

(Translation)

Minutes of Meeting of Islands District Council

Date : 19 October 2020 (Monday)
Time : 10:30 a.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

Members

Mr CHOW Yuk-tong, SBS, MH

Mr YUNG Chi-ming, BBS, MH

Mr CHAN Lin-wai, MH

Mr Ho Chun-fai

Mr Ho Siu-kei

Ms WONG Chau-ping

Ms YUNG Wing-sheung, Amy

Ms TSANG Sau-ho, Josephine (Left at around 1:15 p.m.)

Mr KWOK Ping, Eric

Mr TSUI Sang-hung, Sammy

Mr FONG Lung-fei

Ms LAU Shun-ting (Arrived at around 10:50 a.m.)

Mr LEE Ka-ho

Mr LEUNG Kwok-ho

Mr WONG Chun-yeung

Attendance by Invitation

Mr LO Kwok-wah, Kelvin, JP

Director of Drainage Services, Drainage Services Department

Mr LEUNG Hon-wan, David

Chief Engineer/HK&I, Drainage Services Department

Mr CHEUNG King-man

Senior Engineer/Lantau, Drainage Services Department

Mr CHEN Lan

Senior Engineer/Special Duty 1, Drainage Services Department

Ms YUEN Ho-yan

Engineer/Special Duty 2, Drainage Services Department

Mr WONG Man-wang, Wilson

Engineer/L3, Drainage Services Department

Mr IP Wai-man, Raymond

Chief Engineer/Lantau 2,

Civil Engineering and Development Department

Mr CHEUNG Pak-kin, Pakin

Senior Engineer/8 (Lantau),

Civil Engineering and Development Department

Mr LAM Wai-chuen, Eddie	Senior Engineer/17 (Lantau), Civil Engineering and Development Department
Mr YIP Man-ying, Stanley	Senior Engineer/19 (Lantau), Civil Engineering and Development Department
Mr CHAN Hing-yin	Senior Engineer/ Projects 2, Civil Engineering and Development Department
Mr LII Kin-chiu	Engineer/ Projects 2 C, Civil Engineering and Development Department
Mr KAU Tin-chak, Timothy	Senior Town Planner (Ag.)/Islands 2, Planning Department
Mr YEUNG Chor-kee	Chief Engineer/Energy Efficiency C, Electrical & Mechanical Services Department
Mr LAI Tim-yuen	Senior Engineer/Energy Efficiency B9, Electrical & Mechanical Services Department
Mr CHAN Hon-yu	Senior Engineer/ Energy Efficiency B10, Electrical & Mechanical Services Department
Mr CHOW Wing-hung, Peter	Chief Architect 5 (Ag.), Housing Department
Mr YUEN Kin-yip, Alan	Senior Civil Engineer 4, Housing Department
Mr LAM Tak-keung, Barry	Senior Planning Officer 4, Housing Department
Mr YAN Man-chi, Robin	Property Service Manager/S(HKI) 3, Housing Department
Ms HUI Shuk-yeek	Engineer/Islands 2, Transport Department
Mr IP Sai-yau	Senior Land Executive/Land Control (District Lands Office, Islands), Lands Department
Ms LIU Wai-han	Estate Surveyor/1 (District Lands Office, Islands), Lands Department
Mr CHAN Chi-ching, Jason	Veterinary Officer (Cattle Management Team), Agriculture, Fisheries and Conservation Department
Mr WONG Yick-him, Simon	Veterinary Officer (Special Duty), Agriculture, Fisheries and Conservation Department
Ms CHUI Yuk-ying	Chief Health Inspector (Islands)1, Food and Environmental Hygiene Department

In Attendance

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 LEUNG Tin-yeek, Christy	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 WONG Kwok-fai, Alfred	Chief Engineer/Lantau 1 Civil Engineering and Development Department
Ms TAM Yin-ping, Donna	District Planning Officer/Sai Kung & Islands, Planning Department
Ms IP Siu-ming	District Social Welfare Officer (Central Western, Southern and Islands), Social Welfare Department
Ms LEE Sin-man	Chief Manager/Management (Hong Kong Island and Islands), Housing Department
Mr LING Ka-fai	District Lands Officer/Islands, Lands Department
Mr TSANG Wai-man	Administrative Assistant/Lands (District Lands Office, Islands), Lands Department

Ms CHEUNG Hoi-yan	District Commander (Lantau), Hong Kong Police Force
Mr K Jacobs	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 KWAN Ka-mun, Karen	Chief Transport Officer/Islands, Transport Department
Ms LAI Wing-sau, Winsy	District Environmental Hygiene Superintendent (Islands), Food and Environmental Hygiene Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager(New Territories West), Leisure and Cultural Services Department
Mr KWAN Chung-wai, David	District Leisure Manager(Islands), Leisure and Cultural Services Department

Secretary

Ms Dora CHENG	Senior Executive Officer (District Council), Islands District Office
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Absent with Apology

Mr WONG Hon-kuen, Ken



Welcoming Remarks

The Chairman welcomed Members and representatives of government departments to the meeting. Mr Ken WONG was unable to attend the meeting due to other commitments.

I. **Visit of the Director of Drainage Services to Islands District Council**
(Paper IDC 119/2020)

2. The Chairman welcomed Mr LO Kwok-wah, Kelvin, JP, Director of Drainage Services to the meeting to meet and exchange with Members. He was also pleased to welcome Mr LEUNG Hon-wan, David, Chief Engineer/HK&I.

3. Mr Kelvin LO said that he was honoured to be invited to visit Islands District Council (IDC) and outlined the duties of Drainage Services Department (DSD) in Islands District with the aid of PowerPoint presentation.

4. Ms Josephine TSANG said that the Phase I and Phase II of Peng Chau Village Sewerage has a 10 years' gap. Phase II had just commenced and was expected to last for three years. However, Ho King Toi, Wai Tsai and Wing Chun Street in Peng Chau were not covered in the Phase II project as private land was involved although there

were about 300 households. She said that it would be unfair to the residents concerned if the three places were not included in the sewerage project due to problems arising from land resumption. She hoped that Mr LO would discuss matters relating to land resumption with Lands Department (LandsD) so as to incorporate the three places in the Phase II project.

5. Mr Eric KWOK expressed his views as follows:

- (a) Regarding flood control, he had pointed out time and again at the meetings that many small houses were built in Old Ham Tin Village, Pui O without proper planning and severe flooding occurred when a typhoon hit Hong Kong. He had enquired of DSD about flood control. He said that the situation of Old Ham Tin Tsuen was special in that there were three nullahs in the rear hillside opposite fields and ponds which were maintained for water storage purpose until they were filled up with earth. Now there was only a pipe at Houses 1-10 for collecting stream water and another at Houses 11-25 for discharging stream water. Flooding occurred whenever there was heavy rain. He had requested DSD many times to address the flooding problem but so far it had taken no heed.
- (b) For South Lantau sewerage works, he said that the construction of San Shek Wan Sewerage Treatment Works and the sewerage works in Shui Hau, Tong Fuk, San Shek Wan, Pui O and Old Ham Tin Tsuen were slow and hoped that a review would be conducted to speed up the works. During the works, the upper course of Pui O River was filled with yellow mud water which could impact the ecosystem. He suggested that water quality monitoring should be conducted regularly during the works.
- (c) Regarding rehabilitation of drains, he said that residents of Sin Yat House, Yat Tung (I) Estate complained frequently about drain odour. He had accompanied the staff of property management company and Housing Department (HD) to check the sewers, ceilings and refuse room chutes more than ten times but the cause could not be identified. He pointed out that there was a large underground sewer system at Yat Tung Street outside Kit Yat House of Yat Tung (II) Estate. They checked the record and found that in 2004 there were problems with the sewage pumping station, resulting in blockage of the trunk sewer under Yat Tung Street and backflow of foul water onto road surface and into Ma Wan River, Tung Chung. He suspected that the trunk sewer under the pavement adjoining Tat Tung Road outside Sin Yat House was blocked, resulting in buildup of foul water and odour emission. He hoped that DSD would deploy staff to conduct site visit with him and Mr FONG Lung-fei.

6. Ms WONG Chau-ping said that the population intake of Yat Tung Estate in Tung Chung had taken place for more than 20 years. Next to Yat Tung Estate were Mun Tung Estate and ten to 20 villages, some were just across the road, but the sewage

treatment in these villages had long been overlooked. She pointed out that while sewage treatment system was incorporated in the future development of Tung Chung West (TCW), e.g. Road L29 and public housing projects, the villages using septic tanks now along Tung Chung Road were not even included in the sewerage works for connection to the public sewerage system. She hoped that DSD would take into account the needs of villages along Tung Chung Road.

7. Mr Ho Siu-kei expressed his views as follows:

- (a) He was pleased with the proactive efforts of DSD in flood control in Tai O. Although considerable improvement was made, severe flooding would occur during the hit of typhoon due to the impacts of global warming. He hoped that the department would work closely with the representative of Tai O to prevent flooding.
- (b) Regarding the sewerage, there was a sewage treatment works in Tai O but the sewage collection facilities provided were insufficient. With the large number of restaurants situated in Tai O, a tourist attraction, the sewage discharged would have serious impacts on the surrounding environment. There was also a sewage treatment works in Kau San Tei years ago but with low design and treatment capacity. It was hoped that DSD would review and follow up on the sewerage and sewage treatment in Tai O.
- (c) The stilt houses in Tai O were not yet equipped with sewerage facilities. The vertical design now adopted was extremely unsatisfactory. He understood that it was not easy to solve the problem but a severe lack of sewerage facilities would have negative implications on Tai O, a famous tourist attraction.

8. Mr LEE Ka-ho was grateful that Mr LO attended the meeting to give a clear picture of the department's work in Islands District. He queried whether there were flaws in planning and said that Hong Kong did not experience many typhoons this summer but Tung Chung still had flooding, e.g. the vicinity of Ma Wan Chung Village and Tung Chung Stream was affected by storm surges during heavy rain which was worrying. He said that there were a number of large-scale developments in Tung Chung, e.g. reclamation in Tung Chung East (TCE). The reclamation area near ground water level was low-lying land. The environmental group assessment earlier found that flooding would become a common occurrence in Hong Kong by 2025 due to the impact of climate change, with flooding occurring in many districts including Tung Chung which would have more frequent floods. He pointed out the department papers did not lay out any long-term infrastructure planning to address the issue, so he enquired whether any precautionary measures would be taken. He said that North Lantau Highway was inundated by rain in 2008 affecting Tung Chung North which showed that flooding risks were not just restricted to rural areas. Urban areas might also be affected in the future. He hoped that the department would make long-term planning.

9. Mr Kelvin LO made a consolidated response as follows:

- (a) Regarding the extension of public sewerage system, there were around 1 030 villages throughout the territory and the existing public works covered around 450 villages, with around 330 villages not yet included. The villages were scattered and were less populated than urban areas. When formulating the village sewerage programme, factors including the population, degree of villages scattering and cost effectiveness will be considered to determine the priority. He said that there were 110 villages in Islands District, among which around 20 villages were completed with laying of sewers while around 50 villages were already included in the public works programme. Only about 40 villages were not included. The Government would implement plans progressively in the hope that the public sewerage would be extended throughout the territory. He said that small houses were densely built with congested underground utilities, making it difficult for public sewerage to extend to every corner of the villages during implementation of sewerage projects in rural areas. For extension of public sewerage system to the villages, land might have to be resumed and difficulties would then be encountered. Prior to implementation of the sewerage projects, the department would have to consult the relevant villages to reach a consensus for gazettal. Changes would have to be made if villagers raised objections. Even though approval was given, villagers might raise objections after works commenced. He noted Members' concerns over areas not yet connected with the public sewerage system, e.g. Peng Chau and some villages in Tung Chung and the department would study with the Environmental Protection Department (EPD) to determine the work priority.
- (b) For stormwater discharge, the department developed drainage master plans for different areas of the territory from time to time in response to the local situation and climate change. A review of drainage master plan of Islands District had commenced and was expected to complete in 2021, including improvement of drainage systems in certain areas. For pressing issues that could be dealt with through minor works, they would be treated in priority. Views of Members were sought on the preliminary proposal for drainage improvement works at the meeting of the Tourism, Agriculture, Fisheries and Environmental Hygiene Committee in July 2019 when the department representative attended the meeting. Works of smaller scale (e.g. in Lamma, Peng Chau and Cheung Chau) would commence in late 2020 while investigation work for larger scale projects (e.g. in Mui Wo) were also ready to proceed.
- (c) For stormwater discharge in Tai O, DSD would tighten measures such as raising the breakwaters, installing water-stop boards, additional outfalls at Sun Ki Street and increasing the capacity of stormwater pumping stations in collaboration with the Civil Engineering and Development Department (CEDD) and District Office, etc. To cope

with the more severe effects of extreme weather, CEDD was conducting studies to review the measures at coastal areas in adverse weather, including short, medium and long-term measures and the need to enhance flood prevention measures. Preliminary results were expected to be available at the end of this year.

- (d) Regarding the progress of San Shek Wan Sewage Treatment Works, he hoped that Members would understand the complicated procedures involved in large-scale public works and the wider scope of affected areas, with feasibility study, detailed design, environmental impact assessment, funding application and tendering required to be implemented in advance. The works contractor would be monitored closely during work to prevent water pollution.
- (e) The department carried out CCTV checks for the drains regularly once every five years, and if the drains were found structurally unsatisfactory or unsafe, rehabilitation work would be conducted immediately. For odour emission at Yat Tung Estate, large-scale drainage trunk cleansing was conducted on a yearly basis. Site visit would be arranged in due course for relevant Members to identify the exact locations. He did not rule out the possibility of restaurant wastewater and dirty mop water after market stall cleansing discharged into stormwater drains giving rise to odour. The department would conduct regular stormwater drains clean-up before the rainy season. If the situation was serious, the cleaning operation would be stepped up during the rainy season.

10. Mr LEUNG Kwok-ho said that Cheung Chau South sewerage works Phase 1 commenced in ten more years ago but the sewage problem was not yet resolved. Septic tanks were still in use in many places and he hoped that the department would proceed to Phase 2 expeditiously.

11. Ms LAU Shun-ting said that Lamma Village Sewerage Phases 1 and 2 (part 1) were completed. Since Phase 2 (part 2) involved a number of villages and more complicated procedures, the work did not yet commence. She asked when the work would commence.

12. The Vice-chairman Mr WONG Man-hon expressed his views as follows:

- (a) He was grateful that upgrading work was carried out for Mui Wo Sewage Treatment Works. There were still six to seven villages not yet covered under the previous works. He hoped that efforts would be made to follow up proactively. The Silver River in Mui Wo was a drainage channel with silting accumulated for more than ten years. The situation worsened since the black rainstorm last time but desilting work was not yet conducted. Berthing and navigation were difficult in the berthing bay, and the livelihood of fishermen was much affected.

- (b) He was dissatisfied that the department did nothing to address the sewerage problem in Pak Mong, Ngau Kwu Long and Tai Ho Villages during the last ten more years. They were not connected to the additional sewage rising main between Tung Chung and Siu Ho Wan, and he enquired why the department took no heed of the needs of villagers, and queried how the village sewerage facilities would be upgraded. He hoped that Mr LO would conduct a review thoroughly. He said that construction work was conducted at the doorstep of the three villages, e.g. laying sewers but they did not benefit. He again requested Mr LO to consider providing sewage treatment facilities for the three villages.

13. Mr HO Chun-fai was pleased that the sewage treatment project in Southern District were confirmed. For stormwater discharge, he said that relevant departments had inspected the river channel and blockage between July and August. Pui O was a conservation area and the use of machines was not suitable and only manual excavation could be used, so it would take time to clear up several ten tonnes of silt. He requested the department to assist to follow up. He said that a request was made to the department for 30 years for solving the matter of the water channel in Ham Tin but it had paid no heed. This year, to the delight of villagers, the departments were eventually willing to address the blockage problem. The runoff from villages across Pui O area and down the hills converged in the water channel. If the channel was not cleared up regularly, the river bed would rise over time and flooding might occur. When water receded, wetland would be formed, and environmentalists would refuse to let villagers drain water away on the ground of environmental protection. The rural committee met with the villagers and it was agreed that the only solution was to dig another water channel to keep the original one. He said that high tides and heavy rain occurred between June and July and a taxi was once swept off the bridge in Ham Tin, resulted in casualty of the driver. He hoped that the departments would face the problem squarely and reach a consensus with environmentalists to resolve the issue expeditiously while conserving nature.

