

(Translation)

**Minutes of the 23rd Meeting of the
6th Term Kwun Tong District Council (Full Council)**

Date: 4 July 2023 (Tuesday)

Time: 9:30 a.m. – 12:25 p.m.

Venue: Conference Room, Kwun Tong District Office,
Unit 05-07, 20/F, Millennium City 6, 392 Kwun Tong Road,
Kwun Tong, Kowloon

<u>Present</u>	<u>Arrival Time</u>	<u>Leaving Time</u>
Mr OR Chong-shing Wilson, MH (Chairman)	9:30 a.m.	12:25 p.m.
Mr LUI Tung-hai, MH (Vice-chairman)	9:30 a.m.	12:25 p.m.
Mr CHAN Yiu-hung Jimmy, MH	9:30 a.m.	12:25 p.m.
Mr CHEUNG Pui-kong	9:30 a.m.	12:25 p.m.
Ms FU Pik-chun, MH	9:30 a.m.	12:25 p.m.
Mr HSU Yau-wai	9:30 a.m.	12:25 p.m.
Mr KAN Ming-tung, MH	9:35 a.m.	12:25 p.m.
Ms LAI Po-kwai	9:30 a.m.	12:25 p.m.
Mr LAM Wai	9:33 a.m.	12:25 p.m.
Mr LEUNG Tang-fung	9:33 a.m.	11:30 a.m.
Dr NGAN Man-yu	9:40 a.m.	11:20 a.m.
Mr PANG Chi-sang	9:30 a.m.	12:25 p.m.
Mrs POON YAM Wai-chun Winnie, BBS, MH	9:40 a.m.	12:25 p.m.
Mr SO Koon-chung Kevin	10:11 a.m.	12:25 p.m.
Mr TAM Siu-cheuk	9:30 a.m.	12:25 p.m.
Ms TSE Suk-chun	9:30 a.m.	12:25 p.m.

In attendance

Mr LAM Siu-hong, Andy, JP	District Officer (Kwun Tong)
Mr LAM Fuk-leong, Jack	Assistant District Officer (Kwun Tong)2
Ms CHIN Tsang-lo, Jennifer	District Commander (Kwun Tong), Hong Kong Police Force
Ms TSE Tsui-yan	District Commander (Sau Mau Ping), Hong Kong Police Force
Mr WONG Joen-peng	Police Community Relations Officer, Kwun Tong District, Hong Kong Police Force
Mr TAM Man-hoi, Jack	Police Community Relations Officer, Sau Mau Ping District,

Mr LEUNG Chi-foon	Hong Kong Police Force Chief Engineer/East 2, Civil Engineering and Development Department
Mr CHU Cheuk-king	Senior Transport Officer/Kwun Tong 2, Transport Department
Mr CHEUK Cheung-kei, Cheuky	Senior Property Service Manager/Kowloon East / Acting Chief Manager/Management (Kowloon East), Housing Department
Mr YEUNG Wun-ming	Acting District Environmental Hygiene Superintendent (Kwun Tong), Food and Environmental Hygiene Department
Ms OR Ying-ying	Acting District Environmental Hygiene Superintendent (Kwun Tong), Food and Environmental Hygiene Department
Mr LEUNG Po-wah, Taddy	District Social Welfare Officer (Kwun Tong), Social Welfare Department
Ms CHEUNG Yee-mei, May	Chief Leisure Manager (Kowloon), Leisure and Cultural Services Department
Mr LUI Chi-chung	District Leisure Manager (Kwun Tong), Leisure and Cultural Services Department
Ms SIU Sau-king, Michelle	Deputy District Leisure Manager (District Support) Kwun Tong, Leisure and Cultural Services Department
Miss CHOW Tak-sum, Amy	Senior Executive Officer (District Management), Kwun Tong District Office
Miss IP Wai-ming, Phoebe	Senior Liaison Officer (1), Kwun Tong District Office
Ms WONG Yuet-ngo, Joey	Senior Liaison Officer (2), Kwun Tong District Office
Mr CHAN Hoi-ming, Peter	Senior Liaison Officer (3), Kwun Tong District Office
Miss HUI Po-yu, Bowie	Executive Officer I (District Council), Kwun Tong District Office

