

(Translation)

Minutes of Meeting of Islands District Council

Date : 25 April 2022 (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

Members

Mr CHOW Yuk-tong, SBS, MH

Mr YUNG Chi-ming, BBS, MH

Mr CHAN Lin-wai, MH

Mr WONG Hon-kuen, Ken (Arrived at around 2:15 p.m.)

Mr HO Chun-fai

Mr HO Siu-kei (Arrived at around 2:05 p.m.)

Ms WONG Chau-ping

Ms TSANG Sau-ho, Josephine

Mr KWOK Ping, Eric

Mr FONG Lung-fei

Ms LAU Shun-ting

Attendance by Invitation

Ms TSE Shuk-ye, Bonita

Senior Architect 8, Housing Department

Mr KAN Sai-yin, Samuel

Civil Engineer 35, Housing Department

Ms NG Chui-yi

Planning Officer 30, Housing Department

Mr CHUNG Kam-choi, Antony

Senior Architect 25, Housing Department

Mr YUEN Kin-yip, Alan

Senior Civil Engineer 4, Housing Department

Mr LAU Kar-kay

Planning Officer 11, Housing Department

Mr PO Cheuk-ki

Senior Land Executive/Cheung Chau, Peng Chau & Lamma
(District Lands Office, Islands), Lands Department

Ms TANG Ho-yi

Senior Health Inspector (Cleansing & Pest Control) Islands 2,
Food and Environmental Hygiene Department

Mr CHAN Kwok-fai, Raymond

Senior Engineer/Lantau, Drainage Services Department

Mr LING Ho-yin, Peter

Engineer/Lantau 3, Drainage Services Department

Mr LAU Shing-yan

Engineer/Flood Resilience 3, Drainage Services Department

In Attendance

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| 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 WONG Ka-ming, Grace | Assistant District Officer (Islands)2, Islands District Office |
| Mr MOK Sui-hung | Senior Liaison Officer (1), Islands District Office |
| Mr CHAN Yat-kin, Kaiser | Senior Liaison Officer (2), Islands District Office |
| Mr CHOW Siu-hong, Vincent | Senior Engineer/15 (Lantau) Civil Engineering and Development Department |
| Ms TANG Tsui-ye, Caroline | District Planning Officer/Sai Kung & Islands, Planning Department |
| Ms YAN Lai-ming, Jenny | 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 |
| Ms CHEUNG Hoi-yan | District Commander (Lantau), Hong Kong Police Force |
| Mr Clive WALTON | District Commander (Marine Port District), Hong Kong Police Force |
| Mr LO Tim-fat, Frankie | Police Community Relations Officer (Lantau District), Hong Kong Police Force |
| Mr LEONG Seong-iam | Police Community Relations Officer (Marine Port District), Hong Kong Police Force |
| Ms LAI Wing-sau, Winsy | District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department |
| Ms LEE Sin-man | Chief Manager/Management (Hong Kong Island and Islands), Housing Department |
| Ms SIU Kit-ping, Currie | District Leisure Manager (Islands), Leisure and Cultural Services Department |

Secretary

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| Ms Kennis CHAN | Senior Executive Officer (District Council), Islands District Office |
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Welcoming Remarks

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

- (a) Mr Clive WALTON, District Commander (Marine Port District) of the Hong Kong Police Force (HKPF), who replaced Mr K JACOBS; and
- (b) Mr CHOW Siu-hong, Vincent, Senior Engineer/15 (Lantau) of the Civil Engineering and Development Department (CEDD), who stood in for Mr CHENG Yuk-lung, Stanley.

I. Confirmation of the Minutes of Meeting held on 13 December 2021

2. 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.

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

(Members who voted in favour included: the Chairman Mr Randy Yu, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr YUNG Chi-ming, Mr CHAN Lin-wai, Mr HO Chun-fai, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr FONG Lung-fei and Ms LAU Shun-ting.)

II. Public Housing Developments at Siu Ho Wan Depot Site - Phases 1 and 3 (Paper IDC 4/2022)

4. The Chairman welcomed Ms TSE Shuk-yee, Bonita, Senior Architect 8, Mr KAN Sai-yin, Samuel, Civil Engineer 35 and Ms NG Chui-yi, Planning Officer 30 of the Housing Department (HD) to the meeting to present the paper.

5. Ms Bonita TSE briefly presented the paper with the aid of PowerPoint presentation.

6. Mr Eric KWOK expressed his views as follows:

- (a) He asked whether the MTR Corporation Limited (MTRCL) would report to the IDC later on the private residential projects under Phases 1 and 3 of the public housing developments.

- (b) He expressed his concern about the height of buildings. According to a document released in 2018, the height restriction on residential buildings was 15 to 22 storeys by that time, the government stated that the building heights were already at their maximum due to the buildings' proximity to the airport and the flight path restriction. However, the current paper showed that the four buildings of Phase 1 would be 45-storey high and the three buildings of Phase 3 would be 40-storey high. He asked why the new building heights, despite exceeding the restriction, would not have any effect on flight paths.
- (c) Regarding transport, the paper showed that there would be seven public housing blocks in Phases 1 and 3, providing around 4 280 flats for about 12 000 residents, who would move in at the earliest in 2030 or 2031. Factoring in the private property developments mentioned, around 40 000 people were expected to move into Siu Ho Wan. In addition, there would be eight public housing blocks in Areas 114 and 117 of Tung Chung New Town Extension, providing 5 210 flats for around 14 150 residents, who would move in in 2030. According to the documents the HD submitted previously, a total of 12 600 flats would be provided in Tung Chung East (i.e. Areas 99, 100, 103 and 109 opposite Ying Tung Estate) for about 38 800 residents, who would move in in phases in 2024 to 2026. As for Tung Chung West, a total of 8 100 flats would be provided in Phase 1 of Area 3 between Yat Tung Estate and the old pier in Ma Wan Chung Village, Area 42 behind Caritas Charles Vath College in Mun Tung Estate and Area 46 in Shek Mun Kap, housing a population of about 25 000 people, who would move in in 2027 to 2028. As a result, the population of Tung Chung, including Tung Chung East, Tung Chung West and Tung Chung North, was expected to double from 120 000 currently to 240 000 in the next few years. The surge in population was expected to create at least two serious transport problems because Tung Chung East Station and Tung Chung West Station of the MTR Tung Chung Line Extension would not be completed concurrently with the public housing developments mentioned above, which would aggravate Tung Chung's chronically overloaded external transport. As the Government's transport planning for Tung Chung overly relied on the MTR Tung Chung Line, with buses playing merely a complementary role, Tung Chung Line would have to serve an additional 120 000 passengers from Tung Chung East and Tung Chung West in the future. Besides, given that Tung Chung Line and Airport Express shared the same railway track and there were also certain restrictions on the traffic flow of Tsing Ma Bridge, the MTRCL would not be able to increase its service frequency substantially, even though it was planning to upgrade the signalling systems. He opined that the overloading of transport systems must be addressed, otherwise the traffic problem between Tung Chung or Lantau Island and the urban areas would worsen. He expressed his views many times in past meetings, requesting the

Government to study the development of fast ferry services plying between Tung Chung and other areas like Tsing Yi, Tsim Sha Tsui and Central and improve the ancillary facilities of Tung Chung Development Pier, for example, by providing feeder bus services to and from Tung Chung Bus Terminus and the MTR station for public and private housing estates. These proposals were raised to tackle the traffic bottleneck and cope with the transport demand resulting from the surge in population. He was disappointed that the relevant departments still did not consider the development of waterborne transport.

- (d) With regard to social welfare facilities, he was concerned about the number of places provided by residential care homes for the elderly and also worried about the lack of child care services in the district.
- (e) According to a document released in 2018, the public housing developments included three schools with classrooms, but it was not mentioned in the latest document. He asked whether the plan had been scrapped, and if not, he hoped that the HD could provide the details about those three schools, such as the number of kindergartens, primary schools or secondary schools.

7. The Chairman also expressed his concern about child care services. As for the provision ratio of car parking spaces in public housing, the number of parking spaces provided in Home Ownership Scheme estates amounted to 8% of the total number of flats in the past. He noted that the HD had set a new standard and asked whether the number of car parking spaces had increased. Nowadays, there was quite a high demand for car parking spaces among public housing residents, but as the public housing developments in question were adjacent to an MTRCL housing estate, he believed that the HD could come up with a solution easily even if the residents needed more car parking spaces than the number that had been planned. However, he still wished to know the number of car parking spaces planned by the HD.

8. Ms Bonita TSE gave a consolidated response as follows:

- (a) The HD presented mainly the proposed public housing developments at this meeting while the information on private developments was provided by the MTRCL. Around 15 000 public and private housing units would be provided in Phases 1 to 3, including about 10 720 private residential flats in Phases 1 to 3 and about 4 280 public housing flats in Phases 1 and 3. Both public and private housing developments would be implemented in phases to tie in with the phased construction of the deck above the Siu Ho Wan Depot. Phase 1 would provide about 1 500 private residential flats, the construction programme of which was unavailable from MTRCL at the moment. As for public housing, there would be around 2 900 flats provided in Phase 1.