14. Mr Sammy TSUI said that the Government adopted “sponge city” approach to collect rainwater effectively. He asked in which areas the approach was applied and whether it would be applied to collect rainwater when large-scale reclamation was carried out in Tung Chung North. He understood that it was put in practice in some overseas cities and opined that it could enhance the efficiency in water discharge and rainwater collection in new development areas.

15. Ms WONG Chau-ping said that the Director had mentioned that the public sewerage work was hindered in some villages because private land was involved. As the Vice-chairman Mr WONG Man-hon said, it was learned from government departments that public sewerage system would be implemented in the villages of Tung Chung to tie in with the development in TCW. On the other hand, some departments indicated that there was no question of implementing public sewerage system in the old villages along Tung Chung Road although they were situated across the road from Yat Tung Estate. With Wong Lung Hang in the east of Tung Chung and Tung Chung Stream (formerly known as Tung Chung Hang) in the west, rainwater in the whole of

Tung Chung flowed down these two main rivers into the sea. However, without regular cleanup coupled with the onslaught of typhoons and heavy rain, the rivers were blocked and water overflowed, drowning fields and swamping houses. She requested Mr LO to follow up.

16. Mr Kelvin LO made a consolidated response as follows:

- (a) DSD understood Members' concerns over the sewerage system in Cheung Chau South, Lamma Island and Mui Wo and there were plans to construct a sewage pumping station and sewers in South Mui Wo to cover two unsewered villages, and construct two sewage pumping stations and sewers in Lamma Island to cover seven unsewered villages. The projects now entered the final design stage. If land was recovered and funding was secured, works were expected to commence at the end of the following year. The planning work for Cheung Chau South was in progress, although at the preliminary design phase, and the project was expected to cover 14 unsewered villages. It was a designated project under the Environmental Impact Assessment Ordinance. The work schedules would be set.
- (b) DSD would review the work priority with EPD to study whether the sewerage work in the villages of TCW could be advanced. He hoped that Members would understand that many villages in Hong Kong were not yet included in the programme and there was a need to set the priority.
- (c) Desilting was conducted in Ham Tin River between July and September and the Department checked before rainy seasons the areas that might easily be blocked by silt or garbage near the inlets or along rivers to see if clean-up was required. In the long term, the department would formulate and implement drainage improvement work in response to climate change after the review of Islands District Drainage Master Plan Study was completed next year.
- (d) Regarding the "sponge city" concept, he understood that adverse weather was likely to become more frequent as a result of climate change but large-scale projects should not be implemented blindly since adverse weather would only bring about short-term impact. The world now tended to adopt a responsive approach to tackle adverse weather, e.g. building flood storage ponds for temporarily holding up water during flooding and discharge it later when the rain receded so that there was no need to build drains in densely populated areas and cause nuisance to the residents, or to apply a permeated coating instead of a cement layer for water permeation into the soil. The concept was started to be implemented in Hong Kong, e.g. Anderson Road stormwater storage tank and the proposed Tung Chung river park where the low-lying areas would be used to hold up water during rain. The "sponge city" concept was also incorporated in the river revitalisation

programme and, if without impacting flood discharge, greening and conservation strategies would be implemented along rivers to create open space for people.

17. Mr LEUNG Kwok-ho understood that there were work priorities but the problems in Cheung Chau and Peng Chau had existed for almost 20 years whereas Tai O's problem even appeared before 1997. He was dissatisfied that some projects did not yet have work schedules and requested DSD to set the work schedules to enable Members to know about the plan of the department. He understood that professional knowledge was required in the implementation of the projects but it was unreasonable that the department did not proceed with the laying of sewers for years. He asked whether it was because Tung Chung was growing that work was implemented in priority while Tai O, Cheung Chau and Peng Chau were semi resorts and hence left behind. He was afraid that the problems would not be resolved if it continued to adopt this approach.

18. The Vice-chairman Mr WONG Man-ho said that Mr LO had not yet responded to the enquiry about the timetable for laying sewers in Tai Ho, Ngau Kwu Long and Pak Mong Villages, and queried that the department just focused on the multi-billion dollar additional sewage rising main project at the expense of small-scale projects. He hoped that Mr LO would set the timetable as soon as possible to cater for villagers' needs. As for removing silt in Silver River, he opined that manual excavation did not produce satisfactory result and the residents were afraid that silt would have effects on beach water quality and thus pollute the whole area, and urged the department to conduct clean-up promptly. He had been following up on the matter for ten more years and pointed out that clearance was done by machines ten years ago with water quality improved. He asked why the method was no longer used. He opined that the Government should be held responsible for the water quality of Silver Mine Bay. The Leisure and Cultural Services Department (LCSD) had heeded resident voices and removed the silt in Silver Mine Bay. However, he opined that it was treating the symptoms but not the root cause as the silt originated from river bay.

19. Mr FONG Lung-fei said that a number of households of Ma Wan Chung Village lived near the coast and river bay and were affected by flooding and backflow at high tide, with home appliances damaged. A bridge near Ma Wan Chung River was flooded during high tide. If there was a typhoon, the whole bridge would be submerged. He was grateful that the department deployed staff to conduct site visit more than a month ago. The problem had persisted for years and he hoped that it would be dealt with in priority.

20. Mr Eric KWOK hoped that he and Mr FONG Lung-fei could accompany the staff of DSD, HD and the management company to check the underground sewers at Sin Yat House and Chi Yat House. He said that the department conducted consultation in 2019 on recycled water in Hong Kong (i.e. use of harvested rainwater, wastewater and sewage produced in our daily lives for street cleaning and plant watering after treatment) but no detailed information or timetable was received so far. He requested the department to provide information in writing.

21. Mr Kelvin LO made a consolidated response as follows:

- (a) The department strived to address the flooding problem in Tai O, e.g. raising the breakwaters, installing water-stop boards and additional outfalls, and had increased the capacity of stormwater pumping stations in recent years. CEDD conducted studies to identify coastal areas prone to storm surges and high waves and preliminary results were expected to be available in the end of this year. Short-, medium- and long-term measures would be formulated in due course according to the results.
- (b) Regarding the sewage issues in the three villages of TCE, he would review the work priority with EPD.
- (c) For removal of silt in Ham Tin River, he agreed that the clean-up scale was relatively small and the use of large machines might cause damage to the ecology of Ham Tin River, a natural river. The department would check the silt pile-up every year and, if the need arose, study the possibility of extending the scale of clean-up.
- (d) He noted that Ma Wan Chung Tsuen was prone to flooding during high tides. Arrangements would be made to deploy staff to conduct site visit. The Islands District Drainage Master Plan Study was anticipated to be completed next year. Should an emergency happen in the meantime requiring immediate action, mitigation measures would be taken. The department would conduct site visit with the District Council (DC) members concerned and install check valves to mitigate flooding risks if there was a backflow of seawater.
- (e) The department would later arrange staff to conduct site visit with the counterparts of HD at Yat Tung (I) Estate.
- (f) Regarding recycled water, the department upgraded the sewage treatment works in Shek Wu Hui into a tertiary sewage treatment works. At present, 40 000 cubic metres of sewage would be tertiary treated per day, and Water Supplies Department (WSD) would construct reclaimed water facilities to supply reclaimed water converted from the effluent after tertiary treatment process of DSD for flushing purpose. WSD expected that the construction work would be completed in 2022 depending on the funding and approval procedures. For conversion of rainwater into recycled water, he said that work would proceed where conditions allowed and no public announcement would be made specially. He cited examples of the stormwater storage tanks of Anderson Road and Happy Valley which were equipped with rainwater harvest systems to reuse rainwater after treatment.

22. The Chairman concluded as follows:

- (a) Mr LO had not fully answered the enquiries, e.g. the issues about Tai O, South Lantau, Cheung Chau and Lamma Island, etc. raised by Mr LEUNG Kwok-ho, and there were Members asking for detailed information, e.g. an implementation timetable for covering villages not yet included in the sewerage treatment programme. He requested DSD to gather the relevant information for submission to DC.
- (b) He noted that Mr LO would follow up on the matter relating to the sewage issue of the three villages in Mui Wo and hoped that the department would provide the details to DC in due course.
- (c) He hoped that DSD would improve the way of removing silt in Silver River and Ham Tin River.
- (d) Mr LO promised that staff would be deployed to accompany the Members concerned to Yat Tung Estate for inspection.
- (e) He understood that it would be difficult to completely resolve the sewage problem of stilt houses raised by Mr HO Siu-kei, but hoped that Mr LO would pay more attention to the situation of stilt houses and explore ways of improvement as soon as possible.

(Post-meeting note: The staff of DSD conducted site visit to Yat Tung Estate on 3 November 2020 with Mr Eric KWOK and staff of the management company, and believed the odour was caused by dead rodents. The management company promised to clean the drains in Yat Tung Estate by December 2020.)

(Ms LAU Shun-ting joined the meeting at around 10:50 a.m.)

II. Confirmation of the Minutes of Meeting held on 1 September 2020

23. 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.

24. Members voted by a show of hands, and the minutes were confirmed with 15 votes in favour, 2 abstained and none against.

(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 HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI, Mr FONG Lung-fei, Ms LAU Shun-ting, Mr LEE Ka-ho and Mr LEUNG Kwok-ho. Ms Amy YUNG and Mr WONG Chun-yeung abstained.)

III. Tung Chung New Town Extension Project
(Paper IDC 120/2020)

25. The Chairman welcomed Mr WONG Kwok-fai, Alfred, Chief Engineer/Lantau 1, Mr IP Wai-man, Raymond, Chief Engineer/Lantau 2, Mr CHEUNG Pak-kin, Pakin, Senior Engineer/8 (Lantau), Mr LAM Wai-chuen, Eddie, Senior Engineer/17 (Lantau) and Mr YIP Man-ying, Stanley, Senior Engineer/19 (Lantau) of CEDD as well as Ms TAM Yin-ping, Donna, District Planning Officer/Sai Kung & Islands and Mr KAU Tin-chak, Timothy, acting Senior Town Planner/Islands 7 of Planning Department (PlanD) to the meeting to present the paper.

26. Mr Alfred WONG presented the paper briefly.

27. Mr FONG Lung-fei said that he was particularly concerned about the open space at the knoll in Area 29 and suggested that it should be used for growing some common plants of Hong Kong, including poisonous and non-poisonous plants with tags attached detailing the toxins' details for enhancing the public's awareness. He suggested that the open space be adorned with village décor, with information about the history of Tung Chung and Lantau Island to enhance people's understanding of the area.

28. Mr LEE Ka-ho expressed his views as follows:

- (a) According to the paper, around 10 000 public housing flats would be completed in 2024, which meant that there would be population intake in the new development area. He reminded the departments that transport infrastructure should be developed in Tung Chung before the intake, including Road P1 and connecting links, otherwise there would be serious impacts on the transportation network of Tung Chung.
- (b) The department mentioned that cycle tracks would be built in the new development area. He said that a cycle track was newly completed in the North West New Territories with some sections routing across with footpaths, and cyclists who did not get off the bicycles when passing the footpaths were prosecuted by the police. He was afraid that the cycle tracks in the new development area had such "traps" and residents would have to get off and push the bicycles frequently, otherwise they would be prosecuted and fined. The cycle tracks would end up being nothing more than furnishings and nobody would use them. He hoped that the cycle tracks in the new development area would be better designed.
- (c) He learned that TCE and TCW Stations would be completed in 2029 and hoped that CEDD would work with MTRCL at the initial stage after the commissioning of the stations for completing supporting infrastructure properly at the entrances/exits, especially at TCE Station. He had proposed that MTRCL could build a subway connecting with Ying Tung Estate and even Caribbean Coast. He opined that there would be a better chance of success if the department worked on it with MTRCL early, to avoid the need for alteration in the future.

- (d) The paper stated that the public-private housing ratio at the new development area would be around 72:28. He asked about the split between Home Ownership Scheme (HOS) and public rental housing (PRH) flats out of the proportion of 72% for public housing. It was said that there were at present a number of public housing developments in Tung Chung and more would be in the pipeline. Various community facilities like Water Intelligent Network (WIN) were mentioned in the latter part of the paper. He asked whether reference could be drawn from overseas countries or regions.

29. Mr WONG Chun-yeung expressed his views as follows:

- (a) He pointed out that the Development Bureau (DEVB) had stated that the first population intake of the public housing development in TCE would commence in the first quarter of 2024 whereas the department mentioned just now that the Tung Chung New Town Extension (TCNTE) project was expected to be completed in 2027. He queried whether they would be completed on schedule as the dates given were anticipated completion dates only. He pointed out that TCE and TCW Stations and the infrastructure in Ying Tung Estate and Mun Tung Estates were not completed at the same time as population intake. It was noted that normally a few blocks of PRH were completed for population intake first and residents found the infrastructure in the surrounding areas inadequate after moving in, e.g. there were just an old supermarket and pile-up of construction materials all over the area. He criticised that the Government was only concerned about the production of public housing without paying heed to the residents' well-being or demand for necessary facilities. He said that there was a three year gap between 2024 and 2027 and the Government should heed the high demand for sport centre, marina club, shopping mall and wet market, etc. besides early completion of housing projects. He urged the department to expedite the progress.
- (b) He pointed out that many residents were dissatisfied with the delay in completion of TCE and TCW Stations and felt that they were deceived by the Government for more than 10 years. The Secretary Mr Frank CHAN visited IDC earlier and admitted that the work of TCE and TCW Stations had been dragging on for 10 years. He hoped that the Government would waste no more time and give a specific date of completion and expedite the projects.
- (c) Regarding the cycling tracks in TCNTE, he opined that the vicinity of Terminals 1 and 2 of the airport, AsiaWorld-Expo and Aircraft Maintenance Area was suitable for building round-island cycle tracks and the outcome would be definitely better than in urban areas. Inspiration Lake, Disneyland Park, Pak Mong and Siu Ho Wan, etc. were other options. He opined that cycling was a popular recreational

activity in Hong Kong and cyclists would want to cycle without stopping at the crossings or having to give way to pedestrians. He suggested extending the new cycle tracks to connect to the airport and Disneyland Park or develop a round-island cycle track linking Lo Hon Buddhist Monastery at the hillside and Shek Mun Kap across the terrain without disturbing villagers.

30. Ms WONG Chau-ping said that people in the whole of Lantau Island, including Mui Wo, South Lantau, Tai O and Tung Chung relied on Tung Chung Road for commuting. She noticed that the entire TCNTE project included work in TCW, i.e. Roads L29 and L30 and Areas 42 and 46, and Members had earlier suggested that the vehicles transporting construction materials and construction vehicles should use Yu Tung Road as far as possible during construction period to avoid saturation on Tung Chung Road. She pointed out that Tung Chung Road was the only vehicular link and very busy, vehicles travelling on high speed might cause serious accidents. To avoid aggravating pressure on the road, construction vehicles should use Yu Tung Road during construction period.

31. Mr Sammy TSUI said that with the development of Tung Chung New Town, the population in Tung Chung would increase to around 180 000 to 190 000. He was very concerned about the local traffic problem and hoped that the roads in new reclamation area could be completed early. He said that besides the residents of Tung Chung North, many dump trucks and construction vehicles used Ying Tung Road and Ying Hei Road and the traffic was heavy. Traffic congestion would worsen after the completion of new public housing and transport interchange in 2023, and he hoped that road planning and works would be completed early to build a new road to divert traffic to avoid congestion as in the case of Tseung Kwan O.

32. The Vice-chairman WONG Man-hon expressed his views as follows:

- (a) Regarding road planning in TCE after reclamation, he was pleased that a new roundabout would be built at Yu Tung Road and that PlanD or CEDD said earlier that there would be a road linking up the three villages and extending to Tai Ho River.
- (b) Regarding the construction of new sewage pumping stations in reclamation area, he hoped that appropriate planning would be made for provision of public sewage treatment work for villagers of the three villages.
- (c) Regarding the roads in TCW, he pointed out that development of new town would greatly aggravate the pressure on Tung Chung Road and accidents involving large vehicles might paralyse the traffic of South Lantau. He agreed with Ms WONG Chau-ping that construction vehicles should use Yu Tung Road and avoid using Tung Chung Road. He said that accidents occurred frequently on Tung Chung Road in this year, especially in the section between Wong Ka Wai and Tung Chung Rural Committee Building and he was afraid that road pressure would

aggravate upon the completion of the new town development, leading to congestion and accidents in South Lantau. He hoped that the departments would address the issue.