Secretary

Mr CHOW Lap-kan, Douglas	Senior Executive Officer (District Council), Kwun Tong District Office
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Attendance by Invitation

Ms YOUNG Bick-kwan, Irene, JP	Director of Food and Environmental Hygiene	Item II
Mr TSOI Ka-wai	Assistant Director (Operations)2, Food and Environmental Hygiene Department	

Mr CHAN Siu-wing, Andy	Assistant Director (Environmental Compliance), Environmental Protection Department	Item III
Dr CHENG Kin-wui	Principal Environmental Protection Officer (Regional East), Environmental Protection Department	
Mr NG Kai-ming, Alfred	Senior Environmental Protection Officer (Regional East) ³ Environmental Protection Department	
Mr CHAN Muk-keung, Ringo	Senior Estate Surveyor/Kwun Tong, District Lands Office, Kowloon East, Lands Department	
Mr FUNG Man-hon	Structural Engineer/C1-4, Buildings Department	
Mr NG Lap-hay, Andrew	Marine Manager/Harbour Patrol Section (1), Marine Department	
Mr HO Chung-hong, Alfonso	Engineer/Kowloon (Customer Services) Inspection, Water Supplies Department	
Mr Mike KWAN	General Manager, Planning and Design, Urban Renewal Authority	Item IV
Ms LI Yee-ting	Senior Manager, Planning and Design, Urban Renewal Authority	
Ms Loretta FONG	General Manager, Community Development, Urban Renewal Authority	
Ms Esther LAI	Senior Manager, Community Development, Urban Renewal Authority	

The Chairman welcomed all the Members and government representatives to the 23rd meeting of the Full Council (“FC”) under the 6th Term Kwun Tong District Council (“KTDC”). He especially welcomed Ms May CHEUNG, the successive Chief Leisure Manager (Kowloon) of the Leisure and Cultural Services Department (“LCSD”), for attending the meeting for the first time.

Item I — Confirmation of Minutes of Last Meeting

2. Members raised no other comments. The minutes of the 22nd meeting were confirmed.

Item II — Meeting with the Director of Food and Environmental Hygiene

3. The Chairman welcomed the Director of Food and Environmental Hygiene (“DFEH”),

Assistant Director (Operations)², and the two Acting District Environmental Hygiene Superintendents (Kwun Tong) of the Food and Environmental Hygiene Department (“FEHD”) to the meeting to meet with Members.

4. DFEH briefly introduced the work of FEHD in the areas of “environmental hygiene” and “food safety”, and highlighted FEHD’s efforts in improving the “environmental hygiene” and “pest control” in Kwun Tong District.

5. Members raised views and enquiries as follows:

5.1 Mr Jimmy CHAN said the public was widely concerned about the mosquito problem. He said that Thailand had issued a dengue fever alert in June this year, reflecting that the number of dengue fever cases among the Thai population had exceeded 19 000 since January this year, with an average of over 900 cases per week. The rapid growth rate was alarming, marking the most severe situation in the past three years. While in Hong Kong, there were also cases of Zira virus infection and local outbreaks of dengue fever in 2016 and 2018, resulting in a significant increase in the number of complaints about mosquito problems in those two years. He said that Hong Kong’s environment was more favourable when compared to Thailand. Despite so, the global climate change in recent years had resulted in rising temperatures and increased rainfall in many places. He was therefore worried that the mosquito problems would become increasingly severe in the future. He said that in the past, FEHD’s main target was to control vectors such as *Aedes albopictus*, and would regularly publish the gravidtrap index to reflect the distribution of *Aedes albopictus*, as vectors such as *Aedes albopictus* would pose a serious threat to public health. He speculated that FEHD had accorded lower priority to other anti-mosquito work as the majority of the mosquito species that had been found in Hong Kong would mainly cause nuisance only, therefore FEHD had not carried out targeted anti-mosquito measures in areas where mosquito nuisance was less serious. He candidly expressed that such a work strategy of FEHD could hardly address the public’s concern on mosquito problems adequately nor meet their expectations for FEHD’s mosquito control and prevention efforts. Therefore, he enquired with DFEH on: (i) how FEHD would step up its mosquito control and prevention efforts to effectively quantify its work results; and (ii) how it would effectively collaborate with various government departments in identifying mosquito blackspots, and plan for implementing more targeted and effective mosquito control measures, so as to alleviate public concerns regarding mosquitoes.