- (b) With regard to the building height issue, the Government had reviewed and suitably relaxed the airport height restriction (AHR) for the Siu Ho Wan site in light of the airport's third runway development. Accordingly, taller buildings could be proposed in public housing development, which complied with the latest AHR and would not exceed the height restriction for the entire Siu Ho Wan development, which was 191 metres above Principal Datum.
- (c) As for social welfare facilities, 11 of them would be provided in the public development portion, and three in the private development portion. According to the approved layout plan submitted by the MTRCL to the Town Planning Board last year (2021), the three social welfare facilities in the private portion initially included one residential care home for the elderly, one integrated family service centre and one child care centre. As such, those facilities for the elderly and children, which were of Members' concern, would all be provided in the private portion. As for the social welfare facilities in the public portion, the HD and the Social Welfare Department (SWD) had preliminarily agreed on the provisions, whilst the details would be confirmed later in the detailed design stage.
- (d) As for schools, according to the approved layout plan of MTRCL, the private development portion would include two primary schools and one secondary school.
- (e) As for parking spaces, the HD would provide one private car parking space for every nine flats in accordance with the Hong Kong Planning Standards and Guidelines. A total of about more than 500 parking spaces, including the ones for visitors, would be provided for the public housing developments. The respective parking ratio was set out in the approved layout plan and accepted by the Transport Department (TD).

9. Mr Eric KWOK was concerned about the transport issue and asked whether any representative of the relevant departments would give a response.

10. The Chairman said that Members were very concerned about the MTRCL's inadequate service frequency. Tung Chung's population would be doubled following the completion of the Siu Ho Wan development, yet it would not be possible to increase the service frequency substantially after the addition of Tung Chung West and Tung Chung East Stations. Even with a small increase in service frequency, the passenger demand might not be addressed effectively. Besides, the Airport Railway Extended Overrun Tunnel in Central was still unfinished. Members were very concerned about whether the MTRCL was able to solve the transport problem.

11. Mr HO Chun-fai said that it was definitely not enough to provide one

parking space for every nine flats. He worried that it would lead to the situation seen in Mui Wo where residents parked illegally on the streets. He was aware that one parking space was allocated to every flat in small housing estates, so he worried that the current development plan did not comply with the relevant requirements. He hoped the Department would address the issue.

12. The Chairman said that the standard had been one parking space for every 12 residential flats when residents moved into Mui Wo. While the current provision of one parking space for every nine flats was a significant improvement, there was certainly still room for further improvement. He anticipated that the parking spaces might not be enough to meet the demand.

13. Mr Samuel KAN gave a consolidated response as follows:

- (a) Regarding the transport issue, apart from the new Tung Chung East and Tung Chung West Stations of the MTR Tung Chung Line, which were expected to be completed in around 2029, a 500-metre long underground tunnel would be built beneath Lung Wo Road to allow trains to switch tracks and turn around at the back of the station. With such provision, the MTRCL would then be able to increase its service frequency and operate at the highest carrying capacity to meet the transport demand. Aside from the structural works for track switching, the MTRCL also had to carry out improvement works for its signalling systems. When these works were completed, the Tung Chung Line could allow substantial increase in service frequency, with room for further improvement in the future.
- (b) Regarding Members' concern about the alternative means of transport, according to the traffic assessment conducted by the CEDD in the past, when all population of the New Town Extension area had moved in, the reserve capacity of each new road junction (including Road P1, the North Lantau Highway and the Lantau Link) would be maintained at an acceptable level. Following the completion of different development projects, the CEDD would conduct regular review on the traffic. However, it was anticipated that the traffic congestion at the North Lantau Highway and the Lantau Link would worsen from 2031 onwards. In this connection, the CEDD introduced the priority road links for the artificial islands in the Central Waters in 2021. The road links, upon completion, would connect Hong Kong Island, the Kau Yi Chau Artificial Islands and Northeast Lantau, thus enhancing the traffic capacity between Hong Kong Island and Tung Chung as well as the airport.

14. The Chairman understood that the HD was unable to provide the specific figures because the MTRCL did not send its representatives to the meeting. He noted that the Department's planning was made in accordance with the current standard and requested the Department to enquire of the MTRCL on behalf of the IDC

the train frequencies that could actually be increased. The situation was similar to the provision of parking spaces. Although one parking space per nine flats was a significant improvement in terms of ratio compared to one parking space per 12 flats, the parking spaces were actually still in shortage. Assuming the MTRCL completed all works including the structural works for track switching in 2029 and managed to add two train trips, he asked whether the carrying capacity could be doubled accordingly, as Tung Chung's population would be more than doubled by then. If the carrying capacity could only be raised by 60% or 70%, he hoped that the MTRCL could give an explanation so that Members could put it across to the residents, for example telling them that buses or other means of transport would help avoid overcrowding. He asked the HD to request the relevant statistics from the MTRCL for Members' reference. If necessary, the MTRCL could be invited to attend the next Traffic and Transport Committee meeting for follow-up.

15. Mr Eric KWOK expressed his views as follows:

- (a) He urged the HD to relay Members' views to the MTRCL and have a discussion with the company. According to the information the MTRCL provided, Tung Chung's current population was 120 000, and the passenger capacity of MTR trains had reached 92%, which meant it was already saturated. The HD mentioned previously that the MTRCL planned to upgrade its signalling system and increase its service frequency, but he doubted the feasibility of the plan. As Tung Chung's population would grow to 240 000 in about eight years, it was unlikely that there would be much room to expand the carrying capacity if the MTRCL was going to use the same railway track. He opined that the MTR service would be severely overloaded and hoped that the HD would deal with the problem seriously.
- (b) Regarding residential care homes for the elderly and child care service, he hoped that the HD would work with the SWD. After reading the relevant documents, he found that the HD seemed to have not communicated with other departments. The two areas in question had a total population of 12 000, but the HD only spoke about the expected growth in the number of children, mentioning nothing about the arrangements of child care service. Parents would not be free from worries when going out to work. Besides, given Hong Kong's severe ageing problem, he urged the HD to consider providing more places in residential care homes for the elderly in a serious manner.
- (c) The HD only repeated what was said in the document without mentioning anything about building new schools. With two areas having a population of more than 12 000, it was impossible to provide only one kindergarten. Primary and secondary schools must be included in the planning. He received a lot of complaints from parents in Tung Chung about not being able to find secondary school places for their children in the district. There was also a shortage of

primary school places, as seen in Pui O where all the places had been taken up. He opined that the HD must address the problem.

16. The Chairman said the HD had responded that the MTRCL's private development portion would include two primary schools and one secondary school.

17. Ms Caroline TANG said that two primary schools and one secondary school would be provided in the development atop the Siu Ho Wan Depot. In addition, the development also included four kindergartens which would be located in the podium near the shopping mall, providing 29 classrooms in total.

18. Ms Bonita TSE said that in addition to the new Siu Ho Wan MTR Station, there would also be a public transport interchange (PTI) in the depot site development, which is very easily accessible for both public and private housing residents along the green podium deck. Residents could commute between Kowloon and Tung Chung conveniently by bus or MTR or by private car. The provision of private parking spaces, Siu Ho Wan MTR Station and the PTI should be able to meet the transportation demand from the new developments.

19. The Chairman requested the HD to enquire of the MTRCL on behalf of Members as to the specific estimate of the increase in carrying capacity by 2029.

(Mr HO Siu-kei arrived at around 2:05 p.m., and Mr Ken WONG arrived at around 2:15 p.m.)

(Post-meeting note: The HD forwarded the MTRCL's reply as follows: "The MTRCL has been closely monitoring the services of various railway lines and the impact of community developments and commissioning of new railway lines on passengers' travel patterns. In the months of 2021 when during epidemic lull, the patronage of the busiest hour in the morning per single direction on the Tung Chung Line was 23 600, and the loading was about 78% (based on the service standard of four standing persons per square metre (4ppsm)). The MTRCL will continue to closely monitor the changes in passengers' travel patterns and make timely adjustments to train services based on patronage and the actual situation, including arranging short-haul trips running between busy stations and adjusting train services flexibly to ease passenger flow. In addition, the MTRCL will also step up crowd control measures as needed so as to facilitate passenger flow and enhance passengers' travelling experience.")

III. Public Housing Developments at Tung Chung Areas 114 and 117 (Paper IDC 15/2022)

20. The Chairman welcomed Mr CHUNG Kam-choi, Antony, Senior Architect

25, Mr YUEN Kin-yip, Alan, Senior Civil Engineer 4 and Mr LAU Kar-kay, Planning Officer 11 of the HD to the meeting to present the paper.

21. Mr Antony CHUNG briefly presented the paper with the aid of PowerPoint presentation.

22. The Chairman said that after the discussion of agenda item II, the HD had promised to enquire the MTRCL on behalf of Members as to the carrying capacity in 2029, so Members did not need to raise questions on that again. He invited Ms Caroline TANG, District Planning Officer/Sai Kung & Islands, to brief Members on the district's facilities, such as community facilities and primary and secondary schools, so that Members could have a better understanding of the developments before raising questions.

23. Ms Caroline TANG provided supplementary information as follows:

- (a) If the open spaces in Tung Chung New Town Extension were counted, the overall planned provision of open spaces in Tung Chung New Town should be able to meet the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), and the planned provision of local open spaces was approximately 11 hectares more than required by the HKPSG.
- (b) Regarding the number of schools, the planned secondary schools would provide 31 classrooms more than required by the HKPSG. While the planned provision of primary school classrooms was currently slightly fewer than the requirement under HKPSG, it was expected to increase appropriately as the number of classrooms was based on the actual demand of the school net and individual areas, which would be adjusted according to the population. The Planning Department (PlanD) and the Education Bureau (EDB) would keep monitoring the situation and ensure that there would be adequate school places to meet the district's demand. As for the number of kindergarten classrooms, the planned total provision was about 140 fewer than the requirements under HKPSG. However, given the site selection for kindergartens was more flexible such that they could be located on the lower floors of public housing blocks or shopping centres in private developments, the provision of kindergartens should be adequate to meet the relevant demand.
- (c) As for the provision of hospital facilities and beds, it was not comprehensive to examine the provision of hospital beds in context of Tung Chung New Town only. Instead, it would be more appropriate to consider the provision of hospital beds across the entire Islands District.