- (d) He claimed unfairness to villages in the road planning and sewage treatment of TCNTE project. As mentioned by the department, sewage treatment for villages would only be handled after the completion of sewage treatment for the new town. As the sewage treatment programme for new town might last for ten years, the sewage problem of villages could only be solved 20 years later. He hoped that sewage treatment for the new development areas and villages could be handled concurrently.

33. Mr Eric KWOK expressed his views as follows:

- (a) He agreed that development of Tung Chung was very important and the paper stated that TCE and TCW would be home to around 184 000 residents after the population intake commenced in 2026. The paper of HD also stated that public housing would be developed in Area 23 with 450 flats accommodating 1 400 people, while in Area 42 in Shek Lau Po with 6 100 flats accommodating 18 800 people and in Area 46 in Shek Mun Kap with 1 550 flats accommodating 4 800 people. According to the paper, the population intake would begin in 2028 and the population in the area would increase up to 25 000. Yat Tung Estate and Mung Tung Estate now had 45 000 and 12 000 residents respectively and Yu Tai Court was set to receive 6 000 residents at the end of this month. TCW alone would have a total population of 90 000. He opined that the construction of TCE and TCW Stations could not tie in with the demand from the population growth and disastrous consequences of traffic problems in TCE and TCW were predicted.
- (b) Upon the promulgation of Railway Development Strategy in 2014, he suggested to the Secretary for Transport and Housing, the Secretary for Development and the Chief Secretary for Administration several times that the timeframe specified in the strategy should be complied with, i.e. work commencement in 2023 and completion and commissioning in 2026. If the railway line was commissioned in 2026, all matters would be resolved. However, the officials took no heed of Members' views and the completion dates of TCE and TCW Stations were postponed to 2029 and the population of TCE and TCW would then grow from the current over a hundred thousand to 184 000 in 2026. He asked CEDD about the measures to be taken.
- (c) He hoped that the department would adopt his proposal to enhance and maximise the use of the Tung Chung Development Ferry Pier with feeder buses travelling between the Citygate bus terminus and Tung Chung Station as well as providing fast-speed ferry services to Tsim Sha

Tsui, Hung Hom, Central and Wanchai to allow a profitable operating environment for operators. He believed that passengers would be attracted to use the ferry services as they might avoid the crowd of MTR and the trip from Tung Chung to Central was believed to take only 75 minutes.

34. Mr Raymond IP made a consolidated response as follows:

- (a) The department would carry out greening works for the open space in Area 29A, including planting non-poisonous trees and turf, with name tags for public's reference. Promotion notices about ecology and conservation would be posted at the sitting-out areas of Area 29A.
- (b) Regarding the road safety and obstruction caused by construction vehicles using Tung Chung Road, the department would specify in the works contract that construction vehicles should use Yu Tung Road and that contractor was required to construct a temporary access linking Chung Mun Road and the area around Tung Chung Stream for use by construction vehicles to ease congestion and ensure road safety of Tung Chung Road.

35. Mr Alfred WONG made a consolidated response as follows:

- (a) On the traffic aspect, reclamation work in TCE was carried out in phases northeastward starting from southwest. Relevant infrastructure, roads and ancillary facilities would be built in accordance with the reclamation progress. According to Phase I schedule, population intake of Areas 99 and 100 would take place in 2024 followed by population intake of Areas 103 and 109 in the north in 2025-26. Road L4 linking Areas 99 and 100 connecting with the new Road L3 would be completed in 2024 to provide an alternate route for residents of Phase 1 to access the Tung Chung Eastern Interchange. Road P1 and Tai Ho Interchange would be completed in 2026 for the second population intake. Residents could access the Tung Chung Eastern Interchange via Road L3 or travel east via Road P1 to Tai Ho Interchange and North Lantau Highway. Regarding the proposal for building a subway from the east of TCE Station to connect Yat Tung Estate, Ying Tung Estate or other areas, the department would pass the suggestion to MTRCL and Highways Department for consideration.
- (b) Regarding the split of HOS and PRH flats, he suggested that Members could consult the relevant departments when discussing the item involving Hong Kong Housing Authority and HD later on that day.
- (c) Regarding ancillary facilities, he said that some welfare and recreational facilities were included in the future public housing projects and would be completed with public housing concurrently.

- (d) Regarding the proposal for developing a cycling track linking the airport and Sunny Bay, studies were being conducted by CEDD on transport connection between the airport island and Lantau Island and were expected to be completed in the following year. He said that currently Road P1 connected TCE reclamation area and Tai Ho Interchange, and a funding application would be made to the Legislative Council (LegCo) in the end of this year for another study on extending Road P1 from Tai Ho Interchange to Sunny Bay.
- (e) Regarding village sewage treatment in Tai Ho, he said that the Director of DS had stated just now that DSD would discuss with EPD on adjusting the work priority.
- (f) For fast ferry service, the department would reflect the opinions to Transport Department (TD).

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

- (a) Regarding the construction of a carpark near Ma Wan Chung Nullah, he supposed that the one near Tung Chung Road was referred to and it was proposed to convert it into a culvert and widen Tung Chung Road. The surplus space would be used for construction of a carpark and provision of open space for public use. He asked CEDD if it was the project referred to and whether it was feasible.
- (b) For constructing a pedestrian access along the northern coast of the open space in Area 29, he proposed to build a cycle track to provide a short cut from Ma Wan Chung Village and Yat Chung Estate to Tung Chung North and connect with the existing cycle track. Currently, many residents worked as cleaning workers and security guards and cycled along the cycle track from Chui Kwan Drive to On Tung Street and turned to Shun Tung Road and then to Tung Chung North to work. The construction of a cycle track along the northern coast would shorten the journey.
- (c) Since part of the cycle track would be situated within Ma Wan Chung Village which did not allow outsiders to enter the village two or three years ago, he proposed that the department should discuss with the landowners and check whether private land was involved lest the cyclists would be denied entry.
- (d) There was a disused road between Pak Kung Au and Cheung Sha. He proposed revitalizing the road to avoid overreliance on Tung Chung Road and paralysing the traffic of Tai O and Mui Wo when an accident happened. The road could be used as a cycle track if it was not suitable for vehicle use. The current path that cyclists now used for cycling from Pak Kung Au towards Mui Wo and Tai O was steep. Revitalizing the road would improve cycling safety and prevent it from idling.

37. Mr LEE Ka-ho expressed his views as follows:
- (a) He had just requested CEDD to provide examples of usage of smart facilities in Hong Kong or abroad for reference but the representative of department failed to do so.
 - (b) There was a comprehensive cycling network in TCE but the cycle tracks in Tung Chung Town Centre were mainly found at the periphery and not well connected and enhancement was required. He hoped that the department would take this opportunity to improve the cycling network for residents of TCE for cycling to and from Tung Chung Town Centre.
 - (c) It was stated in paragraph 11 of the paper that over 9 000 trees would be removed and transplanted during the work. He asked the department to provide the details of tree distribution, identifying the trees to be removed and transplanted as well as the locations of 22 valuable trees.

38. Mr Eric KWOK expressed his views as follows:
- (a) At the last meeting, he proposed CEDD to arrange to link up the cycle tracks between TCE and TCW Stations so that residents could cycle to MTR stations without relying on other transport.
 - (b) He also mentioned at the last meeting that franchised and non-franchised buses, private cars and container trucks parked illegally on both sides of Yu Tung Road section near Mun Tung Estate in TCW. The department replied that 20 parking spaces would be provided for use by heavy vehicles. According to his observation, there were an average of around 60 vehicles parking on the roadside and the provision of 20 parking spaces would be unable to meet the demand. If tourists arrived from Great Bay Area via Hong Kong-Macao-Zhuhai Bridge (HZMB), traffic congestion in Tung Chung would worsen. He urged the department to provide more parking spaces for franchised and non-franchised buses' use.
 - (c) Members of Tung Chung and South Lantau constituencies had proposed building more roads linking Tung Chung Road and Yu Tung Road via YMCA of Hong Kong Christian College heading to town centre. The proposal was not incorporated in the department's plan. He asked when the building plan would be confirmed.
 - (d) He asked for the construction schedules for the public wet market and seawater toilet flushing facilities.
 - (e) He proposed that more solar energy devices be installed in Tung Chung New Town.

- (f) He supported revitalizing the engineered channels and pointed out that there was also a man-made channel in the downstream of Wong Lung Hang behind Yat Tung Estate by DSD. It was hoped that efforts would be made to revitalize this water channel concurrently for ecological enhancement.
- (g) Some areas in Figure 3 were marked as brownfield sites. He asked PlanD what it would do with the land.
- (h) A visitors' centre will be set up next to Tung Chung Stream with public housing in the adjoining Area 42 and private housing in the front left grey area. He was aware that PlanD considered installing a drainage system to protect Tung Chung Stream. To cater for the future significant growth of population, he suggested that a river park management committee be formed for proper management of Tung Chung Stream, with department representatives, members of the general public and experts sitting as members.

39. Mr Raymond IP made a consolidated response as follows:

- (a) The proposed Ma Wan Chung carpark was situated above the nullah of Chung Yan Road (Ma Wan Chung bound) and CEDD would implement decking works.
- (b) For decking of the watercourse of Tung Chung Road, the representative of DSD would respond under a later item.
- (c) As for the time for opening of the link roads in TCW, the two main road accesses in TCW were Road L29 and Chung Mun Road and would take four years for completion in 2025.
- (d) After completion of the first phase of Tung Chung River Park, DSD would take over the management of the facilities of the River Park.

40. Mr Alfred WONG made a consolidated response as follows:

- (a) Regarding the overseas experience in the use of intelligent community facilities, similar facilities were in fact in use in Hong Kong, e.g. WIN introduced by WSD. Such network would be used extensively in TCNTE area in the future.
- (b) Common utility tunnels (CUTs) were widely used overseas whereas in Hong Kong, they were now used only in the artificial island of HZMB in a larger scale and in Kai Tak of a relatively smaller scale. The TCNTE area would be the first time CUTs used in trunk roads and major junctions.

- (c) Regarding illegal parking at Yu Tung Road, the department reported that eight parking spaces for coaches would be provided in Area 54, and another 21 parking spaces would be provided in the future sports centre in Area 107. Besides, Education Bureau (EDB) and TD were studying the feasibility of opening school campuses to provide parking spaces for school buses during non-school hours. The department would also reflect the illegal parking problem of goods vehicles to TD and the police to step up law enforcement.
- (d) He clarified that the over 9 000 trees mentioned in the paper were the total number of trees covered in the works area and that just more than 3 900 trees would have to be removed in which 22 were valuable trees, eight would be transplanted while the remaining 14 would be felled. For the exact location of the trees, supplementary information would be provided after the meeting.

41. Mr Raymond IP gave the following supplementary information:

- (a) Regarding the proposal for provision of cycle track along the northern coastal pedestrian access, a study was conducted in the design stage and if a cycle track was built within the coastal pedestrian access, the access would have to be widened from 4m to 7m, thus affecting the coastline. It would also result in extensive trimming-back of slopes and impacts on Tung Chung Battery, which was a declared monument.
- (b) Ma Wan Chung Village currently had no cycle track and the department was concerned that the introduction of cycle tracks would attract more visitors to Ma Wan Chung Village and nuisance might be caused. The department would provide bicycle parking facilities at the eastern entrance of the coastal pedestrian access for residents to park bicycles.

42. Mr FONG Long-fei said that as illegal parking was serious near YMCA of Hong Kong Christian College, he and Mr Eric KWOK signed to give support for the road work in tandem with the development project at the rear of the college. He was afraid that vehicles might have to park at Yu Tung Road instead in the future. Noting that some coaches parked lawfully at Yu Tung Road, he proposed that land should first be identified for coach parking to avoid congestion at Yu Tung Road. Traffic in Mun Tung Estate might be paralysed if an accident occurred. He urged the department to address the issue.

43. Mr Eric KWOK said that the public market in TCE was expected to be completed in 2026 and asked whether CEDD could provide the supporting work and how to handle the brownfield site near Tung Chung River Park.

44. Ms WONG Chau-ping said that in view of the traffic impacts during the work in TCW, the department representative mentioned the opening of Chung Mun Road. She asked whether “opening” meant the linking up of Chung Mun Road and the construction site. She said that Members had proposed opening Chung Mun Road to

connect to Tung Chung Road for eight to ten years to ease road pressure and hoped that CEDD would consider the proposal.

45. Ms Donna TAM made a consolidated response as follows:

- (a) Most of the brownfield in TCW was designated for residential use in planning of TCNTE, including residential sites in Areas 42 and 46. The area occupied by brownfield would decrease with the completion of residential developments.
- (b) For public markets, PlanD was aware that the Food and Environmental Hygiene Department (FEHD) planned to construct public markets in Area 6 of Tung Chung Town Centre and the new development area in TCE, and the detailed timetable was being formulated by FEHD.

46. Mr Raymond IP made a consolidated response as follows:

- (a) Ms WONG Chau-ping was right and the department was planning to build a temporary site access to link up Chung Mun Road and the construction site in TCW.
- (b) For connection of Chung Mun Road and Tung Chung Road, vehicles could travel along Chung Mun Road after completion of improvement works to connect to Road L29 and the proposed Road L30 and turn into Tung Chung Road.

47. The Chairman said that many Members had just mentioned about the construction of cycle tracks and suggested the provision of a round-island cycle track. He hoped that the department would follow it up. He pointed out that for the past two decades, the transport infrastructure of Tung Chung was inadequate and people's livelihood was affected. He hoped that adequate transport infrastructure would be provided concurrently in view of the new town development to meet the needs of new residents.

48. Mr Alfred WONG hoped that IDC would give support for TCNTE project so as to seek funding from LegCo as early as possible.

49. The Chairman asked Members to vote on the Tung Chung New Town Extension Project by a show of hands. There were 15 votes in favour and none against.

(Members voted in favour included: the Chairman Mr Randy YU, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Amy YUNG, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI, Mr FONG Lung-fei, Mr LEE Ka-ho, Mr LEUNG Kwok-ho and Mr WONG Chun-yeung. Mr YUNG Chi-ming and Mr LAU Shun-ting left the meeting temporarily.)

50. Mr Eric KWOK said that Members had shown support for and expressed views on the project. He hoped that CEDD would follow up seriously to address the traffic and livelihood issues facing TCW and TCE.

IV. The District Cooling System for Tung Chung New Town Extension (East)
(Paper IDC 121/2020)

51. The Chairman welcomed Mr YEUNG Chor-kee, Chief Engineer/Energy Efficiency C, Mr LAI Tim-yuen, Senior Engineer/Energy Efficiency B9 and Mr CHAN Hon-yu, Senior Engineer/Energy Efficiency B10 of the Electrical & Mechanical Services Department (EMSD) to the meeting to present the paper.

52. Mr YEUNG Chor-kee provided the background information of the project.

53. Mr CHAN Hon-yu briefly presented the paper with the aid of PowerPoint presentation.

54. Mr LEUNG Kwok-ho said that the Kai Tak Development Area had been using the cooling system since 2013. However, in 2018 a serious incident occurred in which the cooling pipes burst causing a large amount of sea water gushing. He enquired whether EMSD had any mechanism in place in case similar emergencies occurred in Tung Chung. He pointed out that the district cooling system (DCS) in Kai Tak had been used for around seven years and hoped that relevant statistics and information of the system, such as previous accidents and the time required for repairs after general minor accidents, could be provided to illustrate that the system concerned was not used on a trial basis but was sophisticated and effectively used in Hong Kong.

55. Mr WONG Chun-yeung asked EMSD to provide supplementary information on reduction in greenhouse gas emissions.

56. Mr Eric KWOK appreciated and supported the project, and enquired about the temperature of cool water generated by the system and that of the water discharged from pipes after flowing through various buildings and facilities.

57. Mr FONG Lung-fei enquired if the mode of its operation was similar to that of a central air-conditioning system; and if yes, whether the residents of PRH would benefit. He also enquired how the cooling system brought in air.