5.2 Ms FU Pik-chun expressed her gratitude and appreciation to the staff of FEHD for their efforts in maintaining a clean environment, and raised concerns about the

following issues: (i) mosquito problems. She mentioned that it was currently the rainy season and the mosquito problems had caused significant nuisance to the community. She opined that apart from cleaning road surfaces, FEHD also had to step up its efforts in clearing blockages of drains. For example, the drains in the vicinity of the roads in Sze Shun area had been blocked by fallen leaves and mud and silt, causing mosquito nuisance to the public waiting for buses; (ii) hoped that FEHD could promptly clean the road surfaces after maintenance or resurfacing works had been carried out to minimise chances of the public slipping and falling due to slippery roads; and (iii) FEHD's technology in addressing water seepage problems in buildings. She said that FEHD was still using dye tests to identify the source of seepage. She hoped that FEHD could devote resources as soon as possible to make good use of the more widely used infrared cameras. She emphasised that water seepage problems not only caused inconvenience to residents, but could also affect the structure of buildings.

5.3 Mr PANG Chi-sang (i) mentioned that the rodent infestation problem in Kwun Tong District was mainly concentrated in the vicinity of markets, for example, there were frequent complaints of rodent infestation in the refuse rooms at the markets of Kai Yip Estate or Tsui Ping Estate. He said that the core problem was not the lack of effort by frontline FEHD staff, but rather that garbage, especially remnants of fresh food, had not been cleared immediately after the markets closed, which directly affected the district's rodent infestation problem. He believed that if the Government could require food remnants or food waste to be cleared immediately after the closure of market stalls, the problem of rodent infestation could be controlled effectively. Yet, he admitted that the issue would involve coordination among various contractors and government departments. He asked DFEH to note the above-mentioned situation and implement more measures that could benefit residents near the hygiene blackspots; and (ii) expressed concern over the mosquito problem. He said that even though the frontline staff of FEHD had tried their best to carry out pest control work, mosquito problems occurred whenever it rained. He opined that FEHD should improve its pest control system and said that the existing pest control guidelines were no longer applicable to the design of new housing estates. For example, housing estates nowadays had more planters, which were prone to mosquito breeding. He suggested that FEHD update the relevant guidelines according to the situation and carry out control measures more frequently, which he believed would help solving the problem. The effectiveness of pest control work might be affected if FEHD continued to adopt the existing guidelines. He hoped that DFEH would respond to the problem.

5.4 Ms TSE Suk-chun expressed concern over the issue of how FEHD handled

construction waste after demolition of some unauthorised building works at Devil's Peak. She reported that some members of the public witnessed FEHD staff dumping construction waste at the bottom of the hillside. She said that she had contacted the relevant departments but they all claimed that they were not related to the incident. She pointed out that it was not the first time staff of the Government had improperly dumped waste on the hillside. A similar situation occurred previously when cleaning roads on the hill and FEHD eventually had to deploy staff to rappel down hill to retrieve the waste, the process of which was really dangerous. She considered that FEHD staff should properly bag the waste and transport it to appropriate places for proper disposal. She was perplexed and found it unacceptable that FEHD staff had been disposing of waste on the hillside, and criticised FEHD for creating waste while maintaining environmental hygiene, which was self-contradictory. She hoped that DFEH could urge FEHD staff to take measures to prevent similar accidents from happening in the future.

