

**(Translation)**

**Minutes of Meeting of Islands District Council**

Date : 19 June 2023 (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 YU Hon-kwan, Randy, MH, JP

**Vice-Chairman**

Mr WONG Man-hon, MH (Arrived at around 2:30 p.m.)

**Members**

Mr CHOW Yuk-tong, SBS, MH  
Mr HO Chun-fai  
Mr HO Siu-kei  
Ms WONG Chau-ping  
Mr NG Man-kit  
Mr WAN Yeung-kin  
Mr KWOK Ping, Eric  
Mr FONG Lung-fei  
Ms LAU Shun-ting

**Attendance by Invitation**

Mr CHUNG Kam-choi, Antony	Senior Architect 25, Housing Department
Mr CHENG Lok-sang, Calvin	Civil Engineer T249, Housing Department
Mr LAU Kar-kay, Alan	Planning Officer 11, Housing Department
Mr NG Wai-hong, Patrick	Deputy Project Manager/Major Works (2), Highways Department
Mr TSANG Chung-man, Alex	Senior Engineer 1/Route 11, Highways Department
Mr YUAN Leung-fo, Vincent	Senior Engineer 2/Tsing Yi-Lantau Link, Highways Department
Mr LAM Chiu-yu, Alfred	Transport Specialist/Special Duties, Transport Department
Ms HUI Shuk-yee, Fanny	Engineer/Islands 2, Transport Department
Mr HUNG Tsz-hin, Hincen	Engineer/Major Projects 1, Transport Department

Mr LO Tsz-him, Andrew	Principal Regulatory Affairs Manager (Regulatory 13), Office of the Communications Authority
Ms CHUNG Wai-wai, Vera	Principal Regulatory Affairs Manager (Regulatory 22), Office of the Communications Authority
Mr HAU Chi-leung, Arnold	Senior Property Service Manager/Hong Kong Island and Islands, Housing Department
Ms Irene LAI	Project Coordinator, Ove Arup & Partners Hong Kong Limited
Ms Amanda MO	Associate Director/Transport, Ove Arup & Partners Hong Kong Limited
Mr Stephen NG	Senior Manager, Radio Network Engineering, Engineering & Operations, SmarTone Telecommunications Holdings Limited
<b><u>In Attendance</u></b>	
Ms YEUNG Wai-sum, Amy, JP	District Officer (Islands), Islands District Office
Mr LI Ho, Thomas	Assistant District Officer (Islands)1, Islands District Office
Ms TSE Yik-ting, Ellie	Assistant District Officer (Islands)2, Islands District Office
Mr MOK Sui-hung	Senior Liaison Officer (1), Islands District Office
Ms LIU Pui-shan, Lis	Senior Liaison Officer (2), Islands District Office
Mr LEE Sun-fu, Joe	Senior Executive Officer (District Management), Islands District Office
Mr YEUNG Che-yuen, Patrick	Senior Engineer/1 (Lantau), Civil Engineering and Development Department
Ms TANG Tsui-yee, Caroline	District Planning Officer/Sai Kung & Islands, Planning Department
Mr WONG Chi-leung	Acting District Social Welfare Officer (Central Western/ Southern/Islands), Social Welfare Department
Mr LING Ka-fai	District Lands Officer/Islands (District Lands Office, Islands), Lands Department
Mr TSANG Wai-man	Administrative Assistant/Lands (District Lands Office, Islands), Lands Department
Ms KWAN Ka-mun, Karen	Chief Transport Officer/Islands, Transport Department
Dr CHEUNG Hoi-yan	District Commander (Lantau), Hong Kong Police Force
Mr Clive WALTON	District Commander (Marine Port District), Hong Kong Police Force
Ms LI Ka-chai, Denise	Police Community Relations Officer (Lantau District), Hong Kong Police Force
Mr CHAN Sheung-yung, Cyrus	Police Community Relations Officer (Marine Port District), Hong Kong Police Force
Mr CHAN Ka-leong	District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department
Mr YAN Ka-kit, Ric	Chief Health Inspector (Islands)1, Food and Environmental Hygiene Department
Ms CHEUNG Suk-man	Chief Health Inspector (Islands)2, Food and Environmental Hygiene Department

Mr TO Chak-foo	Chief Manager/Management (Hong Kong Island and Islands), Housing Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms HA Chung-wan, Joanne	District Leisure Manager (Islands), Leisure and Cultural Services Department

**Secretary**

Ms Kennis CHAN	Senior Executive Officer (District Council), Islands District Office
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**Absent with Apology**

Mr WONG Hon-kuen, Ken

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**Welcoming remarks**

The Chairman welcomed Members and representatives of the government departments to the Islands District Council (IDC) meeting and introduced the following representatives of departments:

- (a) Mr YEUNG Che-yuen, Patrick, Senior Engineer/1 (Lantau) of the Civil Engineering and Development Department (CEDD), who stood in for Mr CHENG Yuk-lung, Stanley;
- (b) Mr WONG Chi-leung, Acting District Social Welfare Officer (Central Western/Southern/Islands) of the Social Welfare Department (SWD), who stood in for Ms YAN Lai-ming, Jenny;
- (c) Mr CHAN Ka-leong, District Environmental Hygiene Superintendent (Islands) of the Food and Environmental Hygiene Department (FEHD), who replaced Mr HUI Kar-nung; and
- (d) Mr YAN Ka-kit, Ric, Chief Health Inspector (Islands)<sup>1</sup> and Ms CHEUNG Suk-man, Chief Health Inspector (Islands)<sup>2</sup> of the FEHD.

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

I. Confirmation of the Minutes of Meeting held on 17 April 2023

3. The Chairman said that the captioned minutes had incorporated the amendments proposed by the government departments and Members, and had been distributed to Members for perusal before the meeting.

4. Members had no other amendment proposals. The minutes were confirmed unanimously.

(Members voted in favour included: the Chairman Mr Randy YU, Mr CHOW Yuk-tong, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Mr NG Man-kit, Mr WAN Yeung-kin, Mr Eric KWOK, Mr FONG Lung-fei and Ms LAU Shun-ting.)

II. Public Housing Development at Tung Chung Area 119  
(Paper IDC 23/2023)

5. The Chairman welcomed Mr CHUNG Kam-choi, Antony, Senior Architect 25, Mr CHENG Lok-sang, Calvin, Civil Engineer T249 and Mr LAU Kar-kay, Alan, Planning Officer 11 of the Housing Department (HD) to the meeting to present the paper.

6. Mr Antony CHUNG briefly presented the paper.

7. Mr FONG Lung-fei said that some 1 600 public housing units would be provided at Tung Chung Area 119 to accommodate a population of about 4 320, i.e. the average household size was about 2.7. He expected that many elderly persons would be allocated small units (one/two-person units or two/three-person units) in the housing development there, yet there was a lack of recreational facilities for the elderly. The proposed outdoor badminton court was located near the seaside, and court users would be affected by strong wind. He suggested that recreational facilities for the elderly be provided at the location concerned. He also suggested that the HD should grow the plants conducive to the prevention of rodent infestation in the green areas.

8. Mr Eric KWOK expressed his views as follows:

- (a) Many residents of Yat Tung Estate, in particular young couples, told him that they had a keen demand for whole-day child care services. He hoped that the SWD and the HD would make comprehensive planning of Area 119, with a view to implementing family-friendly measures such as child care services and home-based child care services.
- (b) The public housing developments at Areas 114 and 117 would be completed in 2029 including the provision of kindergartens, primary and secondary schools, whereas the public housing developments at Areas 100 and 103 were scheduled for completion in 2024 and 2025 to 2026

respectively in phases. He opined that there would be demands from the residents at Areas 100, 103 and 119 for the places provided by the new schools to be built, yet there was a time lag between the supply of school places and the schedule of population intake.

- (c) He shared the views of Mr FONG Lung-fei and said that Yat Tung Estate, Mun Tung Estate and Yu Tai Court were in lack of suitable elderly facilities, including care and attention homes for the elderly. He opined that the HD should express concerns about elderly care services and make early planning of the facilities and services concerned in the development of Tung Chung.
- (d) There was no public market at Areas 99, 100 and 103, he opined that the HD should take follow-up action accordingly.
- (e) He asked whether the department had plans to construct covered footbridges, subways or cycle tracks in development areas other than the development project at Area 119 to connect to Areas 113, 119 and the proposed MTR Tung Chung East (TCE) Station.
- (f) He asked whether the Planning Department (PlanD) or the Highways Department (HyD) had made comprehensive planning for the cycle track network to connect to Area 119 and to provide a sufficient number of bicycle parking spaces. He considered the Hong Kong Planning Standards and Guidelines (HKPSG) out-of-date. He cited the example of Yat Tung Estate which was a public housing development completed in the early days. Not only could the three car parks therein meet the parking needs of the residents of 25 public housing blocks, they could also provide additional parking spaces for the residents of Mun Tung Estate and Yu Tai Court. On the contrary, shortages of parking spaces (including motorcycle parking spaces) in lately completed housing estates and courts such as Mun Tung Estate, Yu Tai Court and Yu Nga Court are observed. He opined that the relevant departments should keep abreast of the times and review the said guidelines to accommodate the development in community.