- (d) As for community facilities, the Government had introduced several new standards and requirements in recent years. The Department was pleased to see that different new community facilities had been provided in new developments. For example, 5% of the total domestic gross floor area in public housing projects had to be reserved for social welfare facilities, while new private development projects had to provide necessary community facilities in accordance with the guidelines and requirements of government departments.
- (e) Regarding leisure and cultural facilities, there were currently two libraries in the district and two more would be built in the future. Thus, there would be a total of four libraries in the district, i.e. one more than the required standard. The provision of sports centres, sports grounds and swimming pools had already been planned in accordance with the HKPSG.

24. Mr Eric KWOK expressed his views as follows:

- (a) He expressed concern about the issue of education. Earlier, when residents moved into Yat Tung Estate and Mun Tung Estate, he had already relayed to the EDB the shortage of primary and secondary school places in the district, especially in Mun Tung Estate. However, the EDB did not take the residents' needs seriously, and as a result many students had to attend schools in other districts because of the shortage of school places in the above two housing estates.
- (b) He asked whether the provision of school places of secondary schools, primary schools and kindergartens would tie in with the schedule of resident intake. According to the introduction of the Siu Ho Wan development, school places in that area would not be available until after the private housing residents moved in. In that case, the public housing residents, who would begin to move in in 2030, would be faced with a shortage of school places, not knowing when the resident intake of the private housing estates would take place. He stressed that the Department should draw lessons from the situation in Yat Tung Estate and Mun Tung Estate and avoid making the same mistake again. He urged the HD to respond to the demand for school places arising from the housing developments in Areas 114 and 117 due to be completed in 2029 as well as the population intake of Areas 99, 100, 101 and 103. The HD could not ignore the shortage of school places, which was a concern of the more than 50 000 residents living in the six areas. He urged the HD to discuss with the EDB how the provision of school places could tie in with the schedule of resident intake in 2026 to 2029.
- (c) According to the EDB's statistics, on average there were 1.3 children per family in Hong Kong. By estimation based on the

17 810 households in the six areas mentioned, there would be around 23 100 school-age students attending secondary schools, primary schools and kindergartens in 2026 to 2030. He was dissatisfied that the Department's planning was simply based on the HKPSG and not all departments had sent their representatives to attend the meeting to respond to Members' questions. As a DC member, he would continue to convey residents' views and urge departments to address their needs.

- (d) The provision of comprehensive facilities was essential for the moral and aesthetic development of young people. However, the Department only talked about the number of table tennis tables and the provision of facilities like children's playgrounds and sports grounds without mentioning the facilities that people were concerned about, such as community halls, libraries, indoor sports centres and music theatres. According to the Home Affairs Bureau's guidelines, a community with a population of 180 000 should be provided with one community hall. There would be around 55 000 people living in the six areas mentioned, yet the Department did not have a plan to build a new community hall.

25. Ms Caroline TANG said that the PlanD noted Mr KWOK's proposal, but she hoped Members would understand that the Department had communicated and coordinated with different bureaux and departments during the planning of community facilities. The PlanD was not a works department, and the relevant bureaux and departments had to implement the provision of facilities depending on resource allocation and the district's actual needs. She would continue to follow up with relevant bureaux and departments.

26. Mr LAU Kar-kay said that the HD had provided kindergarten facilities in the development project. As for primary and secondary schools, sites had been reserved in the reclamation development area of Tung Chung New Town for primary and secondary schools. According to the information provided by the EDB, the Bureau had commenced the advance work on an aided primary school and an aided secondary school in Area 89 next to Ying Tung Estate in Tung Chung. It was expected that the primary and secondary schools would be commissioned in 2026/27 and 2027/28 respectively. The concrete schedule would depend on various factors like the progress of the technical works and fund allocation. He believed the EDB would make adjustment in a timely manner according to the actual circumstances and the latest policies.

27. Mr Eric KWOK hoped that the HD and the EDB would communicate with each other on the issue of school places in Area 89 of Tung Chung. He pointed out that the Department took the 2005 demographic statistics as the standard for new town development, but at that time Tung Chung's population was less than 300 000 which was the basis of planning while the current population had reached or even exceeded 300 000. According to a discussion paper of the Legislative Council, Area 89 of Tung Chung would only be provided with one secondary school and one primary

school. They would not be able to meet the demand for school places arising from the additional population of 55 000, not to mention the fact that the population may continue to grow in the future. He therefore urged the HD to advise the EDB to stop taking the 2005 demographic statistics as reference. The EDB and the relevant departments should carry out their planning using the latest statistics from 2020.

28. The Chairman expressed his views as follows:

- (a) The section in which the Senior Architect 8 of the HD served would contact the MTRCL to enquire about the specific estimate on the increase of carrying capacity in 2029. The section in which the Senior Architect 25 served would contact the EDB to enquire about the distribution and completion time of the secondary schools, primary schools and kindergartens to be developed in Tung Chung in the next eight years (i.e. 2022 to 2030) for comparison with the intake schedule of the public housing developments. If Members had any doubts after reading the information, they could raise questions to the IDC.
- (b) The Vice-chairman Mr WONG Man-hon mentioned in a previous meeting that a green district cooling system would be provided at the development in the Tung Chung East reclamation area. However, as the public housing developments in Areas 114 and 117 did not have such green design feature, residents still had to install air-conditioners. He asked whether there were difficulties in operation or fee charging that prevented the adoption of the green design.

29. Mr LAU Kar-kay said it was understood that there were plans for building other schools apart from the secondary and primary schools in Area 89 of Tung Chung. He asked whether the PlanD could provide relevant information.

30. Ms Caroline TANG said she could only provide the number of schools in the entire Tung Chung New Town at the moment. If Members would like to know the distribution of secondary and primary schools in the district, the Department could provide the information after liaising with the EDB and consolidating the information after the meeting.

31. Mr HO Siu-kei was concerned about the marina facilities within the typhoon shelter shown on the plan. He would like to know what kind of vessels could use the facilities and the operation details.

32. The Chairman said that the HD's representatives might not be able to respond to Mr HO Siu-kei's question right away. He asked if the PlanD's representative could give an initial response.

33. Ms Caroline TANG responded that the Department had no relevant information available at hand, but she could provide the information, if needed, to Members after the meeting.

34. Mr Antony CHUNG said the public housing developments in Areas 114 and 117 of Tung Chung mainly provided residential flats and were thus different from general commercial buildings and public facilities which used central air-conditioning systems. Central air-conditioning systems were technically not suitable for residential flats, which were usually installed with window-type air conditioners. Besides, independent air-conditioning systems were also used in small retail shops in housing estates. The HD had coordinated with the Electrical and Mechanical Services Department and decided not to use district cooling systems.

35. The Chairman urged the relevant sections under the HD to obtain from the MTRCL and the EDB the information and data Members requested.

36. Ms Caroline TANG said the PlanD would make an enquiry to the EDB on Members' behalf.

(Post-meeting note: After making enquiries to relevant bureaux/departments including the EDB, the PlanD submitted supplementary information on school development in Tung Chung New Town and the proposed marina on 26 May 2022. Please see Annex 1.)

IV. Question on the withered and dangerous trees on Lamma Island (Paper IDC 6/2022)

37. The Chairman welcomed Mr PO Cheuk-ki, Senior Land Executive/Cheung Chau, Peng Chau & Lamma of the District Lands Office, Islands under the Lands Department (LandsD) to the meeting to respond to Members' questions. The LandsD had submitted a written reply before the meeting for Members' perusal.

38. Ms LAU Shun-ting briefly presented the question.

39. Mr PO Chuek-ki said he had nothing to add to the written reply of the District Lands Office, Islands (DLO/Is).

40. Ms LAU Shun-ting pointed out that the DLO/Is's written reply did not give a concrete schedule for the removal of withered trees and dangerous trees. As some of the cases took six months to one year or even more than two years to close, she opined that the DLO/Is should improve its policy and set a concrete schedule for each case. Besides, there were cases where frontline departmental staff reported that a problematic tree could be removed after inspection, but no action was taken in time to prevent the problematic tree from falling due to lack of maintenance. Such cases were often seen on Lamma Island, posing danger to life. She hoped that the DLO/Is would address the problem.

41. Mr Ken WONG said the problem had existed in the Islands District for a long time. Other departments, such as the Highways Department or the Leisure and

Cultural Services Department were swifter to deal with problematic trees. In comparison, the DLO/Is was very slow. He opined that the problem did not lie with the DLO/Is but with the wide scope of the tenders sought by the LandsD. Only one contractor was responsible for dealing with the problematic trees across the entire New Territories West, resulting in a long processing time. He opined that the LandsD, when inviting tenders, should take Islands District's actual geographical situation into consideration and specify the time limit for processing a case upon receipt of a complaint.

42. Mr CHAN Lin-wai agreed that the problem of fallen trees was serious. He said that Members had also raised the issue at various meetings and requested the DLO/Is to inspect a main pedestrian walkway on Lamma Island to remove the problematic trees nearby, but no action had been taken by the DLO/Is. He once received a report from a villager that there were problems with a certain tree. He then referred the case to the DLO/Is which, however, replied that the tree was located on a private land and so had to be dealt with by the land owner. It had almost been a year since the tree fell, but the owner still had not been able to remove it because of its huge size. He opined that it was necessary for the LandsD to review the contractors' procedures in order to expedite the handling of cases.

