing said that the representatives of PlanD visited Tai O Rural Committee on July 15 but the Yi O Village Representative was not present and thus no discussion was held that day. A date was set for another meeting. As the District Council member of the district had to strive to protect the rights of residents, PlanD had arranged to meet with Tai O Rural Committee and the Yi O Village Representative on September 15. He therefore did not think the item should be discussed at the meeting.

180. The Chairman said that the plan would have far-reaching impacts on the community and members respected the views of the locals. He hoped PlanD would enhance communication with the community.

181. Ms LEE Kwai-chun criticised PlanD for the improper procedures as it failed to consult the Village Representative before IDC.

182. Mr Ivan CHUNG responded as follows:

- (a) Before submission of the Draft Yi O OZP to TPB, PlanD had visited Tai O Rural Committee in July to explain the plan. The Chairman Mr LAU advised PlanD that there should be adequate communication with the Village Representative. The department then consulted the Yi O Village Representative preliminarily for better understanding of villagers' needs. After consolidating the comments, PlanD prepared the draft OZP and submitted it to TPB in August.
- (b) TPB understood the concerns of the community and other parties and gave consent for the draft OZP to be presented to IDC and the rural committee for discussion. Mr CHUNG had earlier written to Tai O Rural Committee to request a meeting but no date for the meeting was set before the IDC meeting.
- (c) Any comments made by District Council members, the rural committee and the Village Representative on the OZP would be reported to TPB truthfully and TPB would consider whether amendments should be made to the plan to address their concerns.

183. The Vice-chairlady Ms CHAU Chuen-heung enquired whether PlanD had collected the views of the community before the preparation of the OZP. She said members were not too familiar with the situation of Yi O. She learned that some villagers were interested in operating the agricultural rehabilitation entrepreneurship but the area was in lack of water and electricity supplies. She was concerned whether any planning was made on the OZP to facilitate agricultural rehabilitation and if any supporting infrastructure would be provided. She did not think the issue was mentioned in the Paper and it would be difficult for members to make comments.

184. Mr LAI Tsz-man said that the planning on the OZP covered Yi O and it was inappropriate to conduct a consultation at the meeting before members understood about the background and the aspirations of residents. Mr LOU Cheuk-wing had requested to discontinue the discussion in the beginning of the item. He considered that the views of the District Council member of the district should be respected and objected to treat the briefing by PlanD just now as a consultation. He also queried that for a village with 500 years of history, why PlanD assessed the demands of only 13 small houses.



185. The Chairman hoped that PlanD would collect the opinions of the locals. He also said that members were unclear about the aspirations of the residents and it would be difficult for them to make comments.

186. Mr Ivan CHUNG reiterated that PlanD would introduce the OZP to Tai O Rural Committee and the Village Representative next week. After TPB had given the preliminary consent in August, PlanD approached Tai O Rural Committee promptly but could not fix a meeting date before the IDC meeting. Since the new OZP was required to be gazetted before November 23 given the time limit, IDC was consulted before the rural committee. He stressed that PlanD would convey the opinions and concerns of members, the rural committee and villagers to TPB truthfully, and the OZP was prepared after preliminary consultation with the Yi O Village Representative and the community in July. After the publication of the OZP by TPB, the public could still submit representations and comments according to the statutory procedures.

187. Mr Randy YU declared interest as his relative by marriage owned land in Yi O. He had expressed opinions in his capacity as a District Council member several years ago during the discussion of Yi O DPA Plan. To most ordinary people, it was inappropriate and unreasonable to check the assets of in-laws. It was only when he became a member of the Lantau Development Advisory Committee last year and was obliged to declare his in-laws' assets that he knew they owned land in Yi O. In fact, he had little ideas about his in-laws' assets when the consultation of the draft Yi O DPA Plan was conducted three years ago. He simply expressed opinions in his capacity as a District Council member at the meeting and no personal interests were involved. If necessary, he was willing to withdraw his comments made previously. He requested his comments be recorded by the Secretariat.

188. Mr LAI Tsz-man said PlanD would be suspected of not following the proper procedures if it treated the discussion as a preliminary consultation and then solicited the views of the community and the rural committee. This would be the last meeting of the current District Council term and, if necessary, the item could be left to the next term District Council for discussion.

189. Ms Amy YUNG said that as the representatives of PlanD had presented the paper, she wanted to express her views. She respected the history and the conservation value of Fan Lau and hoped that the above would be recorded by the Secretariat.

190. Mr Ivan CHUNG said that the Town Planning Ordinance stipulated that the current Yi O DPA plan was valid for a period of three years unless agreement from Chief Executive in Council was obtained to extend the period for one year. Otherwise, if the DPA plan was not replaced by an OZP within three years, the authority would not be able to exercise statutory planning control in Yi O area. In order to ensure the continuity of planning and enforcement, there was a need for the publication of the OZP before November 23. The department noted the concerns of members and would convey the views of members and the rural committee to TPB truthfully.