58. Mr LEE Ka-ho expressed his views as follows:

- (a) He asked EMSD to provide cases of its successful implementation overseas for reference.
- (b) It was stated in the paper that the DCS could cover a total air-conditioned area of over 700 000 square metres. However, considering possible further development in Tung Chung, he was concerned that after redevelopment of buildings in the district, the system could no longer be

used and might be overloaded. He asked if there was a maximum cooling capacity.

- (c) The system's cooling area did not cover residential premises and sportsground. He enquired about the criteria used for planning.

59. Mr Sammy TSUI enquired which cities were using similar cooling systems so as to determine its reliability. He said that the air-conditioned area covered was around 700 000 square metres and enquired if there would be difficulties in repairs when the underground cooling pipes were damaged due to road facility works and whether the works would be affected. Given that there were shopping malls and large markets in the area, he was concerned that air conditioning supply at these venues would be affected if the system malfunctioned, giving rise to other problems. It was stated in the paper that the cooling system comprised seawater pumping station and seawater pipes. He enquired if the system mainly relied on seawater for operation and cooling down, and whether the seawater used had to be processed before being discharged to the sea.

60. Mr YEUNG Chor-kee made a consolidated response as follows:

- (a) Since the Kai Tak cooling station started operation in 2013, only one serious water pipe burst incident occurred in 2018 but was immediately and properly handled. This was an isolated incident which had nothing to do with the design of the system. The department had drawn reference from the experience of Kai Tak in planning of the works to optimise the design of DCS in Tung Chung East. In view of the problem of pipe burst, the department would provide penstocks and water pumps to handle the situation within the shortest time. The plantroom would be divided into various zones to prevent flooding and suspension of operation of the entire plantroom as a result of pipe burst in a particular zone.
- (b) As for energy saving and carbon emission reduction, according to our study, a large-scale DCS consumed 35% and 20% less electricity as compared with conventional air-cooled chillers and water-cooled chillers using cooling towers in individual buildings respectively, and thus brought about higher effectiveness in energy efficiency and carbon emission reduction. He added that energy conservation meant less power generation, thus reducing carbon emission.
- (c) As for whether PRH or residential units could benefit from DCS, he said that unlike general commercial buildings and public utilities, central air-conditioning system was not adopted in residential units. Connection to DCS was therefore inappropriate for residential units. However, shopping malls of public or private housing estates using central air-conditioning system could be connected to DCS to achieve energy efficiency.

- (d) Kai Tak DCS had been operating for years and was not on trial run. According to the current land sale conditions, the private developments in Kai Tak would be connected to the DCS.
- (e) DCS had been widely installed overseas and in Mainland China, including Shenzhen, Singapore, Japan and Middle East. The technology had been fairly mature around the world.
- (f) As for the air-conditioned area and whether the system would be overloaded due to continuous development in TCE, the department had taken into account the development of the entire TCE during planning. If any demolition and redevelopment works were conducted in the future, the department would take into account community development and review and adjust the system where necessary and monitor its operation continuously. Spare capacity was also reserved at the design stage so that the system could cope with a slight increase in cooling demand.
- (g) As for whether there would be no air-conditioning supply in the entire area if the system ceased operation, various back-up facilities including back-up seawater pumps, chiller plants, power supply, cables and pipework were included in the design, by making reference to the experiences of Kai Tak and abroad. In case of pipe burst or damage, the burst or damaged pipework could be replaced by back-up pipework immediately. The department had assessed the design of DCS of the entire area and considered the chance of suspension of chilled water supply negligible. He pointed out that the chilled water supply had never been suspended in the entire area of Kai Tak, and furthermore there were sufficient back-up facilities to ensure that the system could resume normal operation even if small accidents occurred.

61. Mr CHAN Hon-yu made a consolidated response as follows:

- (a) The temperature of the chilled water supplied was around 5 to 6 degree Celsius according to the system design. Underground pipes were insulated to maintain chilled water at a suitable temperature during distribution.
- (b) Venues connected to DCS pipes were mainly public and private non-residential buildings, while parks without cooling demand were not covered by DCS in design.

62. Mr WONG Chun-yeung said that DCS was a relatively new works project in Hong Kong and the system did more good than harm in energy conservation. According to information on the internet, the DCS supplied cool air for the entire area, consuming more energy than central air-conditioning system. He enquired if EMSD had assessed that the system's efficiency in reducing greenhouse gas emission and noise

could offset the energy it consumed when transferring cool air. He hoped that the department could provide a more detailed explanation.

63. The Chairman said that if EMSD could not respond to Members' request for providing examples of other cities using large-scale cooling systems successfully, it should provide relevant information in written format after the meeting.

64. Mr YEUNG Chor-kee made a consolidated response as follows:

- (a) EMSD visited Marina Bay, Singapore years ago to study the systems concerned, which were also built in various places including Japan, Middle East and the Mainland China. Members might rest assured since a number of countries had relevant experience.
- (b) Regarding energy consumption of DCS, compared with that of air-conditioning system in individual buildings, the advantage of DCS could be roughly viewed as that of mass production which could achieve economy of scale and higher cost-effectiveness. In addition, all chilled water pipes were insulated to minimise energy loss during distribution of chilled water. As mentioned above, DCS could reduce up to 35% electricity consumption compared with conventional air-conditioning systems in individual buildings.

65. Mr WONG Chun-yeung enquired of EMSD again whether the DCS concerned could cover all places using central air-conditioning system after completion of TCNTE area.

66. Mr YEUNG Chor-kee said that the design of DCS had covered all places using central air-conditioning system in TCNTE area having regard to its latest development.

67. The Chairman asked Members to vote by a show of hands on the project concerned.

68. Members voted by a show of hands and endorsed the project unanimously.

(Members voted in favour included: the Chairman Mr Randy YU, the Vice-chairman Mr WONG Man-hon, Mr CHOW Yuk-tong, Mr CHAN Lin-wai, Mr HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Amy YUNG, Ms Josephine TSANG, Mr Eric KWOK, Mr Sammy TSUI, Mr FONG Lung-fei, Ms LAU Shun-ting, Mr LEE Ka-ho, Mr LEUNG Kwok-ho and Mr WONG Chun-yeung. Mr YUNG Chi-ming left the meeting temporarily.)

V. Public Housing Developments at Tung Chung Area 23 Phase 1, Area 42 and Area 46
(Paper IDC 122/2020)

69. The Chairman welcomed Mr CHOW Wing-hung, Peter, Acting Chief

Architect 5, Mr YUEN Kin-yip, Alan, Senior Civil Engineer 4 and Mr LAM Tak-keung, Barry, Senior Planning Officer 4 of HD to the meeting to present the paper.

70. Mr Peter CHOW presented the paper with the aid of PowerPoint presentation.

71. Mr FONG Lung-fei said that Hong Kong Sheng Kung Hui Tung Chung Integrated Services was located in Area 23. He enquired if what HD said earlier about resuming the land concerned was genuine, and was regretful that the organisation ceased operation as it had served the community for years. In addition, he pointed out that the children facilities in TCW were only suitable for children aged one to six. Given that no facilities were available for children above six years old, he enquired if the department would provide some innovative facilities or climbing frames for use by older children without parents' company.

72. Mr Eric KWOK said that he had repeatedly requested HD to attend the meeting to respond to Members' questions with EDB when developing PRH projects. According to the information provided by the department, a total of 8 100 units would be provided in Areas 23, 42 and 46, accommodating 25 000 people. Assuming that each family had two children, there would be approximately 16 000 children in the three areas in total to be served by only one kindergarten and one child care centre. He pointed out that each month there were families in TCW (including Mun Tung Estate, Yat Tung Estate and Yu Tai Court) coming to him seeking assistance as their children were not allocated primary or secondary school places in the district. He enquired if the department would provide sufficient child care services as well as primary and secondary school places to the 8 100 families. While it was stated in the paper that resident intake of the PRH project would commence in 2027, TCW MTR station would complete in 2029 and the existing shuttle bus routes were insufficient to satisfy the demand. He was concerned that after completion of intake of Yu Tai Court and the PRH project, there would be excessive traffic load in TCW, and queried if the departments concerned had planned properly.

73. Mr LEE Ka-ho was disappointed at the plan. He pointed out that there was only one residential building in Area 23 Phase 1 and two in Area 46, which were constructed by making use of every tiny plot. Given that a town park would be constructed near Area 23 in the future, and the residential building in the area would be situated between Ma Wan Chung Tsuen and the park, he queried how Phase 2 would be developed. If only one residential building was constructed at Phase 2, there would be only two residential buildings in Area 23. He opined that residents living in housing estates constructed on tiny plots without the provision of sufficient auxiliary facilities were like being cut off on an isolated island, and they had to go to other housing estates to buy groceries or take buses from there to urban areas, which were inconvenient. He opined that the department should reconsider if it should proceed with similar developments. Generally, for the future housing development of Tung Chung, the ratio of public to private flats was around 72 to 28. He asked the department to provide the ratio of PRH to HOS flats of Tung Chung in the future.

74. Mr WONG Chun-yeung expressed his views as follows:

- (a) As for Area 23 Phase 1, he hoped that HD would consider providing one or two playgrounds with exciting facilities. He said that the play equipment in the park was safe enough and children would not be easily hurt when using them. However, a number of residents reflected that children only played with electronic gadgets including tablets at playgrounds. As such, he hoped that the department could consider providing play equipment more interesting to avoid wastage of resources. He pointed out that DC Members and members of the community proposed time and again through District Minor Works (DMW) programmes or by approaching the department converting park facilities but were rejected on various grounds (such as budget and construction issues). He hoped that the department would consult the residents before constructing recreational facilities in housing estates.
- (b) A number of residents reflected that the existing stone table tennis table did not meet international standards (such as its height), resulting in discrepancy between practice and standard match. He proposed that a non-stone table tennis table meeting international standards be provided at an unventilated area indoors in the housing estate.
- (c) He pointed out that basketball courts were available in various housing estates in Tung Chung and the number of courts was sufficient. Therefore, he proposed that the department should study converting the proposed basketball court in Area 42 into other sports facilities such as football pitch or skateboard ground as he expected that residents would not mind going further to use the sports facilities.

75. Mr Eric KWOK expressed his views as follows:

- (a) He pointed out that there were volleyball courts, basketball courts and badminton courts in Yat Tung Estate and Mun Tung Estate. A number of residents played ball games and amused themselves at the venues, causing serious noise nuisance to nearby residents. He said that he had repeatedly proposed to HD at the meetings of the previous term of IDC that basketball courts, badminton courts and football pitches in the housing estate should be distant from residential buildings to avoid causing noise nuisances.
- (b) He pointed out that taking account of Yat Tung Estate, Mun Tung Estate and Yu Tai Court as well as Areas 23, 42 and 46 to be completed, TCW would have a population of around 100 000. Apart from social welfare facilities, the residents had keen demand for facilities and services of other government departments, such as those of the Immigration Department given the large number of new arrivals and high birth rate in the area. He hoped that various government facilities and services could be provided in the areas concerned.

- (c) He pointed out that the Islands Home Affairs Enquiry Centre (HAEC) in Tung Chung was located at Tung Chung Post Office Building but the residents did not know its actual location as there was no clear sign. He proposed that Islands District Office which acted as the bridge between the public and the Government should install signs for the centre and set up an HAEC in TCW. In addition, although the Social Welfare Department (SWD) had maintained an office in Yat Tung Shopping Centre, it had been overwhelmed by mounting cases of Yat Tung Estate. He opined that SWD should set up an office of a larger scale to follow up on the cases of TCW. As such, the Government should study the feasibility of setting up government offices when developing the area.

76. Mr WONG Chun-yeung opined that whether the residents were self-disciplined and the question of law and order of the area had no direct bearing on provision of facilities or not. Hong Kong was a small and densely-populated city with relatively few recreational facilities. Public open spaces under the jurisdiction of Leisure and Cultural Services Department (LCSD) and HD were also limited. According to the existing new town planning, he opined that large-scale leisure facilities (such as pitches and courts) could be provided for public use. As for the law and order in the community, he proposed seeking assistance from the Hong Kong Police Force (HKPF). HD should provide open spaces or parks with benches for use by residents even if it decided against constructing a basketball court in Area 42 after public consultation.

77. Mr FONG Lung-fei opined that additional recreation and sports facilities should be provided. He proposed that relevant departments and private developers should study construction of a sports venue if there were government or private land available near Hau Wong Temple in Tung Chung. There would be an indoor sports centre in Tung Chung Area 107. If a sports venue could be constructed near Hau Wong Temple in Tung Chung, sports facilities including basketball court, football pitch and jogging trail would be assembled. He opined that the development of sports facilities near Hau Wong Temple where relatively fewer residential dwellings were situated would minimise impacts on residents.

78. Mr Sammy TSUI enquired if HD would construct a multi-storey building in Area 42, and proposed that government public facilities such as libraries and activity rooms be provided for use by students and the public. He pointed out that many community members criticised the Government for its failure to optimise land use. For example, the market in Ying Tung Estate consisted of single-storey with very limited space and shops. He proposed that the Government should construct a multi-storey building to cater for the demand of residents for community services. In addition, he opined that the Islands HAEC in Tung Chung was remote and small in scale which could not serve as the communication channel between the residents and the Government or the community effectively. Some residents also reflected that they could hardly locate the centre due to unclear signs. As such, he hoped that the department could optimise the space and construct multi-storey buildings when formulating plans for New Development Areas.

79. Mr Peter CHOW responded that Area 23 was close to Yat Tung Estate which was well equipped with auxiliary facilities, and the residents of Area 23 could use such facilities in the future. Some existing facilities of non-governmental organisations (NGOs) would be temporarily relocated to Area 52. While Area 42 was close to the newly completed Mun Tung Estate which had a wet market and a shopping mall, it would have a shopping mall of around 4 000 square metres later. Regarding the ratio of flats for rent and sale, he pointed out that the public housing project would be completed in longer term, and the department would adopt a more flexible approach to decide later whether the flats would be offered under PRH Scheme, HOS or Green Form Subsidised Home Ownership Scheme. The department noted Members' views on recreational facilities and would keep on reviewing the demand of children of the new generation.

80. Mr Barry LAM said that for Members' concern over education facilities in the area, PlanD, EDB and HD would plan the associated facilities according to the development and population growth of the entire Tung Chung New Town. For example, kindergarten, but not primary and secondary schools, would be provided in public housing development (like Area 42). Regarding social welfare facilities, the department would maintain close liaison with SWD and four social welfare facilities, including child care centre, are proposed in Area 42 at this stage.

81. Mr WONG Chun-yeung hoped that HD would conduct district consultation on the development plans in Areas 23, 42 and 46.

82. The Chairman hoped that HD would consult Members when planning public housing and recreational facility projects to allow them to express views on the design and planning.

(Ms Josephine TSANG left the meeting at around 1:15 p.m.)

VI. Question on security concerns of Yat Tung Estate in Tung Chung
(Paper IDC 98/2020)

83. The Chairman welcomed Ms CHEUNG Hoi-yan, District Commander (Lantau) of HKPF and Mr YAN Man-chi, Robin, Property Service Manager/S(HKI) 3 of HD to the meeting to respond to the paper.

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

85. Ms CHEUNG Hoi-yan said that trainings for security personnel were provided by licensed security companies in general while Lantau Police District, Regional Crime Prevention Office of New Territories South Region and Crime Prevention Bureau of Police Headquarters also offered regular crime prevention talks or information sharing for security companies. Lantau Police District organised crime trend sharing for security companies to raise the awareness of crime prevention of security personnel in the area and remind them of their duties. She said that security guards were the first line of defense against crimes. The Police believed that security

personnel understanding their pivotal role and discharging duties with commitment would be significantly conducive to crime prevention.

86. Mr Robin YAN responded as follows:

- (a) The Octopus card and smart card access control systems had been put on trial separately in buildings of public housing estates. It was discovered that the construction and operating cost including that of card issuance and maintenance of both systems was high.
- (b) In addition, although the department had closely adhered to the principle of privacy protection, a number of residents expressed concerns about privacy issues. In view of the principle of public resource optimisation and the residents' privacy concerns, the department had no plan to install smart call access control systems for existing public housing estates, including Yat Tung Estate and the newly completed ones.