(Post-meeting note: The DLO/Is contacted Mr CHAN on 24 May 2022 and explained to him that as trees on private land were owned by land owners, for the sake of public safety, public health and the avoidance of nuisance to the neighbours, the land owners should take care of their trees properly, including removing their fallen trees on nearby government land.)

43. Mr WONG Man-hon said that the problem of withered trees had existed for a long time. Many trees had withered for years but still had not been dealt with by the DLO/Is. He suggested that the Department had to improve its policy and consider seeking tenders separately for each area of Islands District in order to handle the problem of withered trees in a swifter manner.

44. Ms LAU Shun-ting said that as residents' safety was affected by the persistent problem, she hoped the DLO/Is would report the issue to the LandsD and take policy measures to make improvements in addition to tree conservation.

45. The Chairman said that a big tree at Tai O Market fell over three houses. The tree was not removed until almost a year later, causing one of the houses which was newly renovated to be infested with termites. He opined that the problem had deteriorated because the processing time was simply too long. The scope of the contract for Islands District, which was a part of New Territories West, involved an extensive area. He opined that under the principle of priority, the Department should split the tender contracts for Islands District in order to speed up the handling of tree problems. He worried that sticking to the existing contractual arrangement would not help the LandsD resolve the problem or cope with its burden.

46. Mr TSANG Wai-man noted the views of the Chairman and Members and would relay them to the relevant task force for follow-up.

(Post-meeting note: The DLO/Is submitted a reply from the LandsD's Special Duties Task Force on 6 May 2022. Please see Annex 2.)

47. The Chairman hoped that the DLO/Is would give the IDC a response about the follow-up within one month after the meeting for further discussion.

V. Question on the setting up of an additional temporary specimen collection station in Tung Chung and the purchase of anti-epidemic items
(Paper IDC 8/2022)

48. The Chairman said that the question had been raised by Mr Eric KWOK in February 2022. The meeting scheduled for 21 February 2022 was cancelled due to the severe COVID-19 situation. The Food and Health Bureau (FHB) and the Islands District Office (IsDO) had submitted their written replies for Members' perusal earlier. As the question was raised by Mr Eric KWOK, the Chairman asked Mr KWOK to briefly present the question or issues to be followed up.

49. Mr Eric KWOK said that his proposal was no longer relevant, so there was no need to repeat the question. He thanked the FHB for responding to his request and setting up a temporary specimen collection station at the Tung Chung Road Soccer Pitch. He also appreciated that the IsDO had distributed rapid antigen test kits to residents on multiple occasions in Tung Chung, especially in Yat Tung Estate and Mun Tung Estate.

50. The Chairman thanked the FHB and the IsDO for taking care of and helping the residents of Islands District, regardless of whether they lived in Tung Chung or remote areas like Tai O, Mui Wo and South Lantau. Even when the epidemic was at its worst and resources were stretched, the Departments still arranged testing for the elderly living in Tin Ling House of Lung Tin Estate in Tai O.

51. Ms WONG Chau-ping commended the IsDO's Liaison Officers for their proactive attitude and outstanding efficiency in arranging the distribution of anti-epidemic supplies.

VI. Question on the concerns Lantau Island has over the fight against the pandemic
(Paper IDC 16/2022)

VII. Question on the concerns Peng Chau residents have over the fight against the pandemic
(Paper IDC 17/2022)

52. The Chairman said that the questions under agenda items VI and VII were similar, so they would be discussed together. He welcomed Ms CHEUNG Hoi-yan,

District Commander (Lantau), Mr Clive WALTON, District Commander (Marine Port District) and Mr LEONG Seong-iam, Police Community Relations Officer (Marine Port District) of the HKPF and Ms TANG Ho-yi, Senior Health Inspector (Cleansing & Pest Control) Islands 2 of the Food and Environmental Hygiene Department (FEHD) to the meeting to respond to the questions. The written replies of the FHB, the Police Community Relations Office of Marine Port District and the FEHD had been provided for Members' perusal.

53. The Chairman and Mr Ken WONG presented their respective questions.

54. Ms CHEUNG Hoi-yan responded as follows:

- (a) The police force of Lantau District had paid close attention to the development of the epidemic and deploy resources flexibly in accordance with the Government's latest measures and directions on epidemic prevention. Since the outbreak of the fifth wave of the epidemic, Lantau District had taken the initiative to mount Operation PINETOWER multiple times in crowded places to remind people to observe epidemic prevention measures and to issue summons without prior warnings. She pointed out that from January to 20 April 2022, Lantau District had issued 79 and 128 fixed penalty notices (FPNs) to offenders under the Prevention and Control of Disease (Prohibition on Gathering) Regulation (Cap. 599G) and the Prevention and Control of Disease (Wearing of Mask) Regulation (Cap. 599I) respectively.
- (b) During Ching Ming Festival and the long Easter holiday, Lantau District worked jointly with the Police Tactical Unit, Emergency Unit, Traffic Division and Auxiliary Police officers of the New Territories South Region to carry out high-profile patrols and a series of law enforcement operations, including issuing FPNs to offenders immediately without prior warnings, in San Tau Tsuen, Sha Lo Wan Tsuen, Yi O Tsuen, Sham Shek Tsuen, Tai O, Mui Wo, Discovery Bay, the waterfront of Sunny Bay and various beaches, etc.
- (c) Lantau District had been adopting a proactive and extensive public relations strategy, taking the initiative to remind the public to observe epidemic prevention measures through various media and information channels, including the dissemination of promotional messages on WhatsApp groups, making appeals through the Junior Police Call and the Senior Police Call, publishing posts on Facebook and issuing press releases in major newspapers through the Police Public Relations Wing.
- (d) She said that Lantau District would continue to step up patrols and carry out joint operations with other government departments in a timely manner. Given the volatile situation of the epidemic, on behalf of the Police, she would like to call for the concerted efforts across the

society through District Council (DC) Members. People should stay vigilant and continue to observe epidemic prevention measures and the relevant regulations. She reiterated that the Police would take enforcement actions against offenders without prior warnings.

55. Mr Clive WALTON said that the Police's enforcement statistics were set out in the written reply, and the Police would continue to issue FPNs to offenders. In addition, Marine Port District often worked with other police departments and carried out regular enforcement operations in accordance with Cap. 599 of the Laws of Hong Kong. In response to the surge of visitors during holidays and weekends, the Peng Chau Police Post of Marine Port District had deployed auxiliary officers to assist with the duties, so as to boost enforcement manpower. He said that Marine Port District would also make deployment immediately in response to the reports made by the public or their requests for assistance. The Police would ensure a good working relationship with members of the public and DC Members.

56. Ms TANG Ho-yi said that the litter bins on Peng Chau had once been overloaded recently due to the surge in visitors. The FEHD had increased the frequency of emptying the bins in places with more visitors. The department would continue to pay attention to the cleanliness of the streets and adjust the frequency of its cleaning service in a timely manner to keep the environment hygienic.

57. Mr Ken WONG thanked the departments for their responses and assistance in following up the matters. However, the number of visitors to Peng Chau during holidays was very large. It would not be able to meet the manpower requirements if the Police only arranged auxiliary officers to provide assistance. He continued to say that since people were unable to travel abroad amid the pandemic, they flocked to the outlying islands for relaxation during the holidays. Despite the Police using megaphones to call for observance of epidemic prevention measures outside the ferry pier, visitors ignored the advice and took their masks off to eat in public places regardless of the residents' feelings. As for the accumulation of rubbish, he commended the FEHD for carrying out cleaning in a timely manner. However, piles of rubbish could still be seen everywhere. He therefore hoped that the department could deploy additional manpower and realign resources during long holidays to tackle the problem.

58. Mr HO Siu-kei said that Tai O was also bothered by the same situation. He pointed out that Tai O was packed with people during the Easter holiday, and there were more than 5 000 visitors in the town centre. He commended the departments for taking follow-up actions proactively, but many residents relayed that visitors let their guard down as soon as they arrived in Islands District. Visitors took their masks off to eat and littered everywhere, resulting in disputes between visitors and local residents some time before. He hoped that government departments would coordinate with each other more closely and review their epidemic prevention measures in order to mitigate the conflicts between the residents and the visitors and soothe the discontent of the residents. Besides, he contacted the Police and the

FEHD, requesting them to step up patrols and provide more litter bins in crowded places.

59. Ms Josephine TSANG said some Peng Chau residents had said that visitors were uncivic-minded and had asked if they could turn the visitors away during the epidemic. She understood the residents' request and pointed out that some visitors took their masks off to take photos as soon as they arrived in Peng Chau, which inevitably caused residents' resentment. She said she had contacted the Police in respect of the situation, and the Police had deployed officers to station near the pier to advise the arriving visitors. To step up publicity, Mr Ken WONG and she put up banners in the vicinity of the pier, reminding visitors to discipline themselves and wear a mask. However, as the restaurants in the area did not have enough seats, most of the visitors would order takeaways and eat on the promenade in Nam Wan and Tung Wan. Although the Police made patrols around beaches and spots where visitors gathered, it was difficult to take enforcement actions due to understaffing. She candidly said it was not uncommon to see local residents quarrelling with visitors about wearing masks. She suggested that the Police should issue FPNs to offenders immediately without prior warnings on Peng Chau in order to achieve a greater deterrent effect. In addition, she enquired of the Police how many FPNs had been issued against breaches of epidemic prevention measures on Peng Chau.