9. Mr HO Siu-kei pointed out that the trees (such as Chinese Banyan) in Yat Tung Estate had grown too densely, the overgrown tree roots had caused uneven road surface and the branches had been extended to the areas outside the flats in the housing estate. As the trees blown down by typhoons would pose hazards to pedestrians, he opined that the department should be careful in selecting tall and shading tree species.

10. The Chairman raised the following questions:

- (a) He enquired about the bicycle parking arrangements at Area 119.

- (b) He asked whether pedestrians walking from Area 119 to TCE Public Transport Interchange and MTR TCE Station via Areas 114 and 113 would walk on the footbridge or cross the road at-grade.
- (c) He enquired about the schedule of population intake in the public housing estate at Area 119 and the educational facilities to be provided.

11. Mr Antony CHUNG gave a consolidated response as follows:

- (a) He pointed out that the Government had requested the Hong Kong Housing Authority to set aside about 5% of the total domestic gross floor area in all public housing development projects for the provision of social welfare facilities. The HD had coordinated with the SWD and planned to provide home care services for frail elderly persons and residential care homes for the elderly at Area 119. Furthermore, elderly facilities were also included in other public housing development projects in the new development areas of TCE, he asked the SWD to provide supplementary information later. The HD always cared for the needs of the elderly and provided a sufficient number of outdoor facilities with elderly-friendly design in public housing projects, such as covered barrier-free access, various health and recreational facilities, handrails along pathways, seating benches and clear signage. The department would continue to monitor the needs of the elderly and listen to their views.
- (b) The HD had coordinated with the SWD and planned to provide a child care centre (CCC) and a special CCC at Area 119. According to the information available, kindergartens and CCCs would be provided in Areas 133A, B and C, 114, 117 and 122 as well as Tung Chung West Area 42. He asked the representatives of the PlanD and the SWD to provide supplementary information later.
- (c) According to the information available, a total of ten primary and secondary schools would be provided in the new development areas of TCE. The representative of the PlanD might provide additional information later.
- (d) The market at Ying Tung Estate was close to Area 119. Together with the public market to be provided at Area 133A by the FEHD, the residents at Area 119 could use the existing market at Ying Tung Estate and the new market at Area 133 after moving in.
- (e) MTR TCE Station was scheduled for completion in 2029. Before its completion, the HD would coordinate with the TD to arrange bus and minibus services for the residents at Area 119. Public transport interchange would also be provided at Area 113 and its business district.

- (f) The CEDD had drawn up planning for a comprehensive cycle track network in Tung Chung, connecting most of the housing estates, leisure facilities and Tung Chung Waterfront Promenade, and extending towards the business district at Area 113 and MTR TCE Station. According to the HKPSG, more than a hundred bicycle parking spaces would be provided at Area 119.
- (g) The parking standards for residential developments in the HKPSG had been updated in 2021 to increase the supply of parking spaces in residential projects. The HD was coordinating with the TD about the provision of parking spaces at Area 119 in accordance with the maximum ratio set out in the HKPSG. Currently the HD would install charging-enabling infrastructure for electric vehicles (EV) for all parking spaces in new public housing estates, in which chargers would be installed in 30% of parking spaces to provide EV charging services directly.
- (h) The tree and landscape design team under the HD would select suitable tree species for growing in the development project at Area 119. The department was not only concerned about plant species in the design of public housing, but also worked with the management team to pay attention to the care and management of plants, with a view to ensuring that suitable tree species were selected for the development project.
- (i) According to the Pedestrian and Cycling Network Concept in the Explanatory Statement of the Outline Zoning Plan, a footbridge would be provided between MTR TCE Station and the business district at Area 113 for residents to walk to the public housing estates at Areas 114, 117 and 119 from the footbridge linking the MTR station and the Central Green with shading facilities, safety islands and zebra crossings along the way for the convenience of residents.

12. Mr WONG Chi-leung pointed out that the SWD had included the planning ratios of elderly service facilities and aided CCCs in the HKPSG as recommended in the consultancy reports. On this basis, a 100-place CCC would be set up at Area 119. The SWD also planned to provide CCCs in the development areas of Tung Chung (including Areas 107, 42, 114, 117 and 133) and would continue to provide additional child care places as necessary. Likewise, the SWD planned to set up a residential care home for the elderly with 100 places at Area 119, with neighbourhood elderly centres at Areas 100, 103, 114 and 117 near Area 119. The SWD would keep up its efforts in identifying other suitable locations for setting up residential care homes for the elderly and elderly centres.

13. Ms Caroline TANG said that since there is no representative from the Education Bureau (EDB) for this meeting, she would provide brief information on the planning of kindergartens, primary schools and secondary schools. Based on the information available, eight kindergartens were planned in the development areas of

Tung Chung, and their time of completion would hinge on the development progress of public housing projects. In addition, seven and three sites have been reserved for the development of primary and secondary schools in the development areas of Tung Chung respectively.

14. Mr WAN Yeung-kin said that residents of Lamma Island would currently park their bicycles on the pavement when no vacant bicycle parking spaces were available. He opined that the 100 bicycle parking spaces to be provided at Area 119 were not able to meet the demand, he suggested increasing the number of bicycle parking spaces to prevent illegal parking.

15. Mr Eric KWOK expressed his views as follows:

- (a) The HKPSG was outdated and failed to reflect the demand for different facilities in the district. Nonetheless, the same set of guidelines was still adopted in the planning process, which was impracticable in reality.
- (b) Currently, several hundred of bicycles were parked at the corners of the four housing blocks of Mun Tung Estate, which proved that the department had blindly followed the HKPSG and failed to supply adequate bicycle parking spaces.
- (c) The HD and the EDB should coordinate with each other and consult residents in advance on the supply of school places. In addition, with 1 600 residential units to be provided at Area 119, the child population at Area 119 would be 1 360 based on the assumption of 0.85 child per family. He opined that the 100 places provided by the CCC would not be sufficient. He hoped that the planning of the relevant facilities could be improved as soon as possible.
- (d) The public market at Area 133 was still at the planning stage. He opined that the relevant department should pay attention to the provision of market facilities after the residents moved in.

16. Mr FONG Lung-fei said that MTR Yau Tong Station was connected to the nearby public housing estates with footbridges, which were safe in design and provided convenience to residents on rainy days. He suggested building footbridges to connect Areas 119, 114 and 113 to provide convenient access for residents, especially the elderly, to MTR TCE Station. If footbridges could not be built for the time being, he suggested that space be reserved for the works concerned in the future. He also agreed that the 100 places provided by the CCC would not be sufficient.

17. The Vice-chairman Mr WONG Man-hon expressed support for the public housing development at Area 119, yet he opined that the HD should take note of the progress of the construction of ancillary facilities and private housing projects in the vicinity. He opined that the daily life of residents would be affected in the event that the construction of the private housing projects nearby commenced after the residents



moved in, or if the neighbouring ancillary facilities were not yet in place. He would like to know the timetables for the construction of the above facilities and the private housing developments at Areas 110 and 126.

18. Mr Antony CHUNG gave a consolidated response as follows:

- (a) The number of bicycle parking spaces was determined in accordance with the HKPSG based on the supply of flats in public housing projects. The HD could coordinate with the PlanD and the TD to study the feasibility of increasing the number of bicycle parking spaces without affecting the timetable of public housing development and the number of units in supply.
- (b) As for the timetables of the private housing development projects near Areas 110 and 126, the HD did not have the relevant information. Other departments could provide the supplementary information they had, if any.

19. Mr CHAN Ka-leong said that the FEHD would report the results of the study and preliminary planning of the public market projects at Area 6 of Tung Chung Town Centre and Area 133A of Tung Chung New Town Extension to the District Council in a timely manner upon completion.

20. Ms Caroline TANG said that reclaimed land could only be made available for development upon the completion of infrastructure projects. According to the existing timetable, the private residential development projects in reclamation areas would be completed progressively from 2028 and after.

21. Ms WONG Chau-ping suggested extending the cycle track network to remote areas in the countryside. While she understood that the department had to make planning for facilities in accordance with the requirements of the HKPSG, the practical suggestions given by Members simply aimed at further improving local facilities which she hoped that the department would seriously consider and endeavour to facilitate the implementation.

22. Mr HO Chun-fai agreed with the Vice-chairman Mr WONG Man-hon that the said ancillary facilities were important, and opined that the department should announce the completion time of the facilities concerned.

23. Ms LAU Shun-ting opined that basic ancillary facilities should be put in place by the HD at the time of intake of residents at public housing estates.