87. Mr WONG Chun-yeung said that money lenders would recover debts by splashing red paint at the residence of debtors and threatening their neighbours to exert pressure on the debtors. After Members posted the incidents on social media platforms, some residents reflected that they did not owe any money but their flats were splashed with paint and damaged, or the door keyholes were filled with superglue. They had reported the cases to the Police but the police officers who arrived at the scene persuaded them to withdraw the reports on different grounds, or said that the Police would investigate or follow up without providing a concrete response. He was disappointed at the Police's remarks that crime prevention was the responsibility of security personnel in housing estates. He pointed out that while other residents were affected by harassing debt collection practices of money lenders, the victims found that the Police did not take necessary actions after making a report. He was not clear how frontline police officers carried out the instructions but residents would seek assistance from Members if they were not provided with due protection by HKPF and HD.

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

- (a) He requested the guests to provide the statistics of debt collection cases in 2019 and 2020.
- (b) He enquired how the cost estimate of smart card access control system was arrived at. According to the information provided by security companies, the price of access control systems had dropped.
- (c) He opined that submission of personal data such as identity card or address was not required for registration of smart cards. Provision of a telephone number and proof of residence would suffice. As such, he did not agree that there were privacy issues. He opined that using smart cards for access helped trace the number of visitors and the flats they went to, which was conducive to crime prevention and combat gambling activities in public housing estates such as mahjong playing.

- (d) He proposed launching a five-year smart card pilot scheme in Yat Tung Estate to determine the effectiveness in crime reduction. As everyone could access the buildings at present, he considered that crime detection solely relying on law enforcement by the Police after the occurrence of incidents was difficult. He enquired of HD which public housing estates had switched to smart card access control system, and opined that if HD adopted a target-oriented approach to prevent crimes, the use of smart card access control system would be an effective measure.

89. Mr Eric KWOK expressed his views as follows:

- (a) He said that Octopus cards were being used in some private housing estates for access. Administrative resources could be saved if HD adopted similar systems because of reduced frequency of card replacement and change of password. He hoped that HD would consider launching a pilot scheme to assess its effectiveness.
- (b) He received a complaint from a resident of Yat Tung Estate three months ago about a purported police officer entering his flat and obtaining ID card information of his whole family. The complainant only realised it was a scam when he tried to verify the visitor's identity with the security guard, who said that he was uncertain if the visitor was a police officer. He suggested the complainant report the case to the Police and hoped that the Police could assist the security division of the management company in providing regular courses, information and training for security guards to raise their alertness.

90. Ms Amy YUNG expressed her views as follows:

- (a) She enquired again if the Police and HD could provide the statistics of debt collection cases in 2019 and 2020 as neither had responded to the question.
- (b) In addition, given that the agenda item involved intimidation and criminal damage which were criminal offenses, she opined that the Police should step in. As the incidents occurred fell within the purview of HD, the objects damaged might be public properties. If vandalism was involved, the Government should take the initiative to tackle the cases.
- (c) She opined that the use of smart cards would be relatively effective to prevent crimes. After listening to the views of various Members, she concluded that the security guards of PRH under HD were not alert enough so that many outsiders could enter and leave the buildings easily, giving rise to gambling problems. She hoped that HD and HKPF would treat the matter seriously.

91. Ms CHEUNG Hoi-yan expressed her views as follows:
- (a) The number of debt collection cases in 2019 and 2020 was as follows: The Police received 19 criminal and 72 non-criminal cases in Yat Tung Estate involving debt collection in 2019. Out of the 19 criminal cases, two had been detected. Non-criminal cases could be categorised as high-risk and low-risk. The former involved making highly intimidating calls to collect debts while the latter was through letter or notice, and sometimes by way of calls or home visit by debt collection agents.
 - (b) From January to September 2020, the Police had received 26 criminal cases and 31 non-criminal cases related to debt collection in Yat Tung Estate. Out of the 26 criminal cases, seven had been detected.
92. Mr Robin YAN made a consolidated response as follows:
- (a) The department's statistics were compiled basing on residents' reports to the property management offices of the housing estates. As such, the figures would be smaller than those of the Police and he had no supplementary information.
 - (b) Regarding the cost of the smart card access control system, the department had to pay the license fee to Octopus Card Limited annually. The installation and system maintenance fees were also higher than that of password lock systems.
 - (c) Owing to privacy concerns, keeping minimal personal data was deemed technically feasible. However, in the trial run, the residents expressed concerns about collection of information about the time of entry and exit when the access control system was introduced.
 - (d) He thanked the Police for organising a talk for the property management office on enhancement of security service in August, having regard to a case of a security guard allowing outsiders to enter the building. The Police also helped the property management office arrange a talk for security guards on how to deal with outsiders requesting access to the building and differentiate police officers from others.
93. Ms CHEUNG Hoi-yan supplemented as follows:
- (a) Lantau Police District launched two campaigns and one of which was "Security Guards Alertness Campaign". The Police would deploy plain-clothed police officers to follow residents into the buildings, walking past the guard post at the entrance. The purpose was to test the the holders of security personnel permit on alertness. Security guards who performed satisfactorily would be awarded a commendation certificate while those failed to discharge their duties properly would be

prosecuted or given verbal warnings or warning letters having regard to the situation.

- (b) In addition, the Police had implemented a campaign called “SHIELDGUARD” since July this year by establishing more effective communication channels with security guards in the area to exchange information on crimes. A task force was set up to handle debt collecting related crimes in the hope of investigating relevant crime syndicates in a more in-depth manner. The Police successfully rescued a woman who attempted suicide as she was being pursued for debt payment. The Police efforts in taking proactive follow-up actions had paid off.

94. Mr WONG Chun-yeung expressed his views as follows:

- (a) He opined that HD should review the existing outsourced security system, and believed that the talks, activities and regular secret inspections would yield good result. Among the 19 criminal cases, only two were detected. He believed that the rest could not be detected due to varied performances of the security guards. A resident once approached a security guard at the management office for assistance, complaining that his/her flat was mistakenly splashed with red paint by debt collectors. However, the security guard was busy checking the phone and apathetic about the incident. The security guard, who could have requested cleaning workers to help remove red paint at the flat, said that cleaning workers had come off duty. However, after waiting at the office of HD for an hour, the victim saw cleaning workers leaving. He did not have high expectations for the security guards but was disappointed that their performance did not improve after a pay rise when Sun Fook Kong Construction Limited took over to provide service to Yat Tung Estate.
- (b) He noted that the Police had taken relevant measures to improve security but opined that the crime detection rate of two out of 19 was too low. At present, some people even conducted unlawful gambling activities in public housing estates. He attributed the 17 cases remained undetected to the performance of the security guards of Yat Tung Estate. Some residents reflected to him that gambling activities in Yat Tung Estate were no longer limited to contract bridge playing by the kerbside. The estates-in-charge was even money lender. The unlawful gambling establishments in public housing estates had existed for 20 years and the persons involved kept a low profile in general. He also found that some security guards tipped off the gamblers with instant messaging apps including “WhatsApp” and “WeChat” when plain-clothed or uniformed police officers entered the building so they would not face investigation. He revealed that he had provided information to the Community Relations Office but the cases could not be detected. He pointed out an “industrial chain” was formed and gambling in the estate

gave rise to debt related crimes. The situation had existed for a long time but no solution was found.

- (c) In addition, he enquired about the number of detected cases out of the 72 non-criminal cases, and was disappointed that only two out of the 19 criminal cases were detected. Since it was the first time to deal with the crime of this nature and the internal structure of gambling establishments in housing estates was complicated, he understood that it took time for the Police to investigate. Lastly, he hoped that HD would pro-actively review the existing mechanism of outsourcing security services and work with the Police to explore ways to combat unlawful gambling establishments and loan sharking in the area.

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

- (a) He enquired of HD if rent cards could be used instead of Octopus cards as smart cards to reduce Octopus card-related expenses, which would be conducive to crime prevention and help monitor abuse of public housing resources.
- (b) He pointed out that money lenders usually collected debts by issuing letters to the borrowers, followed by splashing red paint to the borrowers' neighbouring flats. These debt collection practices targeting the neighbours of the borrowers caused nuisance to the residents. If rent card access control system was used at the buildings, only cardholders, i.e. the residents, could access the building. It would be easier for the Police to identify the targets during investigation and therefore more effective in crime prevention. He hoped that HD would consider the introduction of the system.

96. Mr LEE Ka-ho expressed his views as follows:

- (a) He said that the number of criminal cases received rose from 19 in 2019 to 26 in 2020, indicating the worsening of the situation. He considered it necessary to enhance building security, and hoped that HD could consider the proposal of Mr FONG Lung-fei to switch to smart cards.
- (b) In addition, he enquired of the Police the number of commendation certificates awarded and warnings given during the Security Guards Alertness Campaign in the past one to two years. He had been told from time to time that the security guards of HD were unreliable. Rumours were that the security guards allowed access to the building if visitors waved or shouted at them. The number of debt collection cases provided by the Police was on the increase. In view of the current economic downturn, it was believed that there would be more similar cases in the future. He hoped that HD would seriously consider enhancing the security.

97. Ms Amy YUNG expressed her views as follows:

- (a) She considered the detection rate of debt collection criminal cases provided by Ms CHEUNG Hoi-yan unsatisfactory. The case number increased from 19 last year to 26 this year, which was worrying. She enquired about the number of high-risk and low-risk cases out of the 72 debt collection non-criminal cases in 2019.
- (b) In addition, she expressed concerns over the integrity of security guards and their supervisors. Some security guards tipped off gamblers surreptitiously and it was difficult for the residents to make judgements but she hoped that the Police would investigate if the security guards and their supervisors had colluded with the illegal gamblers. Security guards tipping off gamblers, and gambling, loan sharking and debt collection activities all controlled by members of the community suggested that the entire housing estate was in contact with crime syndicates. The problem was very serious and the image of HD would be affected. Faced with the deteriorating economic outlook, if the security company and the Police did not step up measures, she was concerned that the crime rate would rise sharply. With crimes relating to debt collection employing tactics such as splashing red paint and intimidation, the housing estate would become a hotbed of crime.

98. Ms CHEUNG Hoi-yan responded that “Security Guards Alertness Campaign” had been implemented since 1998 and was contained in the procedures manual. It was a territory-wide campaign, aiming to raise the alertness of security guards by giving them advice as well as verbal or written warnings or even instituting prosecution. With the assistance of various intelligence divisions and regional crime prevention units, tests were targeted at buildings identified as high-risk. She reported that from 1 January to 30 September 2020, 301 patrols were conducted in Lantau Region, during which 256 commendations, one verbal advice, 42 verbal warnings and two warning letters were given under the “Security Guards Alertness Campaign”.

99. Mr Robin YAN responded as follows:

- (a) He said that the department attached high importance to the integrity of individual security guards. He would follow up with Mr FONG, Mr WONG and Mr KWOK on the issue.
- (b) The department attached high importance to gambling problems. To combat gambling activities in public places, it conducted two anti-gambling operations in Yat Tung Estate with the Police. In addition, regarding gambling in public housing estates, the department would continue to liaise with the Police and follow up further on the issue after relevant information was available.
- (c) He said that the information obtained from smart card access control systems would be used for security purpose only.

VII. Question on the section of Chung Yan Road off North Lantau Hospital
(Paper IDC 99/2020)

100. The Chairman welcomed Ms HUI Shuk-yee, Engineer/Islands 2 of TD, Mr KWAN Chung-wai, David, District Leisure Manager(Islands) of LCSD, Ms Donna TAM, District Planning Officer/Sai Kung & Islands of PlanD and Mr IP Sai-yau, Senior Land Executive/Land Control of District Lands Office, Islands (DLO/Is) to the meeting to respond to the question. The written replies of PlanD, DLO/Is and LCSD had been provided to Members for perusal prior to the meeting.

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

102. Ms HUI Shuk-yee responded as follows:

- (a) The road which was currently separated at Chung Yan Road near North Lantau Hospital (NLH) by a central concrete profile barrier was constructed under Tung Chung Development. It would be handed over to TD for traffic management and completion of the remaining road works to tie in with the future development of Tung Chung.
- (b) The department had proposed converting the junction of Chung Yan Road and Chui Kwan Drive into a roundabout for the operation of emergency vehicles of NLH. With increasing development projects in Tung Chung leading to growing population and traffic demand plus the road works at Chung Yan Road in the pipeline, TD was reviewing again the road design of the junction of Chung Yan Road and Chui Kwan Drive in view of the latest development of the projects to ensure that the proposed road could cope with the additional traffic volume arising from new developments and to avoid other road improvement activities at the same location in the near future causing nuisance to the public.
- (c) TD aimed to complete the road design of the junction of Chung Yan Road and Chui Kwan Drive in the fourth quarter this year and intended to consult relevant stakeholders on the proposal in 2021.

103. The representatives of PlanD, LCSD and DLO/Is had nothing further to supplement to their written replies.

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

- (a) He enquired of TD if “in a near future” implied that there was no development plan for one to three years. In view of the acute shortage of motorcycle parking spaces in Yat Tung Estate and its vicinity and the number of fenced-off areas available, he proposed converting them into temporary motorcycle parking spaces for half to a year before

resumption for land use designation. This could help address the problem of insufficient motorcycle parking spaces in Yat Tung Estate and thus improve cityscape.

- (b) He pointed out that illegal parking gave rise to conflicts between security guards of housing estates and motorcycle owners. At a rough estimate, there was a demand for 300 motorcycle parking spaces but Link Real Estate Investment Trust only provided 67. As such, the problem of illegal parking was serious in the estate. The illegally parked motorcycles, once discovered, would be impounded and disputes arose between security guards and the owners. He opined that there was a need to optimise the use of community resources and that idle land without designated uses for half to one year could be converted into temporary motorcycle parking spaces.
- (c) He found that the site was overgrown with weeds, obstructing the view of wheelchair users crossing the road. The traffic light at Chung Yan Street was not yet put into service, also causing inconvenience to them.

105. Ms HUI Shuk-yee responded as follows:

- (a) She noted the views of Mr FONG Lung-fei, and said that the use of the proposed site had to tie in with the future development projects in Tung Chung, including the TCNTE project of CEDD. The department would review again the road design of the junction of Chung Yan Road and Chui Kwan Drive and consult relevant stakeholders in due course.
- (b) If pedestrians' view was blocked by weeds, LCSD would be informed for weed removal.

(Post-meeting note: LCSD reconfirmed with TD after the meeting that the vegetation enclosed by concrete guardrails at a section of central divider facing NLH on Chung Yan Road near Yat Tung Estate were not maintained by LCSD.)

(Post-meeting note: TD requested HyD to remove the weeds on the pavement at the location concerned, and was later informed by HyD that weeds had been removed.)

106. Mr FONG Lung-fei said that the proposal of converting idle places into temporary parking spaces only involved relocating the guard railings and addition of facilities was not required. In view of the acute shortage of motorcycle parking spaces, the owners could only park their vehicles at the kerbside or under pedestrian crossings. Since the site concerned had been fenced off for nearly 10 years, he hoped that idle land could be used. He expected that 20 to 30 parking spaces could be provided after implementation of the proposal to alleviate the parking demand.

107. Mr LEE Ka-ho agreed to convert the idle land into motorcycle parking spaces and requested TD to study the proposal seriously. He pointed out that Members had repeatedly pointed out the problem of insufficient parking spaces, especially those for motorcycles, in Tung Chung at the meetings. Such problem also existed in Tung Chung North, the constituency to which he belonged. Legal parking spaces were often occupied by damaged vehicles so drivers were forced to park motorcycles on the pavements. Conversion of idle land into motorcycle parking places helped improve the cityscape. The pedestrian crossing under Yi Tung Road in Tung Chung North, for example, was zoned Green Belt but was inappropriate for greening purpose with little sun exposure. He proposed changing the use of this type of land.

108. Mr FONG Lung-fei said that a piece of land at the roundabout at Yat Tung Street in Yat Tung Estate with an Islamic community centre and grassland on each side was managed by DLO/Is. Noting that the land had no designated use at present, he enquired if it could be converted into a temporary motorcycle park in the hope of alleviating the shortage of motorcycle parking spaces in one to two years.

109. Ms HUI Shuk-yee said that the department noted the views of the two Members and would deploy staff to conduct site investigation to understand the demand for motorcycle parking and usage of the carparks nearby, and also identify suitable locations for provision of additional kerbside motorcycle parking spaces where necessary and feasible.