6. DFEH responded to Members' views and enquiries as follows:

6.1 Mosquito problem: understood Members' concern over the mosquito problem in Kwun Tong District. She said that the gravidtrap index in Kwun Tong Central Area had reached alert level 3 in June last year. Following the anti-mosquito campaign, the gravidtrip index in the said area had dropped below 10% in July. Therefore, she believed that mosquito control efforts would surely be effective if all parties worked together. In addition, she mentioned four points worth noting in tackling mosquito problems: (i) be equipped with good tools. FEHD was presently using sprayers for fogging operations and new mosquito traps. The department introduced new mosquito traps in October 2019, using insect growth regulators and fungi to disrupt the growth of mosquitoes, so that mosquito eggs could not develop into adult mosquitoes, which could help to control mosquitoes more thoroughly. She also mentioned that FEHD had placed 75 new mosquito traps in Kwun Tong District; (ii) carry out specific works. Last year, FEHD carried out various mosquito control works in Kwun Tong, such as clearing potential mosquito breeding grounds in public areas, and carrying out grass cutting to clear the potential mosquito resting grounds. FEHD also used the robotic ultra-low volume fogger to carry out fogging operations in densely wooded areas to expand the fogging area and enhance the effectiveness of mosquito control efforts. FEHD also used new mosquito traps to enhance the effectiveness of its pest control efforts. The District Environmental Hygiene Offices ("DEHOs") also utilised the area gravidtrap index alert level notification system to notify housing estates or buildings within the district who were voluntary participants of the system to step up mosquito control and prevention measures; (iii) inter-departmental and community

cooperation. She emphasised that the successful tackling of the mosquito problem would require joint efforts from all parties and not just FEHD. At present, FEHD would convene meetings with the inter-departmental task forces on anti-mosquito work every month, involving stakeholders including the Hospital Authority, government departments such as the Education Bureau, District Offices, the Housing Department, LCSD and the Drainage Services Department, as well as the representatives of schools, hospitals, housing estates and property management companies. FEHD would explain to the stakeholders and analyse in detail the latest situation of mosquito problems within districts, and summarise the environment and locations that led to mosquito breeding most frequently, so as to urge stakeholders to pay attention and execute mosquito control measures within locations under their purview, with a view to improving the environmental hygiene in Kwun Tong District and eliminating mosquito problems. Moreover, FEHD would also conduct the territory-wide All-out Anti-Mosquito Operations with various government departments in March and April every year before the rainy season arrives. Apart from eliminating potential mosquito breeding grounds, locations with structural defects (e.g. damaged floors and drains) would also be repaired, with a view to tackling the mosquito problem at the bottle-neck period of the mosquito breeding cycle, instead of taking remedial actions after the outbreak of mosquito infestations; and (iv) take enforcement actions. FEHD's Pest Control Inspection Teams would inspect different districts more frequently to observe the mosquito control situation, targeting at locations that were prone to mosquito breeding, such as construction sites. In 2022, FEHD had initiated 11 prosecutions in total against mosquito breeding in construction sites and non-construction sites in Kwun Tong District. The department would continue to carry out inspections and prosecutions. She welcomed Members to provide hotspots of mosquito infestation to allow the Kwun Tong DEHO to pay extra attention.

- 6.2 Rodent infestation problem: agreed with Mr PANG's views that FEHD should not take actions only when rodents appeared as rodent prevention work was equally important. FEHD had been frequently promoting the elimination of the three fundamental survival conditions of rodents, namely, food, harbourage and passages, and therefore agreed with Mr PANG's suggestion to strengthen the regulation of markets to prevent food remnants improperly discarded by stall tenants from becoming food for rodents. Besides, with FEHD's overnight rodent control teams and the use of new tools and technologies to track traces of rodents, rodents could be trapped and controlled more effectively. From mid-2022 until now, the amount of rodents trapped by FEHD had increased by over 50% when compared to the same period in the previous year. This demonstrated that FEHD's rodent control efforts had significant results after adopting new strategies. She said that FEHD would continue its rodent control work.

Meanwhile, the department would adopt an open attitude, listen to different views, and make reference to different experiences in trapping and controlling rodents. For example, in February this year, the department had invited three private rodent control companies to provide professional rodent infestation assessment and audit services on formulating rodent control strategies on a trial basis in three markets under FEHD's purview (including Shui Wo Street Market in Kwun Tong). Based on the final rodent control results, FEHD would assess the merits and drawbacks of the rodent control strategies and methods. The trial scheme had ended and FEHD was presently analysing the results. Taking Shui Wo Street Market as an example, FEHD initially observed that the company responsible for rodent control had put quite a lot of effort in communicating with the market stall tenants, so as to let them understand how to control rodents by eliminating their food, harbourage and passages. After having completed the analysis of the results of the trial scheme, FEHD would review the areas that were worthy of reference and application.