24. Mr Antony CHUNG said that the HD would check with the departments concerned about the estimated completion time of ancillary facilities (such as transport and public market facilities) in the planning and design of public housing projects, with a view to meeting the respective timetables of public housing development projects.

25. Mr WONG Chi-leung added that the SWD had included the planning ratios of elderly services centres and CCCs in the HKPSG as recommended in the consultancy reports published in 2017 and 2018. On top of residential care places for the elderly, the SWD also provided comprehensive support for frail elders through home care services, etc..

26. The Chairman concluded as follows:

- (a) Members acknowledged that the HD had to meet the requirements of the HKPSG, but he hoped that the department would provide suitable facilities in a flexible manner in the light of the circumstances of the district. He was pleased to know that the HD would coordinate with other departments to study the feasibility of increasing the number of bicycle parking spaces.
- (b) Given that bicycles were more widely used in the Islands District, together with the planning of the cycle track network in North Lantau by the CEDD, he believed that there would be a growing popularity of the use of bicycles in the district in future. As a household might own more than one bicycle, the proposed 100 bicycle parking spaces would not be adequate to meet the demand. He suggested the CEDD study the provision of bicycle parking spaces outside the Central Green to avoid illegal parking of bicycles.
- (c) He suggested constructing footbridges connecting Areas 113, 114 and 119 to give convenience to residents, especially the elderly and persons with disabilities. He urged the department to consider the above suggestion or include the relevant requirement in the land sale conditions.

(The Vice-chairman Mr WONG Man-hon joined the meeting at around 2:30 p.m.)

### III. Route 11 (section between Yuen Long and North Lantau) (Paper IDC 29/2023)

27. The Chairman welcomed Mr NG Wai-hong, Patrick, Deputy Project Manager/Major Works (2), Mr TSANG Chung-man, Alex, Senior Engineer 1/Route 11 and Mr YUAN Leung-fo, Vincent, Senior Engineer 2/Tsing Yi-Lantau Link of the HyD, Mr LAM Chiu-yu, Alfred, Transport Specialist/Special Duties, Ms HUI Shuk-yee, Fanny, Engineer/Islands 2 and Mr HUNG Tsz-hin, Hincent, Engineer/Major Projects 1 of the TD, Ms Irene LAI, Project Coordinator and Ms Amanda MO, Associate Director/Transport of Ove Arup & Partners Hong Kong Limited to the meeting to present the paper.

28. Mr Patrick NG said that the HyD would seek funding approval from the Legislative Council (LegCo) for the said project in the following year, after which

detailed design work would be carried out and the project was expected to be completed in 2033. He hoped that Members would support the said project.

29. Mr Alex TSANG briefly presented the paper with the aid of PowerPoint presentation.

30. Ms LAU Shun-ting asked the HyD to provide the PowerPoint slides to Members after the meeting.

31. Mr Eric KWOK expressed his views as follows:

- (a) He enquired how the HyD would minimise the ecological impacts of the works for Tai Lam Chung section on Tai Lam Country Park and its vicinity.
- (b) As the construction of a long-span bridge was included in the works for Tsing Lung Bridge, he asked the HyD whether the works would affect the marine ecology and the water quality.
- (c) As the population of Tung Chung might increase to over 300 000 in 2033, coupled with the traffic volume of Hong Kong-Zhuhai-Macao Bridge and the proximity to the airport, he asked whether the capacity of North Lantau Public Transport Interchange would be sufficient to cope with future population growth and traffic demand.
- (d) He enquired whether the HyD would provide facilities such as toilets and convenience stores at the bus-bus interchanges for public use.
- (e) He asked the HyD about the project cost estimate.

32. Mr FONG Lung-fei said that Route 11 could enhance commuting convenience for residents on the Lantau Island. He asked whether the HyD would consider connecting the artificial islands to the Southern District on Hong Kong Island if Route 11 was to be connected to the artificial islands in future. Moreover, he was concerned about road closures during the construction period which would affect the traffic in North Lantau.

33. The Vice-chairman Mr WONG Man-hon supported the above project. He said that the engineering technologies in the Mainland were advanced nowadays and hoped that the departments concerned would make reference to the technologies.

34. The Chairman asked whether the HyD would levy tolls upon the commissioning of Route 11.

35. Mr Patrick NG gave a consolidated response as follows:

- (a) The HyD could provide the PowerPoint slides to Members after the meeting.
- (b) The department had assessed the impact of the project on the country park, and would submit the Environmental Impact Assessment (EIA) Report to the Environmental Protection Department. He said that underground tunneling works would be carried out at Tai Lam Country Park, and aboveground works would be carried out outside its boundary.
- (c) In the EIA Report, the department had also assessed the environmental impact of the works for Tsing Lung Bridge. He said that the reclamation works at Tsing Lung Tau would not result in insurmountable impact to the environment.
- (d) The department had already considered the growth of population and other factors in the traffic impact assessments regarding the construction of North Lantau Interchange. The assessment results revealed that the interchange would be able to cope with the increasing traffic demand arising from the development of Tung Chung in future.
- (e) The department noted a Member's suggestion of providing facilities at the bus-bus interchanges for public use, and would actively consider the suggestion at the stage of detailed design work.
- (f) As the works details were not available at this stage, the department was unable to give information on the project cost estimate to Members. The department would seek funding approval from the LegCo after the completion of the detailed design, and would provide the project cost estimate to the public and Members at that time.
- (g) Trunk roads for connecting to the interchange at North Lantau as well as tunnels for connecting to Hong Kong Island West would be constructed on the proposed Artificial Islands in the Central Waters.
- (h) Consultants of the department maintained close exchanges with Mainland consultants and contractors regarding the engineering technology and design for the project. Upon visit to a number of construction projects in the Mainland, such as Shenzhen-Zhongshan Link and Huangmao Sea Channel Bridge, the department had made reference to their construction technology, and would consider adopting the relevant technology in Hong Kong if applicable.
- (i) As for the tolls, Transport Department would provide Members with relevant information in a timely manner after project implementation.

(Post-meeting note: The Secretariat had forwarded the PowerPoint slides to Members on 20 June 2023.)

36. Mr WAN Yeung-kin said that the project was anticipated for completion in 2033. He raised his query about the lengthy project period of ten years. He asked the HyD if the project period could be cut down to six to eight years.

37. Mr NG Man-kit opined that Route 11 would be an infrastructure beneficial to the public. He believed that the residents of the Islands District would support the project. He asked the HyD if the project would be completed or commissioned in phases. Also, he opined that the ten-year project period was still reasonable in view of the massive scale of the project.

38. Mr HO Chun-fai said that the provision of facilities at the bus-bus interchanges for public use was necessary.

39. Mr Patrick NG said that the project was still in the investigation stage. They expected to seek funding approval from the LegCo in the following year. The HyD would commence the detailed design work upon funding approval from the LegCo. He anticipated that the detailed design work would take three to four years, and the construction works would take six to seven years. Since the scale of Tsing Lung Bridge works was larger than that of Tsing Ma Bridge, the whole project was anticipated for completion in 2033.

40. The Chairman expressed his views as follows:

- (a) He asked if there would be an exit at So Kwun Wat.
- (b) He asked if the entire Route 11 was planned as a dual four-lane carriageway.
- (c) He agreed that the design and construction of roads in the Mainland were of very high quality. Driving in the Mainland also provided better experience in switching lanes and connectivity to different roads. He suggested that in addition to arranging exchange meetings and visits, the department should also encourage its staff to gain experience in road design and construction through driving in the Mainland.

41. Mr Patrick NG said that So Kwun Wat Link Road would be a dual two-lane carriageway; Lam Tei Tunnel would be a dual three-lane carriageway; Tai Lam Chung Tunnel and Tsing Lung Bridge would be dual four-lane carriageways.

42. The Chairman asked the HyD whether the difference in the number of lanes on different road sections would result in a bottleneck on dual two-lane carriageways.

43. Mr Patrick NG responded as follows:

- (a) As vehicles travelling southbound from So Kwun Wat Link Road (dual two-lane carriageway) and Lam Tei Tunnel (dual three-lane

carriageway) respectively would connect to Tai Lam Chung Tunnel and Tsing Lung Bridge (dual four-lane carriageways), it was anticipated that there would not be any bottleneck situation mentioned by the Member.

- (b) The department would pay attention and make reference to traffic-related matters (including road signs, entrances and exits, and the design of connection points between bridges) during exchanges with the Mainland.

44. Members voted by a show of hands and unanimously supported the above project.

(Members voted in favour included: the Chairman Mr Randy YU, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Mr NG Man-kit, Mr WAN Yeung-kin, Mr Eric KWOK, Mr FONG Lung-fei and Ms LAU Shun-ting.)

IV. Question on expediting the progress of the projects affecting residents in Tung Chung  
(Paper IDC 30/2023)

45. The Chairman said that the written replies of the CEDD, the HyD and the TD had been distributed to Members for perusal prior to the meeting.