110. Mr LEUNG Kwok-ho opined that various departments including TD, PlanD and LandsD should make concerted efforts to solve the problem. Although Cheung Chau, the constituency to which he belonged, faced with insufficient bicycle parking spaces, he believed that it could be resolved if Members worked closely with relevant departments.

111. The Chairman asked TD to study the feasibility of the proposal and provide a written reply and timetable in due course.

112. Mr TSANG Wai-man said that LandsD would follow up on the proposal after receiving information from relevant departments to tie in with the arrangements.

113. The Chairman said that Members could raise other questions, if any, in writing.

VIII. Question on the use of and planning for the vacant land outside Tung Chung Municipal Services Building
(Paper IDC 123/2020)

114. The Chairman welcomed Ms LIU Wai-han, Estate Surveyor/1 of DLO/Is, Mr David KWAN, District Leisure Manager(Islands) of LCSD and Ms Donna TAM, District Planning Officer/Sai Kung & Islands of PlanD to the meeting to present the

paper. The written replies of PlanD, DLO/Is and LCSD had been provided to Members for perusal.

115. Mr LEE Ka-ho briefly presented the question.

116. The Chairman enquired if the departments had further information to supplement the written replies.

117. The representatives of PlanD, DLO/Is and LCSD said that they had nothing to supplement.

118. Mr FONG Lung-fei opined that idle land should be used in an optimal manner and requested LandsD to provide NGOs information of idle land in Tung Chung for applying for use of them as temporary parking spaces or for organising activities including community farm. The land could be resumed after development uses were delineated. He expressed that the land should be open for residents' use to prevent wastage of land resources rather than leaving it idle.

119. Mr LEE Ka-ho noted that the land was managed by LCSD and now used for maintenance of vegetation. He pointed out that the land had been idle and enclosed for nearly ten years with bicycles parking at its periphery. Trees and plants were grown therein attracting rodents and aggravating the problem of rodent infestation in Tung Chung. He urged the department to consider opening the land for leisure or parking uses.

120. Mr WONG Chun-yeung said that Ling Liang Church E Wun Secondary School and Ling Liang Church Sau Tak Primary School were near the municipal services building and the schools might require more space for conducting extra-curricular activities (such as gardening activities) for students. Although Ling Liang Church had a mini car park for its own use, there was keen demand for additional land. If the land had no designated use, he proposed that LCSD should invite proposals from schools for better use and revitalising of the land, which he believed would have positive impacts on the school and student development. He asked LCSD to note the proposal and seriously consider making optimal use of the land for the benefit of students.

121. Mr David KWAN said that the agenda item involved two pieces of land, one was adjacent to Tung Chung Municipal Services Building currently allocated to LCSD for management by way of Temporary Government Land Allocation and the other was an unleased government land near Novotel Citygate Hong Kong. LCSD was currently providing horticultural maintenance and pest control on the allocated land. As both of the above land were situated within the MTR Tung Chung Line (TCL) Extension and the "Railway Protection Boundary", certain restrictions on land development were stipulated in the condition of use. Members having interest in developing or jointly developing the land might submit DMW proposals and the department would adopt an open attitude.

122. The Chairman said that some Members asked for information of other idle land for NGOs to submit applications for using the land. To his understanding, DLO/Is usually made the relevant information available timely and the failure to provide such information at the meeting might be due to the epidemic. He asked DLO/Is to give response.

123. Mr TSANG Wai-man responded that a list of vacant land was uploaded on the website of DLO/Is. Members could visit the website for the information concerned and contact the department for assistance if they had any enquiries.

124. Mr LEUNG Kwok-ho said that he found on the internet several pieces of idle land in Cheung Chau with the size of a male toilet with weeds overgrown at their periphery. He considered it difficult to make use of vacant land with a small area and proposed that DLO/Is should include vacant school premises as land sitting idle to ensure efficient use of resources. He also pointed out that there was vacant land near the refuse collection point at Kwok Man Road, Cheung Chau which could accommodate no more than three adults. He hoped that DLO/Is would consider rezoning the land for use by NGOs.

125. The Chairman asked the department to consider Members' views and improve communication with them and provide the information requested.

IX. Question on proposal of replacing the nullah at Tung Chung Road with box culvert
(Paper IDC 124/2020)

126. The Chairman welcomed Mr CHEUNG King-man, Senior Engineer/Lantau and Mr WONG Man-wang, Wilson, Engineer/L3 of DSD as well as Ms TAM Yin-ping, Donna, District Planning Officer/Sai Kung & Islands of PlanD to the meeting to present the paper. PlanD and DSD had provided written replies for Members' perusal.

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

128. Both the representatives of PlanD and DSD said that they had nothing to add to the written replies.

129. Mr Eric KWOK said that consultation had been carried out during the planning stage of Yat Tung Estate. The local groups in South Lantau generally opposed laying concrete around the river channel. He enquired whether it was possible to restore the river by removing concrete as in the case of Tung Chung Stream.

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

- (a) Point 2 of DSD's written reply stated that if the nullah at Tung Chung Road was to be replaced with a box culvert, the installation of columns would reduce the drainage capacity of the river channel. He asked if the nullah was not able to be converted into a box culvert, whether it was feasible to build a bridge over the nullah similar to the one near the

Citybus depot and then provide a park, a roller-skating and skateboard rink or pedestrian facilities above the bridge for residents. In this case, one needed not worry about flooding. He said that flooding occurred only once or twice over the years, and the water level rose to about four fifths of the vertical height of the concrete surface. He did not think that the provision of leisure facilities would be too complicated.

- (b) Regarding river revitalisation mentioned in point 4 of the written reply, he enquired whether it referred to laying pebbles and planting vegetation to restore the river to its original state.

131. Mr CHEUNG King-man gave a consolidated response as follows:

- (a) DSD was open to the decking of the nullah to provide open space or widening of Tung Chung Road, although it was necessary to ascertain the impacts on the river channel and conduct flood risk assessment.
- (b) DSD would cooperate with relevant departments concerning the proposals to minimise flood risk.

132. Mr Wilson WONG said that river revitalisation was mainly to improve the environment by greening and beautifying rivers. A territory-wide study on nullah revitalisation would commence by late this year or early next year to identify nullahs suitable for revitalisation to bring benefits to the public.

133. Mr FONG Lung-fei noted that DSD had no plan now to develop the said nullah. He agreed that revitalisation of the nullah could enhance the environment which was conducive to ecological development while weeding along the river banks could help prevent and control rodents and mosquitoes, so he was not opposed to the revitalisation proposal. However, with the growth of population in Tung Chung, there was a shortage of open space, and he hoped that the relevant departments would consider providing leisure facilities through land use optimisation. He enquired whether the works would be coordinated by IDC, IsDO or other departments.

134. Ms WONG Chau-ping agreed that the improvement proposal for the nullah could bring positive impacts. She however pointed out that water flowed into the sea through two river channels in Tung Chung. Wong Lung Hang Channel which flowed across the old and new villages was the main drainage channel in the east, and a comprehensive consultation and study should be conducted.

135. The Chairman said that if the work was to be led by IDC, questions would have to be submitted to the District Facilities Management Committee (DFMC) and the cap on the works expenditure was \$30 million. If resources permitted, the works could commence. But if the proposed works cost exceeded \$30 million, other alternatives had to be sought. He urged the departments concerned to further study the revitalisation works or other options and report to IDC in due course.

136. Mr CHEUNG King-man gave a consolidated response as follows:

- (a) He thanked Mr FONG Lung-fei for supporting nullah revitalisation. DSD would conduct a territory-wide study on revitalisation of nullahs including Wong Lung Hang Channel, and would consult IDC once information was available.
- (b) DSD would deploy staff to check the weeds along the channel and arrange for trimming the overgrown weeds.
- (c) DSD noted Ms WONG Chau-ping's concern about the proposal's impacts on the river drainage capacity and would study and assess flood risk.

X. Question on restricting discussion by District Council to livelihood issues only
(Paper IDC 125/2020)

XVIII. Question on Lantau Tomorrow Vision
(Paper IDC 133/2020)

137. The Chairman said that agenda items X and XVIII were interrelated and suggested the said items be discussed together.

138. The Chairman welcomed Mr WONG Kwok-fai, Alfred, Chief Engineer/Lantau 1 of CEDD to the meeting to respond to the question on agenda item XVIII. The written reply of the Sustainable Lantau Office under CEDD had been distributed to Members for perusal prior to the meeting.

139. The Chairman asked Ms Amy YUNG to briefly present Paper IDC 125/2020.

140. Ms Amy YUNG presented the question briefly.

141. The Chairman said that IsDO had provided a written reply to the question on agenda item X. The reply had been distributed to Members for perusal prior to the meeting. He asked Ms Amy YEUNG if she had anything to add.

142. Ms Amy YEUNG said she had nothing to add.

143. Ms Amy YUNG expressed her views as follows:

- (a) Apart from the question she raised at the IDC meeting on 1 September this year, she also raised questions on the Lantau Tomorrow Vision (the Vision) at the meetings of DFMC and the Tourism, Agriculture, Fisheries, Environmental Hygiene and Climate Change Committee (TAFEHCCC) in accordance with the terms of reference for the committees, but the questions were not accepted by the respective Chairmen. The Secretariat informed her in writing that the questions could not be discussed since they were not compatible with the functions of the committees stipulated under section 61(a) of the District Councils

Ordinance (DCO) (Cap. 547), in the same line as the written reply by the IDC Chairman.

- (b) She said that the matter was allowed to be discussed in other District Councils (DCs) and attendance of the Secretariat staff and District Officers (DOs) at those meetings showed that the discussion of the matter conformed to DCO. She said that the Central and Western DC had included the Vision as a standing item for the meetings on 19 March, 28 May and 15 October this year, and a motion objecting to the Vision was moved at the Tsuen Wan DC meeting on 9 June. The matter was also submitted in writing to the Development, Planning and Transport Committee under the Wan Chai DC on 29 September. The Tuen Mun DC discussed the local impacts of the Vision at the meeting held on 5 October. She said that the Vision concerned the Islands District and requested the Chairman and the Secretariat to explain under which provisions she was not permitted to discuss it at the meetings of IDC and its committees, and expressed discontent that there were different interpretations of the same provision by different DCs.
- (c) She said that the previous and current terms of IDC should have the same interpretation of the same provisions. At the IDC meeting on 25 February 2019, the Vice-chairman Mr WONG Man-hon moved a motion in support of the Vision and was seconded by the Chairman and Mr LOU Cheuk-wing. The Chairman at the same meeting expressed support for the Vision proposed by DEVB, yet he rejected the questions she raised on 1 September this year and at this meeting. She asked the Chairman to account for the contradictions. DEVB submitted to IDC the Vision on 1 February 2016 and “HK 2030+: Towards a Planning Vision and Strategy Transcending 2030” on 19 December that year. The Director of Planning also mentioned the matter during a visit to IDC on 24 April 2017. She raised a question on the East Lantau Metropolis (ELM) Reclamation Plan at the IDC meeting on 3 September 2018 and a question on the Vision at the TAFEHCCC meeting on 26 November that year and also made a statement opposing the Vision at the IDC meeting on 15 April 2019, all accepted by the then Chairmen. She asked why discussion on the Vision had been allowed in the previous term of IDC and its committees but not the current term.

144. Mr WONG Chun-yeung expressed his views as follows:

- (a) He said that the term livelihood had a broad definition. He believed that if the contents of the questions and motions were related to the interests of residents in Islands District, they could be discussed at the IDC meetings, regardless of whether they were or were not relevant to the Vision.
- (b) He reminded the Chairman that political issues such as “opposing the Occupy Central movement” and the co-location arrangement of the

Express Rail Link had been discussed by IDC. The Vision concerned the Islands District and an enormous amount of money was involved, so he did not understand why it could be discussed by other DCs but not IDC.

- (c) He said that the Vision had caused controversy in society. It was inconceivable that while “opposing the Occupy Central movement” could be discussed in the previous term, the Vision could not be raised for discussion in the current term.

145. Mr LEE Ka-ho expressed his views as follows:

- (a) He opined that the Vision concerned IDC and was disappointed that the questions on the Vision raised by Ms Amy YUNG had been rejected three times in a row.
- (b) He said that IsDO dealt with the agenda in accordance with section 61(a) of the DCO. However, according to the Standing Orders, the Secretary prepared the agenda and submitted it to the Chairman for approval, so IsDO should play no part in it. Since the Secretariat under IsDO was subject to its constraints, he had proposed that it should operate independently so that the government policies should have no bearing on the discussion topics of IDC.

146. The Chairman expressed his views as follows:

- (a) The question that Ms Amy YUNG raised at the last IDC meeting on 1 September this year was added to the agenda, but it was not discussed as the meeting was running out of time. Two days before the said meeting date, he was informed by IsDO that the question of Ms Amy YUNG was about whether pro-democrat Members could ask the DO and representatives of government departments to leave the meeting during discussion of political issues. The written reply of IsDO clearly stated that the question was not compatible with the functions stipulated under section 61(a) of the DCO. He agreed with IsDO after looking through section 61(a), and decided to only include in this meeting’s agenda the first part of the question, i.e. whether only the livelihood issues could be discussed by DCs.
- (b) He proposed that the item be discussed with Mr LEUNG Kwok-ho’s question concurrently. In view of the functions of DC as being concerned about social affairs, Members could raise queries to government departments and hold discussions and give advice on livelihood issues related to the Vision.
- (c) Regarding the motion moved at the IDC meeting on 25 February 2019 supporting the Vision, it was mainly to propose long-term solutions to the housing problem in Hong Kong, including improving the

infrastructure on Lantau, building artificial islands, constructing transport corridors to connect Mui Wo and North Lantau and providing external transport for the islands. The content of the motion was related to transport infrastructure, water quality, fish operations, fairways and the environment of the district which could be discussed at the meeting.

147. Ms Amy YUNG said that only two of the three questions she raised were included in the agenda of the last meeting, in conflict with what the Chairman said. She requested the Secretariat to check the paper.

(Post-meeting note by the Secretariat:

Ms Amy YUNG submitted three questions on 18 August for discussion at the IDC meeting on 1 September. All three questions were included in the agenda of the meeting held on 1 September. Then on 28 September Ms YUNG submitted two questions for discussion at the IDC meeting on 19 October. Question 2 which was related to “comments on Lantau Tomorrow Vision” was not included in the agenda for reason of non-compliance with section 61(a) of the DCO (Cap. 547), but the first part of Question 1 about “discussion on livelihood issues by District Council” was included in the agenda.)

148. Mr WONG Chun-yeung expressed his views as follows:

- (a) He said that the current-term IDC had discussed at its first meeting on how Members with different political views could work together harmoniously to build consensus and seek common grounds on livelihood issues amid differences. He remarked that politics and livelihood matters were inseparable but some Members did not agree.
- (b) He said that the Chairman had advised that basic needs, land transport planning and infrastructure development, etc. were issues that could be discussed by IDC but had not explained why the Vision was not associated with these issues. He opined that the Chairman was evading the question. Since the Chairman also said that Lantau Tomorrow Vision could be discussed with livelihood issues as they were of the same nature, he asked whether the Chairman agreed that Lantau Tomorrow Vision was a livelihood issue, which meant that he did not abide by the consensus. He pointed out that as the Vision involved a hefty sum of public funds and would impact the waters near Cheung Chau and Mui Wo and ELM, he did not understand why it could not be discussed at IDC meetings.

149. Mr LEUNG Kwok-ho said that Ms Amy YUNG raised the questions to the Home Affairs Department (HAD), but the written reply had been prepared by IsDO. He remarked that the contents of the questions were beyond the purview of IsDO and asked whether the way of handling was appropriate as there was suspicion that IsDO had interfered with the affairs of IDC.

150. Ms Amy YUNG said that DO still had not explained why the Central and Western, Tsuen Wan, Wan Chai and Tuen Mun DCs could discuss the Vision but IDC could not.

151. Mr Sammy TSUI said that he did not understand why Ms Amy YUNG's questions could not be included in the agenda and asked whether any change of the wording was needed. It was understood that the Vision would involve reclamation for developing community facilities and buildings and he was worried that there would be serious impacts on the marine and surrounding ecological habitats and the hefty public spending would also lead to a reduction in social welfare funding in the future. He believed that the above would be the main focus of discussion.