60. Ms LAU Shun-ting expressed her views as follows:

- (a) She commended the Police's efforts during the epidemic. She said that she had conveyed the views of the public to the Police on many occasions, and the Police had made their best endeavour to serve the Islands District despite its limited resources. She also thanked the IsDO for making the local residents understand the importance of observing anti-epidemic measures by continually calling for the attention of the local organisations and residents of Lamma Island.
- (b) She pointed out that the problems faced by Lamma Island were as follows: First, foreigners living in Lamma Island often ignored the anti-epidemic measures due to cultural difference or even because they thought the virus had mild impacts on health. Second, when the police officers were on their way for law enforcement after receiving reports from the public, people who had violated the anti-epidemic regulations would often put on masks and disperse before the Police arrived, making it impossible for the Police to take enforcement actions. She suggested that the Police should send plainclothes officers to conduct raid operations.
- (c) She emphasised that the residents understood that tourists wished to visit the outlying islands for enjoying fresh air, and they also welcomed the tourists' visits, but she hoped that the tourists would be self-disciplined and abide by the anti-epidemic measures.

61. Ms WONG Chau-ping said that although the situation in Tung Chung was not as severe as that in other areas, many hiking trails started at Tung Chung. She opined that it was unfeasible to deploy officers to station at certain locations for calling upon the tourists to observe the anti-epidemic measures. Therefore, she suggested that a large number of publicity banners should be hung at prominent positions to remind the public of the importance of self-discipline. Amid the rapid outbreak of the fifth wave of the epidemic, the departments concerned might have, when coping with the epidemic, neglected to remind the public to be self-disciplined. Although the epidemic was subsiding, members of the public should not slack off. Hence, anti-epidemic posters and publicity banners should be put up regularly. In addition, she commended the Police for their anti-epidemic efforts in Tung Chung, including advising the public at the Tung Chung MTR Station to maintain proper social distancing.

62. The Chairman consolidated Members' views and asked for the following information:

- (a) The Police's manpower plan for the Labour Day holiday on 1 May 2022 and afterwards, as well as the prosecution statistics of Lantau Island and the Marine District.
- (b) The FEHD's hygiene maintenance work arrangement for the Islands District during holidays.
- (c) The relevant department's response to the issue of publicity posters.

63. Ms CHEUNG Hoi-yan gave a consolidated response as follows:

- (a) The Police planned to conduct joint law enforcement operations together with the various forces of the New Territories South Region before the upcoming holidays, including the Labour Day and the Buddha's Birthday between the end of April and the beginning of May. In addition, the Police would also send officers to different villages and areas of the outlying islands to carry out high-profile patrols.
- (b) As for the loophole caused by the appointment of only uniformed officers for law enforcement operations, the Police had already deployed plainclothes officers to strictly enforce the law in a two-pronged approach. The Police also called upon the local residents to abide by the anti-epidemic regulations and wear masks when leaving their homes. In an indiscriminate manner, the Police would prosecute those who violated the anti-epidemic regulations without warning.
- (c) The Police would continue to publicise the anti-epidemic regulations and measures to the residents and the tourists via various media and social platforms. In view of the reopening of major theme parks and

tourist attractions, including the Hong Kong Disneyland, Ngong Ping 360, the Giant Buddha and Ngong Ping Village, the Police also maintained liaison with the relevant organisations. It was hoped that the public would keep staying alert and would continue to abide by the anti-epidemic guidelines.

64. Mr Clive WALTON said that the Marine Port District was pleased to see Members and the public appreciate the work done by the Police. The Marine Port District would assess its resources and carry out joint operations in collaboration with different departments. In addition, the Marine Port District anticipated that the outlying islands would see an influx of tourists during the upcoming long holidays. In response, they would deploy additional manpower, including arranging the Police Tactical Unit to assist in crowd management and law enforcement operations. The prosecution statistics earlier had been set out in the written reply already.

65. Ms Winsy LAI thanked Members for their suggestions. She said the FEHD had increased resources allocation in various aspects and had drawn on their experience of the previous long holidays. She hoped to conduct on-site inspections with representatives of the Rural Committee after the meeting, with a view to utilising resources properly to enhance street cleaning services.

66. Ms Amy YEUNG thanked Members for their support and their recognition of the IsDO's efforts. She said at the beginning of the outbreak of the epidemic, the IsDO had already hung publicity banners at various "blackspots" in the Islands District to remind the residents and the tourists to properly wear masks and observe anti-epidemic measures. She understood that members of the public might have anti-epidemic fatigue after fighting the epidemic for more than two years, and people would choose to go on local tours during their holidays because they could not travel abroad. As a result, the number of tourists to the outlying islands had increased significantly, posing challenges to the epidemic prevention work in Islands District. She pointed out that some tourists might not be sensitive enough in respect of epidemic prevention, thus bringing nuisance to the local residents. She said the IsDO had started hanging publicity banners and notices along the Tung O Trail since last year, reminding the tourists to be mindful of reducing the possible nuisance to the residents during their tours. She understood Members' concern over tourists' failure to wear masks and said that the IsDO was willing to step up its publicity efforts. The IsDO would consult Members on the locations of the "blackspots" and the wording for publicity materials after the meeting.

67. Mr FONG Lung-fei asked if there were departments, other than the Police, authorised to enforce the law. If yes, members of the public could turn to the relevant departments for assistance instead of relying solely on the Police.

68. Ms Winsy LAI said the FEHD could take enforcement actions in restaurants and premises under its purview, but not including areas such as public places.

69. Mr Thomas LI said the relevant epidemic prevention ordinances authorised various government departments to enforce the law and they would take enforcement actions in areas under their respective purview. Taking the licensed hotels under the purview of the Home Affairs Department (HAD) as an example, officers of the HAD were only authorised to enforce the law within the premises. Generally speaking, the Police would take law enforcement actions in public places that were not under the purview of any particular department.

VIII. Question on the revitalisation of the Wong Lung Hang Channel along Yu Tung Road behind Yat Tung Estate for the construction of a riverside park
(Paper IDC 18/2022)

70. The Chairman welcomed Ms TANG Tsui-yee, Caroline, District Planning Officer/Sai Kung & Islands of the PlanD, Mr CHAN Kwok-fai, Raymond, Senior Engineer/Lantau, Mr LING Ho-yin, Peter, Engineer/Lantau 3 and Mr LAU Shing-yan, Engineer/Flood Resilience 3 of the Drainage Services Department (DSD) to the meeting to respond to the question. The written reply of the PlanD had been distributed to Members for perusal before the meeting.

71. Mr Eric KWOK briefly presented the question.

72. Mr Raymond CHAN made a consolidated response as follows:

- (a) The drainage facilities constructed by the department in the early years, including the Wong Lung Hang Channel, were mainly used for flood prevention. In order to promote to the public getting closer to rivers, to enable them to treasure water resources, and to create a better living environment, the department had taken forward the concept of “Rivers in the City” to revitalise rivers in urban areas, including formulating suitable river beautification schemes.
- (b) Regarding the proposal to revitalise the Wong Lung Hang Channel, the department initially considered that the Wong Lung Hang Channel had the potential for revitalisation. It had launched a study a few months ago with a view to formulating a suitable river beautification scheme and providing more open spaces without affecting the drainage capacity. As the study was still at its preliminary stage, the department would consult stakeholders from the local community in due course when further findings and the river revitalisation scheme were available.

73. Ms Caroline TANG briefly presented the written reply.

74. Ms WONG Chau-ping expressed her views as follows:

- (a) It was a very good idea to beautify the community by revitalising the

Wong Lung Hang Channel. However, the entire Tung Chung Valley mainly relied on two rivers for flood relief, namely the river in the east of Wong Lung Hang and the river in the west of Tung Chung Hang which was commonly known as the “Tung Chung Stream”. Therefore, the open channel design of Wong Lung Hang Channel might have a practical function to enhance the safety of flood relief. The department should make careful consideration before carrying out river beautification works.

- (b) As the Wong Lung Hang Channel spanned across several Tung Chung Heung old villages, the department should conduct in-depth local consultations when considering the design.

75. Mr Eric KWOK expressed his views as follows:

- (a) He understood that the main function of the Wong Lung Hang Channel was flood relief, but he still hoped the department would actively revitalise the river and would submit proposals as soon as possible. Examples are the provision of additional benches, plank bridges and plants, etc. as community sitting-out facilities for the residents of Tung Chung West.
- (b) He had received complaints from many young families in Mun Tung Estate alleging that residents could only have identical chain shopping malls to visit. They said that they hoped Tung Chung would have more small shops and boutique coffee shops, so as to provide more places for leisure and entertainment for the residents and children, foster a harmonious neighbourhood relationship, and create job opportunities in the district.
- (c) The neighbourhood relationship in the district used to be very harmonious decades ago, but nowadays the bond between people was weak and there were no small shops with unique characteristics in the district that could serve as premises for social gathering. Therefore, he hoped that the neighbourhood relationship in the district would be enhanced with the provision of river revitalisation facilities and small shops with unique characteristics.

76. Ms WONG Chau-ping expressed her views as follows:

- (a) The Wong Lung Hang Channel had been deserted ever since it was converted into an artificial channel, resulting in mosquito breeding. She asked if the relevant departments could deal with the problem of mosquito breeding before proceeding with the river beautification works.

- (b) She said that only the downstream of the Wong Lung Hang Channel had been converted into an artificial channel. For more than 20 years, the upstream of the Wong Lung Hang Channel, which had not undergone any artificial conversion, had seen the accumulation of sediment and was polluted by human activities. As a result, the beautiful landscape was damaged. The channel was often blocked, especially during the rainy seasons, thus affecting flood discharge. She requested the department to deal with the blockage problem at the upstream of the river seriously.