46. Mr FONG Lung-fei briefly presented the question.

47. Mr Patrick YEUNG added the following to the written reply of the CEDD:

- (a) Regarding the expansion of the bus stop at the North Lantau Hospital (NLH), the CEDD would coordinate with the HyD to arrange for the latter to carry out the works at the location of the planter.
- (b) At present, no works were being carried out by the CEDD at the location of the provision of additional motorcycle parking spaces at Yu Tung Road opposite Hong Yat House. The CEDD would hand over the land to the HyD as soon as possible for commencement of the project.

48. Ms Karen KWAN said she had nothing to add to the written reply of the TD.

49. Mr FONG Lung-fei expressed his views as follows:

- (a) He pointed out that the HyD had planned the expansion of the bus stop at the NLH before the CEDD started the works. He considered that regarding the works to be carried out by different departments at the same location, the projects should be combined and put under one department to streamline the process (e.g. reducing the duration covered by the closed road permits to be applied for). He pointed out that the

CEDD had relocated most of the trees in the green areas, leaving only one Chinese Fan-palm, the soil around which had been removed. Although props had been added for reinforcement, the soil would become loose during rainy days, resulting in the collapse of the tree. He considered that the CEDD should pay close attention to the safety issue. Also, the HyD had to carry out re-tendering exercise for the relocation of the said Chinese Fan-palm. He considered that the departments concerned should make coordinated efforts to arrange the simultaneous implementation of the projects at the same location as far as practicable in order to avoid wastage of resources. He enquired about the expected commencement date of the expansion of the bus stop at the NLH.

- (b) In January this year, he had told the CEDD about the progress of the provision of additional motorcycle parking spaces at Yu Tung Road opposite Hong Yat House, and the CEDD indicated at that time that it would follow up the matter but no progress had been made so far. He enquired about the expected commencement date of the project. He considered that government departments should enhance communication and complete the project as soon as possible for the convenience of the public.

50. Mr Eric KWOK requested the expedition of the provision of additional motorcycle parking spaces at Yu Tung Road opposite Hong Yat House, and opined that the TD had the responsibility to monitor the progress. It was unacceptable that the project of the previous term of IDC had still not commenced. In addition, he expressed dissatisfaction that the expansion of the bus stop at the NLH had not commenced despite the completion of its consultation more than a year ago. He pointed out that the bus stop at the NLH was an en-route stop for quite a number of bus routes and the delay in the expansion had caused traffic congestion, hence dissatisfaction of the residents. He considered the issue, which had been relayed by Members time and again, a pressing problem and urged the departments concerned to immediately follow up and commence the project.

51. Mr Patrick YEUNG said that given the close proximity of the projects, the CEDD had coordinated with the HyD to facilitate the commencement of the projects by the latter. The commencement dates of the two projects had to be decided by the HyD. He would relay Members' views to the responsible section of the CEDD and the HyD immediately after the meeting and ask them to reply to Mr FONG Lung-fei and Mr Eric KWOK or to arrange for a site visit together with the two Members.

(Post-meeting note: The District Lands Office, Islands (DLO/Is) received an application for returning the government land concerned from the CEDD on 19 July 2023.)

52. Ms Karen KWAN said that given the close proximity of the projects, the relevant division of the TD was coordinating with the HyD and the CEDD with a view to commencing the projects as soon as possible. She would convey Members' views

to the relevant division for consideration and follow-up.

53. The Chairman suggested that the colleagues of the CEDD responsible for the project should attend the meeting for direct communication with Members at the meeting.

V. Question on suspected discrimination against persons with disabilities by staff of MTR Tung Chung Station  
(Paper IDC 31/2023)

54. The Chairman said that the written replies of the Labour and Welfare Bureau (LWB), the Equal Opportunities Commission and the MTR Corporation Limited had been distributed to Members for perusal prior to the meeting.

55. Mr FONG Lung-fei briefly presented the question and expressed his views as follows:

- (a) On the page of download forms for the “Registration Card for People with Disabilities” on the LWB website, only the heading for “Application Form” was available but that for the “Renewal Form” was not displayed. Persons with disabilities could choose the renewal option only after reading the application form in detail. The heading of the application form was not clearly marked and caused inconvenience to persons with disabilities. He suggested the LWB revise the heading of the form.
- (b) Some persons with disabilities said that the cards they held had been issued a long time ago with fading photos and wording, but they did not know the procedures for renewal. He suggested that the LWB and the SWD should offer assistance to them in card renewal.
- (c) Some persons with disabilities said that they had been asked to present their cards on public transport for identification, but the staff had enquired about the types of disability in an inappropriate manner, which made them feel uncomfortable. Mr FONG said that the type of disability of the holder was indicated at the back of the card, the staff concerned should not make further enquiries. He hoped that the relevant organisation would provide its staff with guidelines to prevent the recurrence of the said situation.

56. The Chairman asked the Secretariat to write to the LWB regarding Mr FONG’s suggestion on the revision of the headings of the application forms on the website.

(Post-meeting note: The written reply of the LWB provided after the meeting had been forwarded to Members for perusal on 4 August 2023.)



VI. Question on SmarTone's Home 5G Broadband Service on Lantau Island  
(Paper IDC 32/2023)

57. The Chairman welcomed Mr LO Tsz-him, Andrew, Principal Regulatory Affairs Manager (Regulatory 13) and Ms CHUNG Wai-wai, Vera, Principal Regulatory Affairs Manager (Regulatory 22) of the Office of the Communications Authority (OFCA); and Mr Stephen NG, Senior Manager, Radio Network Engineering, Engineering & Operations of SmarTone Telecommunications Holdings Limited (SmarTone) to the meeting to respond to the question. The OFCA had provided a written reply for Members' perusal prior to the meeting.

58. The Chairman briefly presented the question.

59. Mr Andrew LO briefly presented the written reply of the OFCA.

60. Mr Stephen NG said that there were three radio base stations (RBSs) in Mui Wo, which were located at Ngan Wan Estate built on high ground, Silvermine Bay Ferry Pier and Tung Wan Tau respectively. The network service disruption incident that had affected network coverage in May this year was caused by interruption of electricity supply to the RBS at Ngan Wan Estate. SmarTone had inspected the electrical installations in view of the above incident and carried out relevant improvement works. In addition, SmarTone was installing new RBS at Mui Wo Government Offices. With the new RBS was put into service, the 5G network coverage in Mui Wo could be enhanced and the recurrence of similar incidents could be avoided. SmarTone apologised to the residents for the inconvenience caused by the incident.

61. The Vice-chairman Mr WONG Man-hon said that SmarTone's network signals were weaker than before. Some residents said that they had upgraded to 5G service plans with higher fees, yet the network speed had not improved. He hoped that SmarTone would improve its service quality. In addition, many residents said that television signal reception had been affected after home 5G broadband service was used. He hoped that the OFCA would follow it up.

62. Mr HO Siu-kei said that apart from Tai O, network signals throughout the Lantau Island were weak in general. Members had expressed their views on this issue to the OFCA, but the problem had not been resolved so far. He also hoped that the OFCA would follow up on the progress of the rollout of fibre-based broadband networks in rural areas.

63. Mr Eric KWOK said that 5G signals could not be received in South Lantau, but some telecommunications operators were promoting 5G service plans in the area. He hoped that the OFCA would regulate the unfair trade practices of the telecommunications operators.

64. Mr HO Chun-fai said that there was no 5G network coverage in Chi Ma Wan Peninsula, Shap Long Tsuen and Tai Long Village in South Lantau. He had suggested the installation of RBS near Chi Ma Wan Pier in the early years. The OFCA had preliminarily agreed with the suggestion at that time but had not commenced the works so far. He hoped that the OFCA would follow it up.

65. Mr NG Man-kit said that despite the completion of fibre-based network rollout in Cheung Chau, the residents had neither been able to use fiber-based network services nor receive 5G signal indoors.

66. The Chairman thanked the OFCA for carrying out a site inspection of the remote areas in the Islands District jointly with telecommunications operators a few years ago for installation of additional RBSs, and also thanked SmarTone for installing new RBS in Mui Wo Government Offices at present. He suggested the Secretariat arrange site inspections of South Lantau, Mui Wo and Cheung Chau with Members and the OFCA to better understand the actual coverage of mobile networks and reception of television signals in order to take follow-up action accordingly.