152. Ms Amy YEUNG said that she did not have the details about the questions raised at other DC meetings, so she did not know whether the questions complied with section 61(a). She however knew that one of the committees under the Wan Chai DC had discussed the impacts of the Vision on Wan Chai District in September this year, showing that it would be compliant with section 61(a) to discuss the Vision from the livelihood perspective. She said that many Members had misunderstood that IsDO did not allow discussion on the Vision. She clarified that IsDO had not discouraged Members from raising any questions, and it was already stated clearly in the written reply that Members were welcome to raise any questions for discussion, including the Vision, provided that the questions were compatible with the functions of the DC as explicitly set out in section 61(a) of the DCO. She pointed out that IDC had discussed the Vision many times and Mr LEUNG Kwok-ho had also raised a question on the Vision at this meeting. Since the question raised met the requirements set forth in section 61(a) of the DCO, IsDO was glad to participate in the discussion.

153. Mr WONG Chun-yeung said that DEVB had consulted IDC on the Vision in February 2019, so he did not understand why Ms Amy YUNG was not allowed to raise relevant questions at the meeting. IsDO said that the questions were not included in the agenda but did not give a reason or explain in detail why the Vision was not a concern of DC and why IsDO was against discussing it at the meeting. He also said that DO had not responded how section 61(a) of the DCO should be applied.

154. The Chairman responded as follows:

- (a) He said that at the meeting on 1 September this year, Ms Amy YUNG raised a question on restricting DC's discussions to livelihood issues. The first part of the question was same as Paper IDC 125/2020 of this meeting, and the second part was included in the agenda of the last meeting. Two days before the meeting, he received IsDO's reply that the second part of the question was incompatible with the functions stipulated in section 61(a). That part of the question could then not be included in the agenda when it was brought up by Ms Amy YUNG again.
- (b) Although he did not completely agree with the content of Ms Amy YUNG's question, he opined that it did not matter if the question was

discussed and he was committed to supporting Members' freedom of bringing up questions. However, DC had established the terms of reference with restrictions clearly spelt out in section 61(a) of the DCO. He was afraid that the question could not be included in the agenda as it was incompatible with the specified functions of DC and he was sorry about it.

- (c) The Chairman said that the second part of the question concerned political orientation and was unrelated to the Vision. He pointed out that as Mr LEUNG Kwok-ho's question, also on the Vision, was included in the agenda, Members could have a better understanding on how section 61(a) was applied where the handling of questions were concerned. He said that Members could discuss the relationship between the Vision and livelihoods, for example, by raising questions on the impacts of the Vision on water quality and fish operations.
- (d) He said that ELM involved reclaimed land of 800 hectares near Kau Yi Chau and another 200 hectares approximately near Shek Kwu Chau. The consultation had run for three years and he attended over 12 consultation sessions and expressed views. He supported the project which had broad public support. However, when the Vision was unveiled in the Policy Address on 10 October 2018, he had reservations. Therefore, at the IDC meeting on 25 February 2019, he supported a motion requesting the Government to commission a study expeditiously on the Vision, the scope of which should cover the livelihood issues of this district, including the north-south transport corridor from Mui Wo to Tung Chung and the need for large-scale reclamation, with DC monitoring the study process and giving input.
- (e) He said that since the question raised by Mr LEUNG Kwok-ho on the Vision was similar to Ms Amy YUNG's, he proposed that both questions be discussed concurrently. He asked Mr LEUNG Kwok-ho to briefly present his question.

155. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) He hoped that they would continue discussing Ms Amy YUNG's question because the Chairman and IsDO did not respond to the question he raised just now. He opined that IsDO was in no position to respond to questions on the internal guidelines issued by the Chief Secretary for Administration. It could only refer to section 61(a) of the DCO to explain that the questions were incompatible with the specified functions and secretariat service could not be provided. The response should be provided by the Chairman.
- (b) He was not clear why the second part of Ms Amy YUNG's question was incompatible with the functions prescribed by section 61(a) of the DCO. He said that if Members requested the staff of IsDO and the Government

representatives to leave the meeting, the preparation of minutes would be affected. Residents would then be unable to check the minutes and unclear about how the meeting was going and Members' views. He therefore opined that the question was definitely compatible with section 61(a) of the DCO.

156. Mr WONG Chun-yeung apologised to the Chairman for the misunderstanding. He noted that Mr LEUNG Kwok-ho's question on the Vision was approved by the Chairman because it was compatible with section 61(a), and hoped that IsDO would explain in what way Ms Amy YUNG's question was incompatible.

157. The Chairman responded as follows:

- (a) He briefly explained the working relationship among the Chairman, the Secretariat and IsDO. He said that the Chairman was elected by and from among Members. Apart from presiding at DC meetings, the Chairman had to handle voluminous day-to-day documents. As the Chairman did not have sufficient capacity to deal with them alone, Secretariat service was provided to the Chairman and all Members with the support of HAD. Mr LEE Ka-ho had proposed to establish an independent secretariat but it was currently not feasible.
- (b) He said that he was a surveyor by profession and did not have extensive legal knowledge, so he relied on the assistance of the Secretariat with the support of HAD, which was the work condition among the Chairman, the Secretariat and HAD.
- (c) He said that part 5 of Mr LEUNG Kwok-ho's question requested the Chairman or the Secretariat to provide a response, and a response had been provided. He suggested getting back to the discussion when moving to agenda item XVIII and hoped that Members would understand the cause. He understood that Ms Amy YUNG found the practice unsatisfactory but owing to the terms of reference, there was nothing else they could do.

158. Mr LEUNG Kwok-ho said that the Chairman still had not answered why the second part of the question Ms Amy YUNG raised at the last meeting was not compatible with section 61(a). He said that the interests of residents in Islands District would be affected no matter whether the Secretariat staff left the meeting themselves or at the request of Members, so he did not understand why the second part of the question could not be discussed. He remarked that the question was who was to decide whether the issue should be discussed or not.

159. Mr Eric KWOK said that there were many misunderstandings and doubts about the issue. He suggested the Chairman organise a special meeting and invite DO and the Assistant District Officer to explain the matter clearly to Members so as not to waste time in fruitless discussion and impede the discussion of other issues.

160. Ms Amy YUNG said that the question raised on 1 September was replied by DO in writing and asked whether DO objected to the two questions on the Vision. She opined that there should be clear delineation of the roles of the Chairman and DO as she would need to know against whom she should take legal action.

161. Ms Amy YEUNG gave a consolidated response as follows:

- (a) IsDO wrote to the Chairman at the end of August regarding the question Ms Amy YUNG raised on 1 September. As stated in the last paragraph of the letter, the Government considered that the part referring to the internal guidelines issued by the Chief Secretary for Administration and also the second part of the question were not compatible with the functions of DC set out in section 61(a) of the DCO. The letter focused on the second part of the question.
- (b) She did not know the specific discussions on the Vision at other DCs or whether the contents of the discussions complied with section 61(a). She only knew that the Wan Chai DC had discussed the impacts of the Vision on Wan Chai District in September this year, and the issue was considered compliant with section 61(a). She opined that section 61(a) was applied to determine whether the content of discussion was related to Members' responsibilities.

162. The Chairman gave a consolidated response as follows:

- (a) Ms Amy YUNG requested in her question a response from HAD and DO had already given a response on its behalf.
- (b) He agreed with Mr Eric KWOK's proposal and would try to arrange an informal meeting for Members to discuss freely the definition of livelihood issues. He hoped that IDC members could separate politics from livelihoods or else the discussion would become endless.

163. Mr LEUNG Kwok-ho briefly presented Paper IDC 133/2020.

164. Mr Alfred WONG briefly presented the written reply.

165. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) He asked whether the Government had conducted a study comparing the Vision and brownfield development. He said that artificial islands all over the world had shown different adverse impacts one after another. For example, climate change had caused rises in sea level, posing threats to the safety of artificial islands hence requiring huge maintenance costs.
- (b) The preliminary study of the Vision did not mention any impacts of the works on Islands District. While some Members supported the Vision in the last term, Member from Peng Chau and other Members of

different political parties raised objection. He wondered why the Government was obstinate in implementing the Vision. It was strange that the outcome of public consultations and many people were supportive of the Vision even before the commencement of the study.

166. Mr LEE Ka-ho expressed his views as follows:

- (a) He said that the Vision had a profound impact on Islands District, but CEDD only provided a brief reply showing a lack of respect to IDC. He pointed out that the railway network connecting Tung Chung and Mui Wo and Kau Yi Chau reclamation works under the Vision would seriously affect the environment of Islands District, and that the impacts brought about by the construction of artificial islands would be irreversible.
- (b) He said that the Government was always overly optimistic about the benefits of its infrastructure projects. For example, it anticipated that the patronage of the Express Rail Link would rise as a result of HZMB, but that did not go as expected. He worried that the same would happen to the Vision and the population projection was too optimistic. He said that given the current economic downturn, instead of spending a huge amount of money to implement the Vision, the Government should consider putting the available resources for better use and develop brownfield sites. He said that the Government's usual practice is to implement works after conducting a study, and he believed the same would go for the Vision. He remarked that the Government should consult IDC at an early stage.

167. Mr Eric KWOK opined that developing brownfield sites could be equally effective to address the shortage of public housing supply. He worried that the Vision and the multi-trillion-dollar infrastructure would be in lack of attraction and wreak economic havoc eventually. He opined that the Government should first develop the brownfield sites and the land in TCE, for example carrying out reclamation of an appropriate scale at Siu Ho Wan and To Kau Wan.

168. Mr Sammy TSUI said that the Vision was a mega project and the final cost might exceed the estimated \$600 billion which he was afraid the Government would be unable to afford. He said that if the Government was determined to tackle the housing problem which was the major concern of the public, brownfield development should be given top priority. He opined that the shortage of land and housing supply was not yet so severe that reclamation was unavoidable.

169. Mr Alfred WONG responded as follows:

- (a) He said that some of the questions had to be responded by the relevant project teams of CEDD. He said that as indicated in the written reply, implementation of the Vision would bring significant public benefits in various aspects like housing, economy, transport and employment.

The Government strived to study the development plan from various perspectives.

- (b) He said that the Government had all along adopted a multi-pronged approach to increase land supply. Since different challenges might come along with different initiatives, we could not rely on one single option to deal with the challenges. While brownfield development was of paramount importance, the artificial islands' project under the Vision was also a key initiative.
- (c) He said that regarding the local consultation on the Kau Yi Chau reclamation works, the Government would consult members of the DCs concerned and the LegCo in addition to statutory consultation when undertaking the study.

170. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) The Government stated that a multi-pronged approach was adopted to increase land supply, but he opined that brownfield development was not on an equal footing with the Vision. Although the former could bring benefits to housing, economy, transport and employment, the Government only promoted the Vision which would mislead members of the public into thinking that it did not have any land development plans other than the Vision. If the Government aimed to develop brownfield sites actively, he could help inform the people that public funds would be earmarked to create hundreds of thousands of jobs.
- (b) The Government said that the Vision would help solve the traffic problem of Hong Kong but he had doubts as Tuen Mun Road, Aberdeen Tunnel, Cross-Harbour Tunnel, etc. were long-term traffic problems and might not be solved by developing artificial islands.

171. The Chairman asked the departmental representative to relay Members' views to the relevant departments and provide consolidated written replies to IDC. He remarked that while the Government focused its efforts on promoting the Vision, Members were also concerned about other land supply initiatives, including development of brownfield sites, agricultural land and fringe areas, land development under public-private partnership, and also their priorities and development opportunities. He hoped that more information would be available.

172. Mr LEUNG Kwok-ho moved an impromptu motion which was seconded by Mr WONG Chun-yeung. The motion was as follows:

“The Lantau Tomorrow Vision will cost huge sums of public money and the proposed artificial islands will increase traffic pressure tremendously on the outlying islands. The Government has apparently not given thorough consideration to the impacts on Islands District and has made no arrangement for discussion in IDC, showing a lack of respect for local residents.

This Council opposes the Government's funding application to the Legislative Council for advance works studies for the Lantau Tomorrow Vision.”

173. The Chairman said that the impromptu motion moved by Mr LEUNG Kwok-ho involved a material issue and should be given due consideration.

XI. Question on substantial fare increase of 15% of kaito plying between Peng Chau and Discovery Bay
(Paper IDC 126/2020)

174. The Chairman welcomed Ms KWAN Ka-mun, Karen, Chief Transport Officer/Islands of TD to the meeting to respond to the question. The written replies of TD and Peng Chau Kaito Limited (PCKL) had been distributed to Members for perusal prior to the meeting. He said that Mr Ken WONG was a paid staff of PCKL with a conflict of interest, so he had advised him two working days ago that it would be inappropriate for him to participate in the discussion of the item. Mr Ken WONG however said that he knew fully well the background of fare increase of Peng Chau kaito, so he specially took one-day leave as a District Council member and attend the meeting in his capacity as PCKL's representative to respond to Members' questions. The Chairman reiterated that he had advised Mr Ken WONG before the meeting that he should refrain from participating in the discussion to avoid conflicts of interest. He respected the views of Mr Ken WONG and other Members, so he asked Members to indicate by a show of hands whether they approved of Mr Ken WONG joining the discussion.

175. Mr LEE Ka-ho enquired whether there were no representatives of PCKL in attendance other than Mr Ken WONG.

176. The Chairman said that PCKL had only appointed Mr Ken WONG to attend the meeting to respond to the question besides providing a written reply. If Members did not approve of Mr Ken WONG participating in the discussion, they would have to follow up with PCKL in writing. If Members considered conflicting interests not posing a problem and approved of Mr Ken WONG participating in the discussion, he would ask Mr WONG to withdraw from the meeting during the discussion of matters in which he had a conflict of interest.

177. Mr Eric KWOK was worried that Mr Ken WONG, as an Islands District Council member, had a conflict of interest in the discussion item. He hoped that the Chairman would explain clearly the way of handling so that Members could cast their votes.

178. Mr WONG Chun-yeung proposed three options for Members to place a vote: (1) Mr Ken WONG could participate in the discussion in spite of the potential conflict of interest; (2) Mr Ken WONG could respond to the question but could not discuss any matters in which he had a conflict of interest; and (3) Mr Ken WONG could not participate in the discussion of the item.

179. Mr Sammy TSUI opined that it was improper to vote by a show of hands. He remarked that Mr Ken WONG would inevitably have a conflict of interest being both a paid staff of PCKL and an Islands District Council member. It was regretful that PCKL had not sent any other representatives to attend the meeting. While he was pleased that PCKL was willing to give a full picture of the matter as the operator, he was concerned about whether similar cases would be treated alike in the future. He opined that it was necessary to establish clear guidelines to avoid favouritism, such as allowing a District Council member but not other organisations to participate in the discussion when conflicts of interest occurred.

180. The Chairman reiterated that before the meeting he had explained to Mr Ken WONG who however wanted to explain and give a full picture of the fare increase to Members. He believed that Mr Ken WONG's participation in the discussion would help Members better understand the matter.

181. Mr Sammy TSUI disagreed on Mr Ken WONG joining the discussion. He said that since PCKL had provided a written reply and the representative of TD was in attendance, Members could raise queries with TD.

182. The Chairman said that Mr Sammy TSUI who raised the question had expressed his stance. He asked Members to vote by a show of hands.

183. Ms Amy YUNG praised the Chairman for acting with transparency by explaining clearly the background and asking Members to vote by a show of hands. She hoped that the Chairman would deal with her questions in this manner instead of dismissing them by invoking relevant regulations.

184. The Chairman noted Ms Amy YUNG's views. He said the schedule was tight and asked Members to vote by a show of hands on whether they agreed that Mr Ken WONG should attend the meeting and respond to the question as PCKL's representative.

185. Members voted by a show of hands. The voting result was one vote in favour, five against and ten abstentions. The proposal was vetoed.

(Mr WONG Chun-yeung voted in favour; Ms Amy YUNG, Mr Eric KWOK, Mr Sammy TSUI, Mr LEE Ka-ho and Mr LEUNG Kwok-ho voted against. Members abstained 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, Mr HO Siu-kei, Ms WONG Chau-ping, Mr FONG Lung-fei and Ms LAU Shun-ting.)

186. The Chairman asked the Secretariat to inform Mr Ken WONG of the decision. He asked Mr Sammy TSUI to briefly present the question.