77. Mr FONG Lung-fei asked whether the DSD would be responsible for dealing with the blockage of the Wong Lung Hang Channel and the removal of weeds in the vicinity. He said that in the catchment at the upstream of Wong Lung Hang, objects such as stones, withered branches and fallen leaves would block the flow of rainwater during dry seasons when there was less rainfall, and stagnant water would thus be accumulated, resulting in odour and hygiene problems which affected the residents of the nearby Ma Wan New Village. He enquired whether the department could carry out clean-up operations to improve the environmental hygiene in the vicinity.

78. Mr Raymond CHAN made a consolidated response as follows:

- (a) He said that priority would be given to flood prevention and public safety in the revitalisation of channels. The department would revitalise potential rivers to beautify the environment when it was safe to do so. People from the local communities would also be consulted during the planning stage to ensure that the needs of the public were taken into account. In addition, the department would regularly remove the withered branches and weeds in Wong Lung Hang. If there was a risk of flooding due to blockage of the channel, the department would arrange workers to conduct clearing work to keep the channel clear.
- (b) Regarding the upstream of the Wong Lung Hang Channel that had not been artificially converted, the department had cleared the sediment in the past dry season and the problem of channel blockage had been greatly alleviated. In addition, since mosquitoes usually hid in withered branches and weeds, the department would pay attention to the condition of the channel and step up its efforts in clearing stagnant water, removing withered branches and trimming weeds to prevent mosquito breeding.

79. Mr FONG Lung-fei said that many people would wash their clothes at the Sin Sum Lake (transliteration) at the upstream of Wong Lung Hang, causing pollution of the river water.

80. Mr Raymond CHAN said that the department would send its staff to

conduct inspections. If any illegal discharge of sewage was suspected, the department would refer the case to the Environmental Protection Department for necessary follow-ups, including enforcement actions.

81. Ms WONG Chau-ping said that with the development of the TCNT, a large number of urban residents had moved to Tung Chung. There were many illegal activities taking place in the vicinity of Wong Lung Hang, including swimming, house building, farming and barbecue. She opined that the relevant departments should conduct law enforcement operations regularly and strictly.

82. Mr TSANG Wai-man said the DLO/Is noted Ms WONG Chau-ping's concerns and requests, and would follow up with the relevant departments after the meeting.

(Post-meeting note: According to the records, the relevant government departments (including the DLO/Is) had taken joint actions against illegal activities on government lands in the vicinity of the locations concerned in August and November last year. The DLO/Is had learnt that the relevant departments were considering whether it was necessary to coordinate and carry out inter-departmental joint operations again to further follow up on the illegal activities at the locations concerned. The DLO/Is would join the inter-departmental joint operations if any was to be carried out.)

83. The Chairman suggested observing the effectiveness of the work by the relevant departments for a period of three months, with follow-up actions to be taken afterwards.

IX. Progress Report of Major Projects in Islands District
(Paper IDC 5/2022)

84. The Chairman welcomed Mr CHOW Siu-hong, Vincent, Senior Engineer/15 (Lantau) of the CEDD to the meeting to present the paper.

85. Mr Vincent CHOW briefly presented the paper.

86. Mr FONG Lung-fei said that he had received complaints from residents of Tung Chung North about the problem of access by dump trucks in Tung Chung East using Ying Hei Road. During his on-site inspection in the morning, he saw more than ten dump trucks heading towards the road in a row. Residents in the community reported that even when carrying inert waste, the dump trucks travelled on Ying Hei Road at a high speed, sometimes even at a speed of 110 km/h. Moreover, the dump trucks would not use the slow lanes and were very close to the private cars in motion. Since dump trucks were heavy vehicles, when a traffic accident occurred, the consequences could be dire. In addition, he hoped the department would pay

more attention to the uneven road surface resulted from the heavy weight of the dump trucks and the crushed stones on the road.

87. Mr Eric KWOK expressed his views as follows:

- (a) As the remarks on the improvement works at Mui Wo on page 3 of the report indicated that “The information of the works was updated in March 2022”, he enquired of the department when the updated information would be reported.
- (b) Regarding the Road P1 project on page 21 of the report, he had had several meetings with the Sustainable Lantau Office to express his concerns about the addition of the cycle track. As no relevant information was provided in the document, he asked the department about the progress of the cycle track. In addition, as the cycle track terminated at Sunny Bay, he would like to know whether bicycle parking spaces would be provided in Sunny Bay. If not, it would give rise to the problem of indiscriminate parking.
- (c) The South Lantau Sewerage Works mentioned on page 27 of the report had been commenced. Every evening, when he drove downhill from the hill top of San Shek Wan near Bui O Public School, he could always see about ten buffaloes walking from the location back to San Shek Wan. Local residents also opined that this situation might jeopardise the safety of motorists and threaten the lives of the buffaloes. He had reported the problem to the DSD contractor last week and the traffic signs indicating “Cattle ahead” had been put up along South Lantau Road from near Bui O Public School to the hill top. Although the signs were not prominent, they could still alert the motorists. In view of this, he suggested erecting a “Cattle ahead” sign at a more prominent position in front of the traffic light next to Bui O Public School, with another sign erected in the opposite direction at the location where vehicles were about to descend from the top of the hill, so as to remind the motorists. Since some motorists might not pay careful attention to the road condition, he suggested that a large banner with the words “Beware of cattle crossing the road ahead” should be hung near the two newly added A3-sized traffic signs on the road. A banner would be clearer and he hoped the DSD would consider the suggestion.
- (d) Regarding the Siu Ho Wan Water Treatment Works Extension on page 32 of the report, he and several other Members had communicated with the Water Supplies Department as early as 2021. As the project involved the construction of a water pipeline extending from Shek Pik to Pui O Au, which might take more than five to six years to complete, they had expressed their concerns about how the project would proceed and asked for the planning details. It was mentioned in the document

that the works commenced in 2021 were expected to be completed in the fourth quarter of 2027, but Members had not received any information on the works so far. He was worried that if a number of works were to be implemented in Pui O in the future, the traffic in the area would be seriously affected. He hoped the department could provide more information later.

88. Mr Vincent CHOW made a consolidated response as follows:

- (a) Ying Hei Road was the main access point for works vehicles. The department had designated specific locations as the access points for works vehicles in order to facilitate control and reduce the impact of works vehicles on other road users. As for the issues of sand and gravel on the road, the number of dump trucks, vehicle speed and the uneven road surface, he would convey Members' concerns to the relevant colleagues.
- (b) Regarding the improvement works at Mui Wo, the department had consulted the Islands District Council on the latest design scheme of the project in September 2021 and the design scheme was supported by Members. A public forum was subsequently held in Mui Wo on 30 October 2021 to present the latest design scheme to the local and South Lantau residents. The works had been gazetted in accordance with the Roads (Works, Use and Compensation) Ordinance (Chapter 370) from 21 January to 22 March 2022. The department was now handling the objections received in accordance with statutory procedures.
- (c) Regarding the cycle track on Road P1, he had no relevant information on hand at the moment. As the works were still at the stage of investigation study and preliminary design, he believed that the details and commissioning date of the cycle track were yet to be confirmed.
- (d) Regarding the buffaloes at San Shek Wan and the Siu Ho Wan Water Treatment Works Extension, he would reflect the problems to the relevant departments and report to Members later.

89. The Chairman said that, as far as he understood, the remarks "The information of the works was updated in March 2022" on the improvement works at Mui Wo in the progress report referred to the updated status of the project, instead of the update of the works design. As for the cycle track on Road P1, the department could communicate with Members after obtaining the relevant information. He advised Members to put forward questions first, so that the CEDD would reply to Members in writing later.

90. Mr Eric KWOK asked the department to provide supplementary information later, including information on the water treatment works extension

project and whether a bicycle parking area would be set up at the end of the Road P1 cycle track in Sunny Bay.

91. Mr HO Chun-fai said when driving from San Shek Wan to the hill top and going downhill halfway to Pui O, motorists would pass through the junction near the South Lantau Sewerage Works. The junction was a dangerous bend, but only traffic cones or triangular warning signs were placed at the location. He had reported the issue to the construction company and a large banner had now been hung at the location to remind drivers in a clearer way. In addition, the junction was very narrow and the vehicles at the bend were very close to the junction, making it very dangerous. He suggested widening the junction because currently, when two buses travelling in opposite directions passed through the bend at the same time, one of them had to move onto part of the adjoining pavement. However, the height difference between the pavement and the carriageway was not obvious and many cyclists and pedestrians would pass by the location. Hence, he hoped the department would consider widening the bend.

92. The Vice-chairman Mr WONG Man-hon hoped that the CEDD would give presentations in the district on the update of information of the Mui Wo improvement works. Regarding the drainage works, the Tai Tei Tong Village and the Pak Ngan Heung Village in Mui Wo were both included in a sewerage works contract for Peng Chau, but the works for these two villages had been suspended for more than a year and a half. He hoped the DSD could explain why under the same contract, some works had no progress while other works were carried out as scheduled, and why no staff was sent to explain this to Members.