67. Mr Andrew LO gave a consolidated response as follows:

- (a) He said that the OFCA was pleased to carry out site inspections with Members.
- (b) The OFCA had all along strived to assist mobile network operators in identifying suitable locations for the installation of RBSs and the necessary facilities (including fibre-based network and electricity supply facilities). According to the information of the OFCA, the projects or works for installation of additional RBSs in South Lantau by individual operators were in progress.
- (c) In the long run, the Government hoped to complete the amendments to the Telecommunications Ordinance as soon as possible to ensure that appropriate space and facilities were made available in specified buildings newly built for installation of RBSs by operators in order to extend mobile network coverage.
- (d) With regard to the issue of mobile network users being unable to receive 5G signals, he said that smart phones would automatically switch from 5G to 4G network when the users were located in areas where 4G signal was stronger than 5G signal. The OFCA would enhance communication with mobile network operators to improve 5G network coverage as soon as possible.
- (e) With regard to unfair trade practices in the promotion of telecommunications services by telecommunications operators, he said that the sales conduct of telecommunications operators was regulated by the Trade Descriptions Ordinance. If mobile network operators were

suspected of breaching the Trade Descriptions Ordinance, members of the public could report the case to the OFCA for its follow-up.

68. Mr WAN Yeung-kin pointed out that fixed network operators would first complete the fibre-based network rollout in the remote areas of Lantau Island in response to the request of the Government, followed by the relevant works in Yung Shue Wan, where there was a higher number of residents, which would commence in September this year. He opined that the sequence should be reversed by first commencing the works in the area where there was a greater demand for fibre-based network services. He asked the OFCA if the works could be conducted in different places simultaneously.

69. Mr Andrew LO said that fixed network operators selected through tender had to complete the fibre-based network rollout in the village/area specified in the contracts, but the sequence of works to be carried out in different locations of the same area would be determined by the fixed network operators on their own. The OFCA would convey Members' views to the fixed network operators. Moreover, he said that after the completion of the fibre-based network rollout, fixed network operators had to conduct further works before the provision of services. According to the information available to him, the works concerned had commenced.

70. The Chairman said that Members wishing to conduct site inspections of specific locations with the OFCA could provide the Secretariat with the affected locations and the associated problems before 28 June. The Secretariat would forward the replies from Members to the OFCA for follow-up action.

(Post-meeting note: The Secretariat had forwarded the locations, the associated problems and the details of contact persons to the OFCA on 30 June this year. Later, the OFCA said that site inspections of individual locations with mobile network operators would be arranged.)

VII. Lantau District Action Plan 2023  
(Paper IDC 24/2023)

71. The Chairman welcomed Dr CHEUNG Hoi-yan, District Commander (Lantau) of the Hong Kong Police Force (HKPF) to the meeting to present the paper.

72. Dr CHEUNG Hoi-yan briefly presented the Lantau District Action Plan 2023 as follows:

- (a) The operational priorities of the police district in 2023 set out the key operational areas which the Police would accord priority to during the year. The operational priorities in the Lantau District Action Plan 2023 were a continuation of those identified the year before, with appropriate refinements to reflect the current operating environment and upcoming challenges in the police district. The implementation of the operational

priorities would help strengthen the ability of the Lantau Police District in order to uphold the safety and stability of the Lantau Island. The four operational areas of the Police for the year included:

- (i) To continue to safeguard national security and engage the whole community to counter terrorism;
  - (ii) To focus on fighting and preventing crimes: as the pandemic subsided, social and economic activities were on the path to normalcy. The Police would ensure that public activities under gradual resumption were conducted in a safe and orderly manner. At the same time, the Police would continue to give priority to law and order issues of public concern, including proactively working in collaboration with relevant departments, regulatory authorities and industries to formulate additional measures to combat deception;
  - (iii) To continuously strengthen youth engagement work: the Police would continue to foster multi-agency cooperation among different sectors of the community and reach out to young people in a soft approach with a view to heightening their law-abiding awareness and providing a broader platform for them to fully utilise their talents; and
  - (iv) To enhance community engagement: the Police would continue to work in close and effective collaboration with the community to deepen public understanding of policing work and strengthen their trust and support to the Police by way of optimising police services and enhancing transparency.
- (b) In view of the upward trend of deception cases in 2022, the Police had formulated the following strategies accordingly:
- (i) With the rapid development of social media, connections between people and the flow of information were made convenient. However, fake information was prevalent on the Internet against which the public would have difficulty in taking precautions in order not to fall into the traps of fraudsters inadvertently. Apart from monetary loss, victims might face the risk of their personal privacy being made public. The number of deception cases recorded in the Lantau Police District was 319 in 2021 and 532 in 2022 respectively, representing an increase of 66.8%. The number of deception cases in the New Territories South Region and across the territory was also on the rise, representing an increase of 38.7% and 45.1% respectively. In view of the increasing number of deception cases year by year, the Lantau Police District conducted an analysis of the *modi operandi* of fraudsters and the

victims in order to formulate targeted publicity strategies.

- (ii) In terms of the types of deception, 169 cases involved online shopping, accounting for 31.8% of total deception cases, followed by employment and telephone scams, and then loan scams and romance scams. With reference to the above analysis results, the Police had stepped up anti-deception publicity in all housing estates/courts (including Yat Tung Estate and Caribbean Coast), Discovery Bay, Citygate and Hong Kong Disneyland, and would distribute anti-deception publication and publicity materials at public housing estates, private housing estates, village houses, restaurants, eateries, public transport interchanges and recruitment centres for collection by various stakeholders. In addition, the Police hoped to raise public awareness of deception through social media platforms.
- (iii) She had placed on the table the alcohol sanitisers of Lantau Police District for anti-deception publicity and the latest anti-deception publication *Scam Brief · End Scam* produced quarterly by the Regional Crime Prevention Office of the New Territories South Region of the Police. The publication included various themes and columns such as “Scam Charts”, “Join Hands with Police”, “Feature Interview” and “Anti-crime Info Express”. The publication also provided anti-deception tips to share with members of the public the latest *modus operandi* and information about scams, so as to boost public awareness. She said that Members were welcome to propose the locations in the district they considered suitable for distribution of anti-deception publication to the Police Community Relations Office (PCRO).
- (iv) She said that the most effective way to prevent crime was to raise public awareness of deception cases. Members of the public should call the 24-hour “Anti-Scam Helpline 18222” immediately if a scam was suspected. The Scameter, a one-stop scam and pitfall search engine, available on the Police’s CyberDefender webpage ([www.cyberdefender.hk](http://www.cyberdefender.hk)), assisted the public in identifying scams and cyber pitfalls.
- (v) The HKPF also launched a brand-new website “SafeCity.HK” on 16 May 2023 to provide a one-stop hub of the most updated crime prevention tips and knowledge, and the ways to seek help. Meanwhile, the Police had appointed 47 “SafeCity Ambassadors” from different sectors, with the aim of building a safe and harmonious city by proactively engaging with various sectors of the community and disseminating crime prevention information in a multi-pronged approach. Members interested in serving as “SafeCity Ambassadors” could contact the PCRO after the

meeting. The Police would continue to adjust its strategy and enhance education and publicity for different age groups to raise public awareness of deception. The Police also hoped that Members and different sectors of the community could join hands to carry out publicity on crime prevention so as to combat all types of deception.

73. Mr FONG Lung-fei expressed his views as follows:

- (a) In his view, it was incumbent upon Members to assist in crime prevention. Some residents of Yat Tung Estate had recently told him that many persons were engaging in begging activities in Fu Tung Estate and the bus stop near Tung Chung Fire Station. He was concerned that those persons were fraudsters and would deceive passers-by. He suggested the Police jot down the personal data of those persons and carry out investigation, so as to prevent illegal acts.
- (b) He had received a request for assistance from a resident of Yat Tung Estate whose younger brother aged around 11 years old was robbed and assaulted by some non-ethnic Chinese young people after having been taken away to a remote place, and was forced to provide his home address and threatened not to make a report to the Police. He said that the resident concerned had made a report to the Police after the incident, yet the police officers did not send the victim to the hospital for treatment upon arrival at the scene, rather they requested the victim to return to the crime scene together to assist in tracing the offenders. He opined that if the Police encountered similar incidents in future, they should ask the victims whether they needed to go to the hospital for treatment.
- (c) A resident had told him that the police officers on patrol had questioned the adult son of the resident with autism and speech impairment. Owing to speech impairment, the son failed to answer the questions asked by the police officers but was repeatedly asked to respond, resulting in his emotional instability and non-stop crying. He understood that police officers might not be able to identify persons with disabilities from appearance, but they should exercise flexibility after the proof of disability was produced.
- (d) The Government had announced that enforcement actions against the abuse of “\$2 Scheme” would be stepped up with effect from 25 June, eligible persons (including persons with disabilities) should present their proof to show their eligibility for concession. However, the proof might not clearly indicate the eligibility of the persons concerned, and he hoped the Police would attend to the matter with care.