187. Mr Sammy TSUI briefly presented the question.

188. The Chairman said that TD and PCKL had provided their written replies and asked whether TD had anything to add.

189. Ms Karen KWAN said she had nothing to add to the written reply.

190. Mr Sammy TSUI expressed his views as follows:

- (a) He said that TD had failed to fulfill its duty to follow up on the issue and asked why TD had not assisted PCKL to install Octopus card readers and join the Public Transport Fare Subsidy Scheme (PTFSS). He said it was unfair that Peng Chau residents had to incur more travelling expenses because of the 15% fare increase but could not benefit under the PTFSS as they were unable to pay the fare using Octopus card. He said that since PCKL received payment in cash instead of via Octopus, it was difficult for TD to monitor its operation, including the patronage and revenue.
- (b) In the written reply, PCKL stated that it raised fare due to the epidemic and a drop in patronage following the relocation of the Tung Chung bound bus stop in Discovery Bay to Discovery Bay Plaza, which was distant from the pier. He asked why TD had not provided any assistance or subsidies to the operator to ease the pressure on fare increase. He said that TD, responsible for monitoring and policy implementation, should not have bowed to the operator's threat to cease operation and approved the fare increase. He said that there would be repeated fare increases if TD continued with the usual practice.

191. Ms Amy YUNG expressed her views as follows:

- (a) She said that she had at two meetings this year raised questions on the operational difficulties of ferry services and the government subsidies provided. She pointed out that TD had provided special helping measures (SHMs) since 2012 to the six main outlying island ferry routes. She had proposed that the SHMs be extended to cover kaito routes including the Discovery Bay – Central, the Ma Wan – Central and the Peng Chau/Trappist Monastery – Discovery Bay routes. She criticised the Government for being concerned only about large ferry operators and neglecting small kaito operators.
- (b) TD indicated in its written reply that no application for the PTFSS had been received from the operator of the Peng Chau/Trappist Monastery – Discovery Bay route. She was not clear why PCKL had not submitted an application but opined that TD should at least assist PCKL to install Octopus card readers at the piers to reduce manpower costs because two to three staff were required for each sailing currently to accept cash payment.

- (c) She said that the passengers of kaito service plying between Peng Chau and Discovery Bay were mainly low-incomers working in Discovery Bay and students who should have benefited from the PTFSS. She was not informed about the communication between TD and PCKL but opined that TD should take the initiative to find out the difficulties facing PCKL and provide assistance especially during the current economic downturn, where the support given to PCKL would mean assistance to the residents of Discovery Bay and Peng Chau. She opposed PCKL's decision to raise fare and expressed frustration that it had not applied to join the PTFSS.

192. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) He said that he had pointed out repeatedly at meetings that the transport of Islands District was not comparable with that of other 17 districts. Currently, the transport services for Islands District were provided in public-private partnership. Although the profits would be ploughed back into society and the loss be covered by government subsidies, the subsidies offered were not of much help to small operators. Taking the Aberdeen – Cheung Chau route as an example, despite a subsidy of \$300,000 to small operators for purchasing vessels, continual losses from substantial manpower cost coupled with low patronage eventually forced them to cease operations. Some operators had already indicated that they would cease operation if they were not allowed to raise fare. He said that if TD approved the fare increase this time according to its usual practice, other routes would apply for fare increase as well. Although TD reviewed the relevant policies and provided subsidies, the subsidies with their restricted use for repairing and purchasing vessels would be of little help to small operators which would apply for fare increase in view of rising manpower cost, while the passengers could not claim subsidies for their travelling expenses because they could not pay by Octopus card.
- (b) He was doubtful about TD's route data analysis, saying that the Cheung Chau route was always full, making it difficult for residents to plan their journeys. Besides, the Po Toi Island route which mainly served tourists according to TD operated on alternate days, which made it difficult for residents to plan their travel time. He asked TD to respond in writing on working with small operators to improve the marine transport services.

193. Mr Eric KWOK expressed his views as follows:

- (a) PCKL was also a licensed ferry operator although it only provided kaito services. Moreover, TD's written reply stated that according to the survey conducted in the past two years, PCKL maintained appropriate and efficient kaito services. He asked why the Vessel Subsidy Scheme did not cover kaito routes.

- (b) The PTFSS was launched in 2019, but passengers of the kaito route concerned could not benefit because Octopus card readers had not been installed. He asked TD why it did not assist PCKL to install Octopus card readers.
- (c) TD indicated that only ferry routes could receive subsidies for fuel, insurance premium and repair costs under the Government's Anti-epidemic Fund. According to the written reply of PCKL, kaito routes received no such subsidies apart from a subsidy of \$10,000. He opined that TD acted unfairly and with favouritism.

194. Mr Sammy TSUI asked TD whether kaito routes received subsidies different from other ferry routes because they were not considered regular ferry services. He remarked that if the kaito service of Peng Chau did not meet the requirements of regular ferry service, it was TD's responsibility to help it attain the required standard. If the operator failed to reach the standard by the deadline or intended to discontinue operation, TD should invite tenders for the route with the amount of subsidies the same as that for regular ferry service so that the operator would not run into operational difficulties caused by insufficient subsidies.

195. Ms Amy YUNG said that to her understanding, different licensed routes were governed by different regulations. However, in view of the current economic downturn, she hoped that TD would exercise flexibility and discretion to prevent residents paying higher travelling expenses or operators discontinuing operations.

196. The Chairman expressed his views as follows:

- (a) Residents who travelled between Peng Chau and Discovery Bay would definitely oppose the fare increase. TD would have to explain why it approved PCKL's application for fare increase instead of providing sufficient subsidies to stabilise fare.
- (b) PCKL stated in its written reply that the contract of the route would expire on 31 January next year and had withdrawn its expression of interest to carry on operation. He asked TD whether any other operator would take over if PCKL ceased operation next year, otherwise residents who went to school in Discovery Bay by kaito service would be affected.

197. Ms Karen KWAN gave a consolidated reply as follows:

- (a) When processing the fare increase application for the kaito service plying between Peng Chau/Trappist Monastery and Discovery Bay ("the route"), TD had balanced the needs of the operator and passengers as far as practicable and conducted local consultation through IsDO, with due consideration of the business environment (including the impact of the epidemic) and impacts of the fare increase on passengers. TD also analysed the patronage of the route and found that patronage at the

beginning of this year had dropped by almost 10% as compared with the same period last year. Taking into account of the reduction in revenue and the ever-rising operational cost of kaito in recent years, TD approved the fare increase application to maintain the sustainability of the route.

- (b) Regarding the enquiry of whether a public tender for the kaito service would be arranged, in fact, TD published a notice to invite prospective operators to submit application every six months, but no one expressed interest in operating the route over the past few years.
- (c) TD was aware that PCKL intended to install Octopus card readers at the pier and had actively worked with the relevant departments to provide assistance. It would continue to maintain close contact with the operator and provide help as far as practicable.
- (d) Regarding the subsidy arrangement for kaito services, she pointed out that the Government recognised the financial pressure faced by the transport sector under the current economic environment amid the COVID-19 pandemic. The Government provided a one-off non-accountable subsidy of \$20,000 under the Anti-epidemic Fund for each local commercial mechanised vessel, a waiver of vessel licence fee for one year and a one-off survey fee subsidy.
- (e) For the differences between kaito services and regular licensed ferry services, she pointed out that kaito services operated on a smaller scale and did not need to submit audited financial information regularly. If kaito operators would like to provide regular licensed ferry services instead, TD would provide necessary assistance as far as practicable.

198. Mr Sammy TSUI expressed his views as follows:

- (a) He opined that kaito did not receive full subsidy as a result of failure to attain the required standard was why the service level did not improve. As Islands District consisted of many islands, it could not simply rely on large operators to provide water transport services. He hoped that TD would revise its policies or consider introducing other modes of transport to meet residents' travel needs. He said that land transport was not limited to buses, and operators of other modes of transport were welcome to provide service. As outlying island routes had lower patronage, TD should not formulate transport policies for Islands District drawing reference from the benchmark of urban areas.
- (b) He was worried that PCKL would cease operation because of operational difficulties. If the conditions of tendering remained the same, it would be difficult to attract operators to take over.

- (c) He said that it would pose challenges for operators to operate on a self-financing basis. Since kaito services were essential to Islands District, the Government should revise its policies to help operators maintain services.

199. The Chairman asked TD to note Members' views. Apart from concerns over the application for fare increase, Members were dissatisfied that the subsidies were not enough to support the operation of the routes. They urged TD to review the prevailing policies to avoid impacts on the residents of Lantau Island. He asked whether the kaito service would cease with effect from 31 January this year after PCKL withdrew its expression of interest and, if so, whether TD would provide emergency ferry service. Now that mid-October had come, he was worried that the matter could not be resolved in time. He requested TD to provide a detailed account in writing of how to maintain the sustainability of kaito service and whether there were operators willing to take over.

200. Ms Karen KWAN said that regarding the operator's reply indicating that it intended to withdraw its expression of interest for the operation of Mui Wo – Discovery Bay route, TD would follow up with the relevant section and provide a written reply after the meeting.

XVII. Question on shop front extensions on the open space opposite Tin Hau Temple at Chung Hing San Street
(Paper IDC 132/2020)

201. The Chairman said that the guests of agenda item XVII had to leave early due to other commitments so the item concerned would be discussed first. He welcomed Ms Winsy LAI, District Environmental Hygiene Superintendent (Islands) and Ms CHUI Yuk-ying, Chief Health Inspector (Islands)1 of FEHD, Mr IP Sai-yau, Senior Land Executive/Land Control (DLO/Is) and Mr K Jacobs, District Commander (Marine Port District) of HKPF to the meeting. The written replies of FEHD, HKPF and DLO/Is had been provided to Members for perusal before the meeting. He said that the question raised by Mr LEUNG Kwok-ho was similar to the one he asked at the meeting on 1 September this year except some additions.

202. Mr LEUNG Kwok-ho presented the question and expressed his views as follows:

- (a) He said he had contacted the departments concerned for the above and was grateful that the staff of FEHD had conducted street cleansing. The problem persisted although frontline police officers attended the scene. He opined that inter-departmental cooperation was needed to eliminate the problem. A fair balance had to be struck between the interests of shop operators and residents, and no favoritism should be given to shop operators at the expense of residents in the neighbourhood.

- (b) He said that he received a complaint from residents on 2 October about noise nuisance made by people having BBQ nearby. He then contacted Cheung Chau Police Station by phone and called the hotline several times but no follow-up action was taken that day. He said that the shop operator and customers would have restrained themselves a bit if a police vehicle was dispatched to the scene. He asked the relevant department what actions would be taken.
- (c) He said that the shops operated till midnight causing light pollution, and loud noise made by people having BBQ and the strong odour of BBQ affected the nearby residents' health and daily lives.

203. Mr IP Sai-yau said that he had nothing to add to the written reply of DLO/Is.

204. Mr K Jacobs said that according to the Dutiable Commodities Ordinance, a licensee might sell liquor or provide liquor for consumption at the specified premises. In other words, no licence was required for the sale of liquor which was bought for consumption at other places rather than on the premises. If the Police received a report that a shop provided liquor without a licence and liquor was consumed on the premises, actions would be taken. He believed the item concerned environmental nuisance which was of no direct relevance to the Police.

205. Ms Winsy LAI said that light pollution, noise and odour nuisances were not within the ambit of FEHD, and should be dealt with by a number of departments. FEHD would participate in inter-departmental operations actively to improve environmental hygiene.

206. Mr LEUNG Kwok-ho expressed his views as follows:

- (a) He was not pleased that DLO/Is did not provide further information at the meeting or carry out inspections about shop front extensions (SFEs) there. He said such cases happened at weekends but the number of prosecutions was low. It was doubtful whether DLO/Is carried out inspections at weekends.
- (b) He enquired whether the problem of SFEs and seating accommodation outside shops for liquor consumption should be followed up by the Police or DLO/Is. He said that the current practice was to make a report to the Police. However, the Police said after arrival and inspection that the issues of SFEs and environmental hygiene were not within their ambit. As no department was held responsible for handling such issues, he asked whether the District Office would follow up.

207. Mr IP Sai-yau said that SFEs meant that shops placed BBQ equipment outside their premises at night and according to the record of DLO/Is, the shops would collect the equipment at late night so DLO/Is could not take actions against them. As several

departments were involved in the problem of SFEs, DLO/Is would participate in joint operations actively where necessary.

208. Mr K Jacobs said that where necessary, the Police would work with other departments closely and a joint operation was conducted with FEHD in August this year.

209. Ms Winsy LAI had nothing to add but reiterated that the department would actively take part in inter-departmental operations.

210. Mr Thomas LI said that IsDO had noted and received similar complaints which were referred to the relevant departments for follow-up. IsDO was aware that FEHD and the Police carried out joint operations against shop obstruction and SFEs regularly, including the one conducted in August mentioned by the Police just now.

211. Mr LEUNG Kwok-ho said that the relevant departments said they would participate in joint operations vigorously and this was encouraging, but he was afraid that no department would take the lead and asked which existing legislation could be invoked. To sum up, DLO/Is said that it was difficult to tackle the problem as the shops would collect the BBQ equipment quickly. FEHD was only responsible for environmental hygiene while the Police could take no action against people buying liquor for consumption outside the shops. However, the situation had persisted since August this year and no improvement was seen. He was dissatisfied and asked Mr YUNG Chi-ming about his views. He hoped that there would be ways to tackle the problem, not merely summoning the shop operators or customers.

212. Mr YUNG Chi-ming said that the problem had been going on for years, mainly because the nearby residents suffered from noise made by people having BBQ and the odour of BBQ. He was not clear what actions FEHD would take but Cheung Chau Police Station normally reached an agreement with the shop operators and nearby residents by requesting the former not to operate overnight.

213. Mr FONG Lung-fei asked whether FEHD would take summons actions against shops for obstruction if goods were placed on the street.

214. Mr LEE Ka-ho said similar problems occurred in Tung Chung area. Young people bought beer from the convenience stores and went outside for consumption and chatted until midnight, causing nuisance to residents who then reported to Police. The Police told them to leave after arrival but they returned when the Police left. He said the department concerned did not reply positively what actions would be taken, and hoped that it would tell him how the problem would be resolved.

215. Mr K Jacobs said that he had explained what the Police could do under the Ordinance.

216. Ms Winsy LAI quoted that HAD's website provided information about SFEs and the Government adopted a four-pronged approach to tackle the problem of SFEs: (1) law enforcement by individual departments using powers under the relevant

ordinances; (2) joint operations led by district offices for more complex cases involving several departments; (3) collaboration with DCs and (4) public education and publicity.

(Post-meeting note: According to the information on the website of HAD, DOs and relevant enforcement departments would, based on the agreed criteria, such as whether such extensions would cause imminent danger to the pedestrians and other road users, or cause severe impact on the road access, environmental hygiene, and living environment etc., consult DCs and/or District Management Committee and decide which area(s) should be assigned a high priority in enforcement action and hence designated as black spots. At present, only San Hing Praya Street of Cheung Chau was designated as a black spot of SFEs in Islands District.)

217. The Chairman said that IsDO could follow up on such issues with relevant departments.

XX. Proposed Schedule of Meeting for IDC and its Committees in 2021
(Paper IDC 106/2020)

218. Given the time constraint, the Chairman proposed to first discuss item XX concerning the meeting dates in 2021. He said that the proposed meeting schedule for 2021 was set out in the paper and asked Members to vote by a show of hands if they had no comments. The voting result was 15 votes in favour and one abstention.

(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 HO Chun-fai, Mr HO Siu-kei, Ms WONG Chau-ping, Ms Amy YUNG, Mr Eric KWOK, Mr Sammy TSUI, Mr FONG Lung-fei, Ms LAU Shun-ting, Mr LEE Ka-ho and Mr LEUNG Kwok-ho. Mr WONG Chun-yeung abstained.)
(Ms Josephine TSANG was absent from the meeting in the afternoon.)

XXIII. Date of Next Meeting

219. The Chairman said that it was already past 6:30 p.m. but there were many agenda items not yet discussed. He asked the Secretary to arrange a follow-up meeting to discuss the remaining items and the impromptu motion.

220. There being no other business, the meeting was adjourned at 6:40 p.m. The date of the follow-up meeting was to be confirmed.

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