191. Mr LOU Cheuk-wing criticised PlanD for mishandling. Given that the OZP was required to be published in November, why did PlanD not consult the rural committee earlier? He did not think there was any urgency to the matter and requested PlanD to listen to the views of Yi O villagers before gazetting the OZP.

192. The Chairman hoped that PlanD would understand more about the opinions and needs of villagers before consulting IDC.

193. Mr Holden CHOW enquired whether IDC had to be consulted first before PlanD gazetted the OZP.

194. Mr Ivan CHUNG said the Town Planning Ordinance did not prescribe that IDC had to be consulted before the publication of the OZP. It was however the established practice of TPB to seek the views of the community and IDC before the gazettal of the OZP. As to why a consultation was not conducted earlier, it was because PlanD had to conduct planning studies and prepare reports and detailed analyses (including communication and consulting views) in preparing the OZP to replace the DPA plan. Besides, PlanD had solicited the views of stakeholders (including green groups) in addition to those of the rural committee and the Village Representative before the meeting of TPB in August with a view to collecting views through extensive consultations to facilitate the preparation of the OZP.

195. Mr Holden CHOW said that as a number of members expressed that they could not give their views at the meeting, he suggested PlanD to consult Tai O Rural Committee and Yi O villagers first and then consolidate the views for presentation to IDC. Members' views could be sought via circulation paper.

196. The Vice-chairlady Ms CHAU Chuen-heung concurred with Mr Holden CHOW and asked if the opinions could be consolidated before the suspension of the operation of District Council so that members could make comments in writing.

197. Mr Ivan CHUNG said that PlanD was willing to firstly solicit the views of the rural committee next week, then prepare a summary of views for reporting to members via the Secretariat. Members' views were welcome. The views collected would all be incorporated in the paper for submission to TPB.

198. Mr Rainbow WONG enquired what PlanD would do if the Yi O Village Representative raised objections.

199. Mr LAI Tsz-man considered the opinions of the District Council member of the district should be respected and the discussion of the item should stop. He suggested to arrange a special meeting before the District Facilities Management Committee meeting on September 21 to continue with the discussion.

200. Mr Ivan CHUNG said that members could just express their views on the OZP and there was no need to vote.

201. Mr LAI Tsz-man enquired whether the discussion would be treated as a consultation. He reiterated that the views of the District Council member of the district should be respected.

202. The Vice-chairlady Ms CHAU Chuen-heung said that PlanD had clarified that it was to brief the District Council and thus there was no need to vote. She reiterated that notification should be made prior to the meeting if members opposed the discussion of any item. Any options proposed, including that of using circulation paper to collect views or arranging another date for discussion, would be subject to the final decision of the District Council. She asked if PlanD would cooperate.

203. Mr Anthony LI considered that all members had expressed their views on the item concerning the Draft Yi O OZP. All views, including those of Mr LOU Cheuk-wing for halting the discussion, had been recorded. It was for the Chairman and members to decide whether the above discussion should be taken as a consultation or a briefing.

204. Mr Ivan CHUNG said PlanD was willing to listen to members' views again on September 21.

205. The Chairman said that the District Council would hold a special meeting on September 21 to continue with the discussion of the item.

(Post-meeting note: PlanD had consulted Tai O Rural Committee on the OZP on September 15.)

(Mr Kelvin CHAN left the meeting after discussion of the agenda item.)

XIX. Report on the Work of the Islands District Management Committee (July 2015)

(Paper IDC 93/2015)

206. The Vice-chairlady Ms CHAU Chuen-heung said Highways Department had promised to carry out an in-depth investigation into a road subsidence occurred near the zebra crossing opposite Fu Tung Plaza, but a year had passed and no improvement was made. She hoped IDO would follow up with the department for a solution as soon as possible.

207. Members noted and endorsed the Paper.

XX. Report on the Work of the IDC Committees and Working Group

(Paper IDC 94-98/2015)

208. Members noted and endorsed the Paper.

XXI. Allocation of DC funds

(i) Up-to-date Financial Position on the Use of DC Funds

(Paper IDC 99/2015)

209. The Chairman said that to enhance the flexibility in the utilisation of funds for implementation of the District Minor Works, he proposed that during the year the over-commitment ceiling for the District Facilities Management Committee be raised to \$55,502,520 while that for Tourism, Agriculture, Fisheries and Environmental Hygiene Committee be adjusted to \$15,325,000. The above arrangements would have no impact on the progress of the projects of these committees.

210. Members noted and endorsed the Paper.

(ii) Approval for Using DC Funds by circulation from 1 June to 31 July 2015  
(Paper IDC 100/2015)

211. Members noted and endorsed the Paper.

## XXII. Date of Next Meeting

212. The Chairman said that the Director of Home Affairs had gazetted a notice declaring that the operation of the District Councils would be suspended from 2 October 2015 to 31 December 2015. During the suspension period, the meetings and activities of the District Councils and their committees and working groups would cease. The meetings of IDC and its committees and working groups scheduled after 2 October 2015 were therefore cancelled.

213. There being no other business, the meeting was adjourned at 6:50 p.m.

Islands District Council Secretariat  
December 2015