74. Mr Eric KWOK expressed his views as follows:

- (a) He commended the Lantau Police District for its operation in combating the felling of incense trees in early April. He had been concerned about the felling of incense trees by lawbreakers and was thankful to the Police for their hard work in combating the illegal act concerned. He hoped that the Police would keep up its good work in the conservation of protected plant species in Hong Kong.
- (b) With regard to illegal debt collection activities, he hoped that the Police could cooperate with the HD and management companies to provide support. He said that a monthly average of two to three cases of requests for assistance relating to visits by debt collectors had been received by his ward office. Apart from intimidation, red or black paint was also splashed on the door of the victim's home. There were even cases of paint splashing on the door of the wrong flat, and innocent households were implicated. He had reported the situation to the HD but was told that it was difficult to monitor whether suspicious persons had entered the housing estate area. He hoped that the Police could crack down on the act concerned and provide training to security guards.
- (c) He said that some people were driving electric bicycles or electric scooters in housing estates, disregarding the safety of residents. He had recently received a complaint from a pregnant woman who was almost knocked down from behind by an electric bicycle in a housing estate. He had raised this problem to the HD the week before but was told that security staff had no enforcement power. He hoped that the Police could cooperate with the HD to crack down on the act in order to prevent injury to residents.

75. Dr CHEUNG Hoi-yan gave a consolidated response as follows:

- (a) She agreed that crime fighting required the joint efforts of the Police and the public. She also thanked Members for their support to the work of the Police.
- (b) Regarding the begging activities of suspicious persons on the street, there was a lack of concrete information such as time, person and place. In this connection, the Police hoped that Members could remind residents to report to the Police immediately and provide detailed information when they came across suspicious persons, so as to facilitate the Police's investigation and follow-up actions. The Police would also remind frontline officers to pay extra attention to the situation concerned when patrolling the housing estates.
- (c) Regarding the dissatisfaction of a member of the public on an individual case handled by the Police, the Police hoped that Members could provide specific information such as case number to facilitate follow-up

actions. In accordance with the general procedures, any victims found injured would be sent to the hospital for medical treatment unless the victims disagreed. The Police appealed to the public for their understanding that there was a higher success rate if the victim was interviewed immediately after the assault or when the attacker had just fled. Otherwise, more time had to be spent for going through the identification parade. That said, the above general practice was not applicable across the board, the Police would deal with each case individually based on its circumstances.

- (d) The Police would ensure that persons with special needs being questioned by police officers were accompanied by appropriate adults, such as parents, teachers or social workers. The Police frequently reminded frontline staff how to identify persons with special needs and provided suitable training and briefing to assist them in handling the work with care.
- (e) Regarding illegal debt collection activities, the Police would not tolerate violence, vandalism and criminal damage. To be specific, the Police had launched the Project “SHIELDGUARD” by establishing a communication network with various property management companies and property management staff in the Lantau District. When debt collection activities were found in a housing estate, the Police would give instant alert to the property management companies and property management staff of other housing estates in order to enhance enforcement capability.
- (f) Given that electric vehicles fell under the purview of the TD and the HD as well, the Police opined that the matter could be discussed in detail at the meeting of the Traffic and Transport Committee.

76. The Chairman expressed his views as follows:

- (a) As a member of the Independent Police Complaints Council, he understood that a small number of police officers might commit misconduct given the large staff establishment of the Police. The public or Members should record the time and the identification number of the police officer suspected of misconduct immediately to facilitate the Police’s investigation. He believed that the Police would continue to make improvement to provide the most appropriate services to the community. He opined that it would be difficult for the Police to take follow-up actions if Members could only give an account of the course of the incident without providing information about the time and the responsible officer.
- (b) He suggested that the anti-deception publication *Scam Brief • End Scam* be distributed in the upcoming inauguration ceremonies of eight RCs



and various activities to be held in Tung Chung on 1 July.

VIII. Marine Port District Action Plan 2023  
(Paper IDC 25/2023)

77. The Chairman welcomed Mr Clive WALTON, District Commander (Marine Port District) of the HKPF to the meeting to present the paper.

78. Mr Clive WALTON briefly presented the paper as follows:

- (a) The Police was dedicated to safeguarding national security;
- (b) The Police would continue to combat syndicated and organised crimes, including smuggling. A case in point was the successful crack down on related activities in the southern waters;
- (c) The Police would not tolerate illegal activities on speedboats without regard to marine safety and would take enforcement actions through inter-departmental operations;
- (d) The Police was concerned about triad activities. Different units of the Marine Port District would take regular and vigorous actions against triad activities to ensure public safety;
- (e) To maintain public safety, the Police would work closely with different stakeholders (such as community leaders) to ensure that public events could be held in a safe and orderly manner. The Bun Carnival successfully held in Cheung Chau earlier had reflected the fruitful results of the cooperation between the Police and different parties;
- (f) In terms of counter-terrorism work, regarding the new Liquefied Natural Gas Receiving Terminal in Cheung Chau South, the Police would communicate regularly with its operator to ensure the safety of the relevant infrastructure (including port facilities);
- (g) The Police were concerned about “quick cash” and technology crimes and had noticed that the number of scams in the Islands District increased by 76% in 2022. To combat the said crimes, the Police would, apart from deploying resources and developing new guidelines, step up education and publicity efforts through different channels, such as social media, so as to raise public awareness of anti-deception. The Police would continue to cooperate with the Fight Crime Committee and community leaders to get the message across; and
- (h) Members of the public were welcome to contact the Police Community Relations Officers if they had any questions.

79. Mr Eric KWOK said that many vessels would sail into waters off Cheung Sha during the fishing moratorium. In this regard, he would like to know how the Marine Police would protect fish species and the ecosystem in the waters of Hong Kong and combat illegal fishing activities. He said that the Marine Police would play an important role in protecting the marine ecosystem in the waters of Hong Kong after a marine reserve was set up in South Lantau.

80. Mr Clive WALTON said that the Police had cooperated regularly with the Agriculture, Fisheries and Conservation Department (AFCD) to combat illegal fishing activities in the southern waters of Hong Kong. The Police also acquired specialist equipment for stopping of vessels to effectively deter suspicious vessels from entering the waters of Hong Kong. In addition, the relevant Mainland authorities would work with the Police and take enforcement actions against illegal vessels sailing back to the Mainland.

81. Mr Eric KWOK hoped that the Marine Police would step up patrols along the coastline of South Lantau from May to August to prevent the entry of illegal fishing vessels to the waters of Hong Kong.

82. Mr Clive WALTON said that the Police would review the effectiveness of the joint operations conducted with the AFCD and step up enforcement actions when necessary.

83. The Chairman understood that Mr Eric KWOK was concerned about illegal fishing, but the AFCD was the key department combating illegal fishing while the Marine Police only played a supplementary role. It would not be proper to request the Marine Police to include the relevant item in its annual action plan. He believed that the Marine Police would be ready to answer Members' questions.

IX. Annual District Plan – 2023 - 2024 - Planning  
(Paper IDC 26/2023)

84. The Chairman welcomed Ms Caroline TANG, District Planning Officer/Sai Kung & Islands of the PlanD to the meeting to present the paper.

85. Ms Caroline TANG briefly presented the paper.

86. Mr WAN Yeung-kin said that for a “small house” to be built at leisure space or fire escape on Lamma Island, the owner would be requested to make an application for change of land use in writing to the PlanD through the RC before submitting an application for constructing a “small house” at the proposed location. The whole process would take six to nine months. He asked if the PlanD could shorten the processing time.

87. Ms Caroline TANG said that the case mentioned by Mr WAN did not require application for planning permission. Advice should be sought from relevant department(s) on whether the processing of the case could be expedited. She welcomed Mr WAN to provide more specific details of the case after the meeting so as to figure out how to expedite the processing of the concerned cases.

88. Mr HO Chun-fai hoped to know the details and progress of the Feasibility Study on Road Network Enhancement to South Lantau.

89. Mr FONG Lung-fei expressed his views as follows:

- (a) In regard to the planning of TCE, he suggested that the PlanD should make use of footbridges to connect to the MTR station as far as possible.
- (b) In view of the shortage of land in Hong Kong, he suggested that the PlanD should mainly adopt the tunnel tube design for carriageways in making new planning in the future, in order to free up more space and reduce noise. He suggested that the long straight road at Ying Hei Road and Tung Chung Waterfront Road should be converted into a carriageway of tunnel tube design, with recreational facilities such as cycle tracks, street food stalls or coffee shops built above the tunnel tube for leisure purposes. Indoor sports ground could also be built above the tunnel tube if wide enough. He took Chung Yan Road as an example, the vehicle noise in this road section had affected the local residents. If the carriageway was to be converted into a tunnel tube, the noise problem could be alleviated, and no installation of noise barriers was required, thus preventing the death of birds arising from collision with noise barriers. Therefore, he hoped the department could consider locating transport facilities underground or adopting the design of tunnel tube for carriageways in the planning for a new area in order to build a livable city.

90. Ms Caroline TANG responded as follows:

- (a) The Feasibility Study on Road Network Enhancement to South Lantau was mainly coordinated by the Sustainable Lantau Office of the CEDD. She believed that the department would report the details of the study to Members in a timely manner.
- (b) The department would consider Mr FONG's suggestions regarding the use of space and road network design.
- (c) While it is understood that covered footbridges connecting different places provides convenience, the department also wishes to make better use of spaces at grade. Through setting up retail shops at the Central Green, the department envisaged to bring vitality to the area and attract more visitors. At the same time, the department had been putting in

efforts to develop both the space high up and at grade.