93. The Chairman expressed his views as follows:

- (a) The update of information of the Mui Wo improvement works meant that objections had been received after the works were gazetted, not that the design of the works had been updated. He hoped the department would confirm it. Since the department had conducted a large-scale consultation and had taken much advice prior to the gazettal of the works, the residents of Mui Wo generally hoped the works could be carried out as soon as possible, so he anticipated that there would not be many objections. He also believed that when necessary, Members of the constituency concerned and the stakeholders would be willing to listen to the opponents' arguments and would explain to them the residents' needs for the facilities. If the persons concerned failed to understand the needs of the residents and resulted in a delay of the works, he opined that it was unfair and the department should minimise the chance of the works delay.
- (b) The study on the artificial islands in the Central Waters on page 17 of the report was not a study under the Lantau Tomorrow. He hoped the department would include the roads repeatedly discussed in the previous consultations into the study. The plan in the document had

left out the route connecting the Kau Yi Chau reclamation with Hei Ling Chau, and then extending to Mui Wo West and further leading to North Lantau via a tunnel. Consultations had been conducted on the route in the first five or six years. He opined that there seemed to be a lack of study on the route and he suggested adding the route to the plan.

94. Mr Vincent CHOW confirmed that the update of information on the Mui Wo improvement works referred to the status of the project after it was gazetted rather than any update to the works design. As for the study on the artificial islands in the Central Waters, he would convey the Chairman's views to the relevant colleagues. He would also reflect the issues of the San Shek Wan bend and the Peng Chau sewerage works to the relevant departments.

95. The Chairman asked the department to take note of Members' concerns and to provide a written reply as soon as possible for Members' follow-up.

(Post-meeting note: Regarding Members' concerns and comments on the Progress Report of Major Projects in Islands District, the CEDD had submitted the written replies from various departments on 31 May 2022 (see Annex 3).)

X. Report on the Work of the Islands District Management Committee (February 2022)
(Paper IDC 20/2022)

96. The Chairman asked the District Officer (Islands) if she had anything to add to the above report.

97. Ms Amy YEUNG said she had nothing to add. She invited Members to comment on the report.

98. Mr CHOW Yuk-tong said he was very disappointed with the latest progress of Item (b) the Scale and Facility Planning of the Yung Shue Wan Development, Engineering Works, Phase 2 and the District Planning of the Ex-Lamma Quarry Area at Sok Kwu Wan. The project had been delayed for more than ten years. It was developed in parallel with the Home Ownership Scheme projects in Mui Wo. While the Home Ownership Scheme projects in Mui Wo had been completed and the units had been occupied for some time, this project was not yet launched. He said the Ex-Lamma Quarry Area at Sok Kwu Wan covered a piece of flat land of 50 hectares, but the Government had not developed the land so far. He questioned whether the Government had already forgotten the residents of Lamma Island. The former District Officer (Islands) had assisted to follow up with the relevant government departments on dozens of occasions, but no response was received from the departments. He hoped the District Officer (Islands) would assist to follow up on it.

99. The Vice-chairman Mr WONG Man-hon made queries on Items (h) and (i) of the report. Regarding Item (h) concerning the progress of the DLO/Is's work in the past few years, he asked the DLO/Is for detailed information on the number of applications for the construction of small houses and the approval progress. As for the TD's report on Item (i), he said that nowadays when the residents of the outlying islands applied for the construction of small houses, the TD would require the owners to designate car parking spaces during the construction. However, there had not been such requirement in the policy in the past. He opined that the department's requirement was unreasonable and had made the application process more complicated. He asked the department to explain the reasons.

100. Ms Amy YEUNG made a consolidated response as follows:

- (a) Regarding the progress of Item (b) the Scale and Facility Planning of the Yung Shue Wan Development, Engineering Works, Phase 2 and the District Planning of the Ex-Lamma Quarry Area at Sok Kwu Wan mentioned by Mr CHOW Yuk-tong, the Islands District Management Committee (IDMC) would continue to follow up on and review the future development of the site with the CEDD, and would urge the CEDD to announce the progress of the project as soon as possible.
- (b) Regarding the Vice-chairman Mr WONG Man-hon's query about small houses, follow-ups on the matter would be made with the relevant departments via the IDMC.

101. Ms WONG Chau-ping asked the representatives of the LandsD to respond on whether an application for the construction of a small house had to include the provision of car parking spaces before it would be approved.

102. The Chairman said that this Agenda item was about the work report of the IDMC and the District Officer (Islands) had promised that the IDMC would follow up on the issue with the relevant government departments after the meeting. In addition, the question about the application requirements for the construction of small houses had not been raised to the DLO/Is in advance, it was therefore unfair to request the representatives present to respond immediately. He suggested leaving the question to the District Officer (Islands) for follow-up via the IDMC.

(Post-meeting note: Members' concerns above had been discussed in the IDMC meeting held on 17 May 2022.)

XI. Reports on the Work of the IDC Committees (Papers IDC 9-12/2022)

103. Members noted and unanimously endorsed the above papers.

(Members voted in favour included: the Chairman Mr Randy YU, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr YUNG Chi-ming, Mr CHAN Lin-wai, Mr Ken WONG, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr FONG Lung-fei and Ms LAU Shun-ting.)

XII. Date of Next Meeting

104. There being no other business, the meeting was adjourned at 4:30 p.m. The next meeting would be held on 20 June 2022 (Monday) at 2:00 p.m.

-END-

Supplementary information submitted by the Planning Department on the School Development in the Tung Chung New Town and the Proposed Marina at the Tung Chung New Town Extension Area

Tung Chung New Town school development

Having consulted the relevant bureaux and departments (including the Education Bureau), the following information regarding the provision of education facilities in Tung Chung New Town (TCNT) is provided:

There are currently seven secondary schools and seven primary schools in TCNT, located in Area 10, Area 17, Area 40, Fu Tung Estate and Yat Tung Estate respectively, serving the existing population (see **attached plan**). To tie in with the development of Tung Chung New Town Extension (TCNTE) and future population growth, the Planning Department (PlanD) has reserved land in the Tung Chung East Reclamation Area (TCERA) in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) for provision of new school facilities, including three secondary schools and seven primary schools (see **attached plan**).

When planning for the school building projects of primary and secondary schools, the Education Bureau will also take into account the future development of the area concerned, school-age population projections, the actual number of existing students and school places available at various levels, the prevailing education policies and other factors which may affect the supply and demand for school places in order to decide whether the planned premises should be used for operating a new school or reprovisioning an existing school, and when to commence a school building project. At present, the Education Bureau has already started the preliminary works for the construction of an aided primary school and an aided secondary school in Area 89 of the TCERA. The operation of the concerned primary and secondary schools will commence in the school years of 2026/27 and 2027/28 respectively to tie in with the completion of the first batch of public housing developments in the reclamation area. The specific timetable will depend on factors including the progress of technical works and whether funding can be obtained, etc. The Education Bureau will continue to review the school building programme in the TCERA taking into account the actual enrolment situation and education policies to ensure that there are sufficient school places to meet the needs from the large-scale residential developments in the area.

In addition, under the prevailing mechanism, the Government will reserve space for kindergarten development when planning for public housing developments having regard to the planned population and on the needs for community services in accordance with the HKPSG, so as to cater for the additional population of the proposed public housing developments. The Government has already reserved sufficient space in the public housing developments at the TCERA to meet the relevant demand, while that from residents of private housing developments is market-driven.