X. The Housing Department's Programme of Activities for Estate Management in the Islands District in 2023/24  
(Paper IDC 27/2023)

91. The Chairman welcomed Mr HAU Chi-leung, Arnold, Senior Property Service Manager/Hong Kong Island and Islands of the HD to the meeting to present the paper.

92. Mr Arnold HAU presented the paper.

93. Mr FONG Lung-fei asked the HD why closed-circuit television (CCTV) images were made available to residents for viewing through their televisions at home, doubting that the practice had infringed on residents' privacy. He also suspected that the culprits involved in the crimes occurred at housing estates had monitored the situation of individual floors and inside the lifts through the CCTV system, and had told their accomplices to stop their illegal activities and flee before the arrival of enforcement officers, rendering the efforts of the Police and the HD officers on crime fighting fruitless. He was of the view that CCTV images should not be made available to residents for viewing at will. In addition, he pointed out that objects were thrown from height frequently in public housing estates, but the incidents could not be captured by the CCTV system, the HD was unable to take enforcement actions due to the failure in locating the flat where the culprit was in. He requested the HD to address the issue squarely and find out from the Police and the Office of the Privacy Commissioner for Personal Data whether the CCTV images made available to residents for viewing would give rise to any privacy concerns.

94. Mr Eric KWOK expressed his views as follows:

- (a) Having participated in estate matters in the past, he understood the complexity and difficulty in estate management, and considered it necessary for the HD to seriously address estate management problems and improve the situation.
- (b) It was stipulated in the existing deeds of mutual covenant of Yu Nga Court and Yu Tai Court that residents were not allowed to rent monthly parking spaces for van-type light goods vehicles, and this requirement had caused inconvenience to vehicle owners. He requested the HD to consider amending the terms of the deed of mutual covenant for the newly built Home Ownership Scheme estates to allow the provision of monthly parking spaces for van-type light goods vehicles in the car parks for lease by residents.
- (c) He had repeatedly reported to the HD the building defects in Mun Tung Estate and Ying Tung Estate, such as water seepage through external

walls and leakage from flushing cisterns. Besides, he had often received complaints from residents of Ying Tung Estate about broken toilets in their flats. He opined that the HD should monitor the quality of the materials procured.

- (d) He said that it had been approved at the IDC of the previous term that the improvement works for the connection of condensation drain pipes of air conditioners would be carried out in conjunction with major building maintenance at Yat Tung Estate once every ten years. He urged the HD to implement the relevant works as soon as possible so as to alleviate the problem of water dripping from air-conditioners.
- (e) As objects were thrown from height frequently in Yat Tung Estate, he strongly suggested that the HD should locate the “black spot” housing units where objects were often thrown from height through CCTV surveillance for focused investigation and crackdown. He opined that the targeted crackdown on “black spot” units would be more effective than the current practice of deploying Special Operation Teams (SOTs) to housing estates in the district for discharge of duty once a month.
- (f) He fully supported the Municipal Solid Waste Charging Scheme on which he had put forward quite some views at the initial stage of implementation. From his experience in participating in the Municipal Solid Waste Charging Pilot Scheme at the end of the previous year, he found that many residents had limited knowledge of the scheme, making its implementation in public housing estates very difficult. He suggested that before the actual implementation of the scheme, the HD should step up publicity in public housing estates and launch a three-month trial programme to encourage waste recycling through offering rewards to residents so as to help them develop the habit of recycling. He also suggested that the HD should promote the scheme to students through their schools for bringing the message to their families.
- (g) He had reported to the HD and the Tree Management Office that there were overgrown trees in Yat Tung Estate and the roots of which protruded from the road surface due to insufficient space, which might cause the collapse of the trees and injury to passers-by.

95. Mr Arnold HAU gave a consolidated response as follows:

- (a) The arrangement of viewing CCTV images inside the lifts by residents through their televisions at home was not unique to public housing estates. As for whether some residents would make use of CCTV images to engage in illegal activities, assist their accomplices to run away and affect crime detection, the HD would need to discuss with the Police to learn more about the situation before taking the next step.

- (b) Regarding throwing objects from height, the HD would usually install CCTV cameras at the locations where objects had been thrown from height previously in order to identify the housing units involved. They would install high-resolution CCTV cameras and use the recently installed artificial intelligence system to project the parabola of the object thrown for identifying the housing unit involved. The HD hoped that the new system could help identifying the tenants throwing objects from height, with a view to improving the current situation. If Members could provide information on the “black spot” units in housing estates involving objects thrown from height, the HD could relocate the CCTV cameras to an appropriate place for monitoring the situation.
- (c) The HD would follow up the issue concerning the parking spaces for light goods vehicles in the car park of Yu Nga Court.
- (d) The leakage from flushing cisterns in Mun Tung Estate and Ying Tung Estate had been more serious over the past two years of the pandemic, involving a few hundred cases in each housing estate. The HD suspected that the leakage was caused by the damage to the parts of flushing cisterns through the increased use of corrosive detergents (e.g. diluted bleach) by residents for flushing the toilet, giving rise to leakage from flushing cisterns in a large number of housing units. The HD learnt that the leakage problem in the said housing estates had been resolved. If leakage was still found in individual flats, residents could contact the estate management office for follow up. The HD also noted that cracks were found on the toilets of some units in Ying Tung Estate and had promised to provide maintenance and repair services for the residents when the matter was discussed at the meeting of the Community Affairs, Culture and Recreation Committee held on 6 July 2020.
- (e) The HD said that the investigation of cases involving throwing objects from height was not confined to the monthly patrol by the SOTs. If the problem was serious in some housing estates, the SOTs would increase the frequency of patrols in order to solve the problem and achieve a deterrent effect. The HD had also instructed property management companies to post information on the cases at the lobby on the ground floor upon identifying the units involving objects thrown from height, so as to demonstrate the determination of the HD in addressing the cases of throwing objects from height in a serious manner.
- (f) The HD would study the provision of incentives for the implementation of the Municipal Solid Waste Charging Scheme and step up publicity efforts in the housing estates to encourage residents to participate in the scheme.

- (g) The HD had reported tree management issues during the presentation of the Programme of Activities for Estate Management in the Islands District last year. Tree Management Unit of HD was responsible for tree-related issues and would inspect the conditions of each tree and take action as appropriate.

96. Mr Eric KWOK expressed his views as follows:

- (a) Apart from the residents of Yu Nga Court, the residents of Yu Tai Court also had a demand for parking spaces for van-type light goods vehicles. In this connection, he asked the HD to take follow-up action as well.
- (b) The leakage from flushing cisterns in the housing units of Ying Tung Estate had been serious. The problem was solved after the cistern parts had been replaced by the HD. However, he doubted the true reason for leakage inferred by the HD. If the leakage was caused by the damaged cistern parts after the use of corrosive detergents by residents for flushing during the epidemic, he asked why the problem was only found in the housing units of Ying Tung Estate but not in Yat Tung Estate and Yu Tai Court. He requested that the HD vigorously monitor the quality of materials procured.
- (c) He requested the HD to carry out the replacement of condensation drain pipes for air-conditioners as soon as possible in parallel with major building maintenance once every ten years.

97. Mr FONG Lung-fei added that persons engaging in illegal activities in public housing estates would monitor the movement of residents through viewing the CCTV images inside the lifts. Taking burglary as an example, he pointed out that lawbreakers observed the interior of the building, checked if the target households had left home and if enforcement officers were on their way to the crime scene through the CCTV system to escape the grip of the law after committing a crime. Given that the HD was responsible for the management of public housing estates, he emphasised that the HD should study if it was necessary to make available the CCTV images inside the lifts to residents for viewing.

98. The Chairman asked the HD to respond to the arrangements relating to building maintenance. As for the CCTV images of lifts made available to residents, he asked the HD to provide a written reply after discussion with other departments.

(Post-meeting note: The HD had discussed the matter with the Police after the meeting and the Police had confirmed that its enforcement actions would not be affected by the residents who viewed the CCTV images inside the lifts through their televisions at home.)

99. Mr Arnold HAU gave a consolidated response as follows:

- (a) Mr KWOK had made the request for the replacement of condensation drain pipes for air-conditioners when the HD presented the Programme of Activities for Estate Management in the Islands District the year before. At that time, the HD had promised to carry out improvement works for the condensation drain pipes for air-conditioners in parallel with major building maintenance of Yat Tung Estate to be carried out once every ten years.
- (b) Just as Mr KWOK had said, there was leakage from flushing cisterns in Ying Tung Estate and Mun Tung Estate but not in Yat Tung Estate. Since the completion time of Yat Tung Estate and that of Ying Tung Estate and Mun Tung Estate was more than 20 years apart, different material specification were adopted. The leakage problem arising from the adoption of the new specification had been rectified with properly by the HD.

XI. Islands District Office 2023/24 Annual Work Plan  
(Paper IDC 28/2023)

100. The Chairman welcomed Ms YEUNG Wai-sum, Amy, District Officer (Islands) of the Islands District Office (IsDO) to the meeting to present the paper.

101. Ms Amy YEUNG briefly presented the paper.

102. Mr NG Man-kit opined that the departments should review the procedures for the joint clearance operations against illegally parked bicycles. Three days before the Cheung Chau Jiao Festival, the DLO/Is had posted the “unlawful occupation of Government land” notices in respect of bicycles illegally parked along the main streets in Cheung Chau, reminding the bicycle owners that illegally parked bicycles would be removed two days after the posting of notices. However, 10 to 20 more bicycles were parked on the streets two to three days afterwards. The DLO/Is could not remove those bicycles as they had not been parked in excess of the two-day grace period set out in the notices. As a result, those illegally parked bicycles had obstructed the Police in setting up barriers during the preparation of the Cheung Chau Jiao Festival and eventually the Police dealt with the bicycles on their own. Under the prevailing legislation, the DLO/Is could only take enforcement action 48 hours after posting the notices. He considered the legislation outdated and suggested that the Government should review the legislation and amend it.

103. Mr HO Siu-kei opined that regarding the improvement of district facilities in the Islands District, the budget for district minor works (DMWs) was low. He hoped that the IsDO could increase the budget to expedite the works progress and improve people’s livelihood.

104. Mr WAN Yeung-kin said that the problem of illegal parking of bicycles near Yung Shue Wan Pier on Lamma Island was also very serious, where bicycles had been



illegally parked on both sides of the catwalk. As the pier would be reconstructed in July this year, the existing catwalk would be demolished and replaced by a temporary catwalk. He asked by what means the department would deal with more than 100 bicycles on both sides of the existing catwalk. In this connection, he had discussed with the contractor responsible for the pier reconstruction and the CEDD for solutions, but both said the problem of illegal parking of bicycles could not be resolved easily for the time being. He hoped that the IsDO could provide a solution to prevent residents from placing their bicycles on the temporary catwalk, which would affect the construction works of the pier.

105. Ms Amy YEUNG said that regarding the question on the budget for DMWs, she believed Members were concerned whether the budget was adequate to meet the cost of urgent repair works. However, expediting the progress of works not only involved the budget, but also the need to consider the matching of manpower resources. Given the vast area of the Islands District, many district facilities were in need of repair, yet some of the repair works could not commence immediately. Nevertheless, she said that Members could make a request to the IsDO to carry out repair works in case of urgency, and the IsDO would carry out the works concerned as soon as possible to avoid affecting the daily lives of the residents. As regards the problem of illegal parking of bicycles, she asked Mr Thomas LI to elaborate on the actions for addressing the situation.

106. Mr Thomas LI responded that the IsDO co-ordinated inter-departmental clearance operations against illegally parked bicycles at “black spots” under the District-led Actions Scheme. Under the prevailing legislation, enforcement agencies were required to follow the relevant legal procedures and could only carry out clearance operations after a notice period set out in the notices issued to bicycle owners. Notwithstanding the above, the IsDO had explored with the enforcement agencies some improvement measures under the existing legal framework, which included flexible enforcement hours, increasing the frequency of enforcement, and enhancing public education and publicity in conjunction with the RCs or members of the local community. He understood the need of Cheung Chau residents to use bicycles as a means of transport. It was difficult to contain the number of bicycles because, unlike motor vehicles, bicycles were not taxed or licensed, and there was no sufficient space on Cheung Chau to provide infinite bicycle parking spaces. He believed that with the strong requests from the Chairman and Members, the relevant department would actively explore the provision of more bicycle parking spaces at the new ferry pier on Cheung Chau. As for the illegal parking of bicycles in the vicinity of Yung Shue Wan Pier on Lamma Island, the IsDO would carry out clearance operations in conjunction with the relevant departments after obtaining the consent of the CEDD as the land for the pier was managed by the CEDD for the time being.

107. Ms LAU Shun-ting said that as the government land at Yung Shue Wan Pier had been handed over to the CEDD for redevelopment since December 2022, the CEDD was required to deal with and arrange for the clearance of the bicycles illegally parked there. She had discussed the matter with the CEDD and urged the CEDD to liaise with the IsDO and relevant departments to carry out joint clearance operations.

108. Mr NG Man-kit said that he did not wish to see the problem of illegal parking of bicycles affecting major festive events such as Cheung Chau Jiao Festival. He commended the Police for its good performance in dealing with the illegally parked bicycles before the Cheung Chau Jiao Festival was held, and hoped that the relevant department would be equally resolute in handling the problem in the future.

109. Mr FONG Lung-fei understood that government departments had to deal with the bicycle problem in accordance with the law. He said that a large number of bicycles used to be illegally parked in the vicinity of Hong Yat House in Yat Tung Estate, but the number of illegally parked bicycles had dropped significantly since the posting of warning banners stating that illegal parking would result in confiscation of bicycles. He suggested that the outlying islands could follow the said practice of Yat Tung Estate.

110. Mr WAN Yeung-kin said that residents illegally parked their bicycles in other places due to the insufficient space in bicycle parking areas. He asked where the bicycles would be stored after clearance operations and whether the contractor for the reconstruction of the pier, the RC or the IsDO would be responsible for the clearance operations. This was a pressing issue as the reconstruction works for the pier would commence in July. He had suggested deploying security guards for duty round the clock to warn members of the public, but unfortunately the security guards did not have the power to enforce the law. In addition, since many owners of the illegally parked bicycles were non-locals, the language proficiency of security guards had to be taken into consideration as well.

111. Mr Thomas LI said that upon identification of illegally parked bicycles, the enforcement agencies would confiscate the bicycles in accordance with the established legal procedures, and the confiscated bicycles would be placed in the depot of the relevant enforcement agencies. With respect to the problem of illegal parking of bicycles near Yung Shue Wan Pier on Lamma Island, the IsDO would work with the relevant government departments including the CEDD to carry out clearance operations as soon as possible. As the RCs were important stakeholders, the IsDO would consult them before carrying out the clearance operations and would also seek assistance from them if needed. Regarding Mr FONG Lung-fei's suggestion, he said that the effectiveness of putting up warning banners on the outlying islands might in view of different mindsets of residents in the urban areas and those on the outlying islands towards the use of bicycles. Taking Yat Tung Estate as an example, he said that members of the public not parking their bicycles at the "black spots" could park their bicycles elsewhere or at home; whereas residents on the outlying islands parked their bicycles near the ferry pier in order to take ferry.

112. Mr WAN Yeung-kin said that confiscation of bicycles was not quite effective because residents could purchase new bicycles after their old ones had been confiscated, resulting in an endless cycle of illegal parking and enforcement actions. In fact, residents had to park their bicycles in other locations due to the shortage of parking spaces for bicycles. In this connection, the Government should formulate a long-term

policy on the provision of bicycle parking spaces, such as expanding the bicycle parking areas or providing parking spaces at the sides of footpaths as appropriate. Otherwise, the problem could not be solved.

113. Mr Thomas LI thanked Mr WAN for pertinently pointing out the crux of the problem of illegal bicycle parking. Although the management of bicycle parking areas fell outside the purview of the IsDO, it would still call on relevant departments to consider the expansion of bicycle parking areas at appropriate locations. The problem of illegal bicycle parking near the ferry pier could not be avoided since members of the public illegally parked their bicycles for the sake of convenience and the ferry pier was unable to accommodate the entire bicycle parking area. Nonetheless, he hoped that Mr WAN and Mr NG would jointly work out new approaches to alleviate the problem of illegal bicycle parking on Lamma Island and Cheung Chau, such as stepping up efforts in the removal of abandoned bicycles in bicycle parking areas, so as to vacate more space for lawful parking by users in need.

114. Ms Amy YEUNG said that relevant departments would step up enforcement actions and remove the abandoned bicycles in the bicycle parking areas so as to make room for parking. The IsDO would also consider the suggestion of Mr FONG Lung-fei, which was to remind residents to exercise self-discipline by putting up warning banners on the outlying islands.

XII. Report on the Work of the Islands District Management Committee (May 2023)  
(Paper IDC 33/2023)

115. Members noted the paper.

XIII. Reports on the Work of the IDC Committees  
(Paper IDC 34-36/2023)

116. Members noted and endorsed the papers unanimously.

(Members voted in favour included: the Chairman Mr Randy YU, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Mr NG Man-kit, Mr WAN Yeung-kin, Mr Eric KWOK, Mr FONG Lung-fei and Ms LAU Shun-ting.)

XIV. Date of Next Meeting

117. There being no other business, the meeting was adjourned at 5:53 p.m. The next meeting would be held on 4 September 2023 (Monday) at 2:00 p.m.

- END -