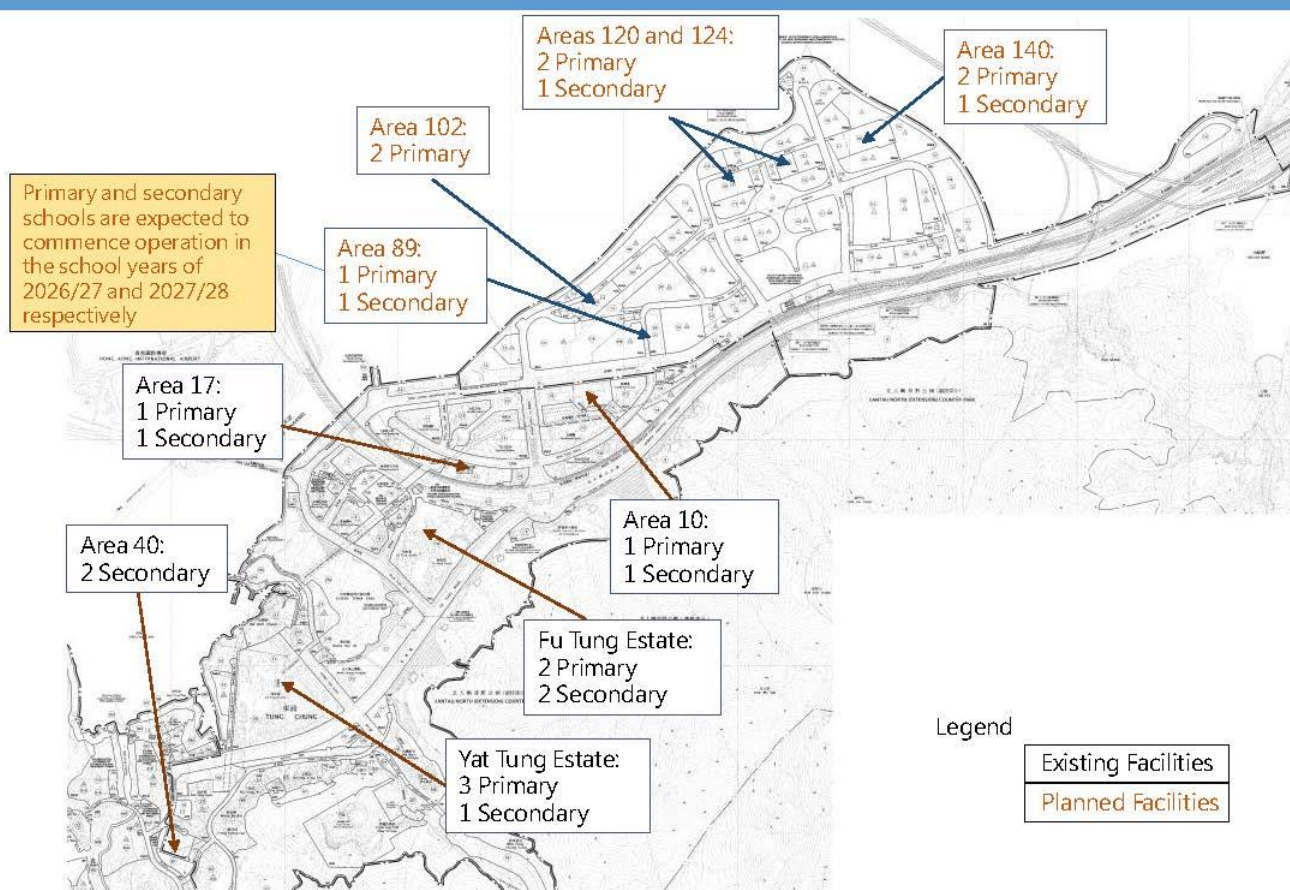
The proposed marina at TCNTE

According to the recommendations of the Planning and Engineering Study for the Tung Chung New Town Extension, a marina with about 95 berthing spaces will be provided at the waters at the northeastern corner of the TCERA. In order to create a more vibrant waterfront and support the development of the marina, two adjacent sites at Areas 143 and 144 are zoned “Other Specific Uses” annotated “Marina Club, Boat Repairing and Commercial Facilities associated with Marina Development” on the approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/ 2.

As the relevant waters and sites are proposed to be developed at the later stage of the Tung Chung East Reclamation Project, the specific use, design and implementation of the marina have yet to be finalised. If further information is available, the Government will consult the relevant stakeholders, including the Islands District Council, in a timely manner, where appropriate.

Attached Plan

Educational Facilities



**Reply from the Special Duties Task Force (SDTF) of
the Lands Department (LandsD)**

As far as vegetation maintenance is concerned, the LandsD undertakes, as and when necessary, ad hoc clearance and maintenance of vegetation on unleased and unallocated government land not under the daily management of other government departments. The land area concerned is not a designated place and the government land involved is very large. Under the principle and constraints of effective use of limited resources, it is not possible to conduct routine inspection and maintenance of trees on the unleased and unallocated government land.

Nevertheless, on receipt of complaints or referrals of problematic trees, the SDTF will request the outsourced vegetation maintenance contractor to assign qualified arborists to conduct risk assessment on site for the trees concerned in accordance with the Guidelines for Tree Risk Assessment and Management Arrangement issued by the Development Bureau, so as to determine what maintenance should be done. Generally speaking, a qualified arborist will assess the potential risk and public nuisance caused by a tree for tree maintenance works and risk mitigation measures as appropriate. If the tree is confirmed as having serious health or structural problems which may risk its own stability or the safety of pedestrians, residents or traffic nearby, the LandsD will consider removing it.

Currently, vegetation maintenance for the New Territories West (including the Islands District) is undertaken by two different contractors. The vegetation maintenance for Tsuen Wan, Kwai Tsing and the Islands District is contracted out to the Oriental Landscapes Limited for the period from 1 January 2022 to 31 December 2023. As for Tuen Mun and Yuen Long, it is commissioned to another contractor.

To address the concerns of the Islands District Council about the progress of the handling of trees or grass cases in the Islands District, the SDTF has requested the relevant contractor to review its manpower and to expedite the case handling process. The SDTF will also continue to monitor the contractor's performance to better follow-up on the vegetation maintenance.

Consolidated Reply from relevant departments on the Major Projects in Islands District**Civil Engineering and Development Department (CEDD):**

| Item | Paper No. 5/2022 page | Public Works Programme (PWP) Item No. | Project Description |
|-------|-----------------------------|---|--|
| (I) | 3 | 414RO | Improvement Works at Mui Wo – Remaining Phases (Phase 2 Stage 2) |
| (II) | 15 | 814CL | Tung Chung New Town Extension – Reclamation and Advance Works |
| (III) | 22 | 5782CL | Engineering Study on Road P1 (Tai Ho – Sunny Bay Section) |
| (IV) | 17 | 5768CL | Studies Related to artificial Islands in the Central Waters |

(I): The update of “project information” refers to the fact that the Civil Engineering and Development Department (CEDD) have gazetted the project under the Roads (Works, Use and Compensation) Ordinance and are currently handling objections received. The updates have been reported to Islands District Council (IDC) in April. CEDD will report to IDC on the latest progress of the project in a timely manner.

(II): The construction works of Tung Chung New Town Extension project under CEDD are in progress. CEDD has all along been highly concerned about the impact of the construction works on the public and the surrounding environment. In order to prevent vehicles from carrying debris away from the construction site, our contractor installed wheel washing facilities at the site entrance/exit so that all vehicles will be washed to clear the debris adhered to vehicles. Workers are also arranged to check the vehicles to ensure that all the vehicles are cleansed and containers of dump trucks with materials are covered properly before leaving the site. In addition, the contractor also carries out regular inspection of the carriageway nearby. Road cleansing and clearance works would be arranged if any debris are observed on road surface. Regarding the maintenance of uneven surface on public road, it is under the purview of Highways Department.

From time to time, CEDD will instruct the contractor to remind the drivers under the contract to observe all traffic rules and maintain a proper driving attitude to avoid affecting other road users.

- (III): CEDD commenced an engineering study on Road P1 (Tai Ho – Sunny Bay Section) in June 2021 for a period of 30 months. One of the tasks of the study is to examine the need and feasibility of extending the cycle track from Tai Ho to Sunny Bay. As for the provision of bicycle parking spaces in Sunny Bay, we will also consider it in detail in the engineering study, and will consult relevant stakeholders in due course.
- (IV): CEDD is now carrying out a Transport Infrastructure Study for the development of Kau Yi Chau Artificial Islands under the “Artificial Islands in the Central Waters - Investigation”. We plan to put up a preliminary study proposal in the fourth quarter of this year to collect public views on it.

Drainage Services Department (DSD):

| Item | Paper No. 5/2022 page | PWP Item No. | Project Description |
|------|-----------------------------|-----------------|--|
| (V) | 28 | 433DS | Construction of San Shek Wan Sewage Treatment Works and Pui O village sewerage |
| (VI) | 24 | 422DS | Outlying Islands sewerage stage 2 – Peng Chau village sewerage phase 2 package 1 |

- (V): In regard to Mr Eric KWOK’s suggestion, the Drainage Services Department (DSD) project team would arrange to display temporary notification banner at prominent positions to alert road users to the presence of cattle in the vicinity in order to enhance road safety.

In regard to Mr HO Chun-fai’s suggestion, the DSD project team would study the widening of the site entrance and would provide additional notices to alert road users. The DSD would also refer Mr HO’s request to the Transport Department for exploring the feasibility of widening the entrance to San Shek Wan Sewage Treatment Works to enhance road safety.

- (VI): We thanked the Vice-chairman Mr WONG Man-hon for his attention to the project. In this regard, the DSD had met with you and the representatives of the Mui Wo Rural Committee at the office of the Mui Wo Rural Committee on 28 April 2022 and reported the latest progress of the project. We have been proactively following up on the remaining part of the village sewerage works, with a view to commencing the works as soon as possible. We are grateful to you, the committee members and village representatives for the support for the project.

Water Supplies Department (WSD):

| Item | Paper No. 5/2022 page | PWP Item No. | Project Description |
|-------|-----------------------------|-----------------|---|
| (VII) | 33 | 373WF | Siu Ho Wan Water Treatment Works Extension – Main Works |

(VII): The construction of Water Supplies Department (WSD) “Siu Ho Wan Water Treatment Works (SHWWTW) Extension - Main Works” has been commenced in March 2022 and is anticipated to be completed in the fourth quarter of 2027. Two works contracts will be awarded under the “SHWWTW Extension – Main Works”.

(A) Contract No. 7/WSD/21

The construction works have been commenced in March 2022, which mainly comprises:

- (a) Increasing the water treatment capacity of SHWWTW from 150 000 m³ per day to 300 000 m³ per day within the existing SHWWTW compound, by constructing new water treatment facilities and new laboratory building and modifying the existing associated facilities; and
- (b) Constructing a new raw water booster pumping station in Siu Ho Wan to increase the capacity of raw water transfer from Tai Lam Chung Reservoir to SHWWTW.

The Contractor would adopt the “Modular Integrated Construction (MiC)” method, which is expected to reduce the construction process on site and to minimize the impact on surrounding environment caused by the traditional construction methods.

(B) Contract No. 18/WSD/21

The construction works are tentatively scheduled to commence in June 2022, which mainly comprises:

- (a) Upgrading the existing Pui O Raw Water Pumping Station and Pui O No. 2 Raw Water Pumping Station to a combined raw water transfer capacity of 460,000 m³ per day; and
- (b) Laying approximately 1.2 kilometres of water mains with diameter ranging from 1 200 millimetres (mm) to 1 400 mm along South Lantau Road (SLR) to increase the capacity of raw water transfer from Shek Pik Reservoir to SHWWTW.

To minimize the possible disruption to the traffic along SLR, the Contractor would adopt the “trenchless method” for the water main laying works in order to reduce the extent of excavation. Moreover, the construction works along SLR would be implemented in sections so as to minimize the disturbance to the nearby residents and the associated environmental impact arising from the construction.