- 6.3 Water seepage problem: FEHD's investigation of water seepage cases was for law enforcement and criminal investigation, in which the thresholds for evidence collection and prosecution were based on criminal prosecution standard. As such, the department had to collect concrete evidence to substantiate the source of water seepage before taking appropriate enforcement action. She admitted that the department would encounter obstacles during the course of investigation, such as the owner or tenant of the flat of the suspected source of water seepage being uncooperative and not allowing the department's staff to enter the flat in question to carry out inspections and tests, which might cause delays in the investigation. The department therefore encouraged owners or tenants affected by water seepage problems to negotiate with the property management company and the owner or tenant of the suspected flat of water seepage before officers of the Joint Office for Investigation of Water Seepage Complaints ("Joint Office") formed by FEHD and the Buildings Department ("BD") carried out investigation in the flat concerned. The investigation would be conducted in three stages: (i) checking whether the water seepage situation had reached a level that required treatment. Under the law, FEHD would not treat water seepage with a moisture content below 35%; (ii) conduct simple colour water tests; and (iii) conduct water storage tests and relevant high technology tests (if applicable). FEHD understood that the public might be disappointed if the source of seepage could not be identified after repeated tests. The department would, however, provide the test reports to the owner or tenant of the flat concerned for their reference and to let them consider whether they could seek a solution via other channels (e.g. mediation or civil litigation).

7. The representative of Kwun Tong DEHO responded that it had immediately deployed its staff to conduct an inspection upon receiving Ms TSE's feedback regarding the improper dumping of construction waste at Devil's Peak. After inspection, it was found that the said site fell within the jurisdiction of Sai Kung District, and Kwun Tong DEHO immediately referred the case to Sai Kung DEHO for follow-up. As part of Devil's Peak was situated in Sai Kung District and part of it fell within the jurisdiction of Kwun Tong District, Kwun Tong DEHO would continue to work and cooperate with Sai Kung DEHO to address the environmental hygiene issues. Kwun Tong DEHO would also strengthen its monitoring of contractors and remind them to pay attention to how their staff handled waste and their other conduct issues. FEHD would closely monitor the latest development and report the outcome of investigation.

[Post-meeting note: FEHD reached out to Ms TSE immediately after the meeting for details and initiated an investigation. According to the department's work record, FEHD did not send staff to the said location to demolish unauthorised building works nor clear the relevant construction waste. Moreover, such works did not fall within the purview of FEHD. The department therefore believed that the incident was purely a misunderstanding.]

FEHD had referred the said report from the public to Lands Department ("LandsD") for follow-up and investigation, and was informed that LandsD would arrange for contractors to clear the construction waste as soon as possible. FEHD would continue to keep an eye on whether the site concerned had other environmental hygiene problem needed to be addressed.]

8. Members raised follow-up views and enquiries as follows:

- 8.1 Mr TAM Siu-cheuk said that KTDC was very concerned about district issues, and hoped that DFEH could propose new suggestions or KPIs to solve the "long-standing, major and difficult" issues in the society, such as water seepage in buildings. He emphasised that it would require down-to-earth officials to solve problems in a down-to-earth manner, and raised concern over the following issues: (i) Rodent Infestation Rate ("RIR"). He said that there were three rodent infestation blackspots in Kwun Tong District, of which the one at Hoi Yuen Road had already become "zero-infestation". He suggested that FEHD should review the survey locations for the RIR of Kwun Tong District, e.g. consider adding the vicinity of the Ngau Tau Kok Market, which was currently not listed as a black spot, as a survey location; (ii) joint operations. He hoped that FEHD and other departments would regularly announce the details of anti-rodent operations and their effectiveness, and prevent using the existing RIR to avoid confusion; (iii) biting midge problem. He said that at present, the public was most concerned about the biting midge problem and suggested that FEHD should take targeted actions to address the problem; (iv) food safety problem. He said that the

public was highly concerned about the issue of Japan's discharge of nuclear-contaminated water at Fukushima. He hoped that FEHD could take foresighted actions, e.g. prohibit imports of relevant food products or step up sampling inspections, so as to allay public concern; and (v) overnight rodent control teams. He said that some members of the public had said in a radio programme that they had not seen FEHD staff trapping rodents at night, and that some market stall tenants had left their food unattended overnight but no action had been taken. He enquired with DFEH about information such as the number of overnight rodent control teams in Hong Kong, the number of staff members in each team, and the frequency of their operations.

8.2 Mr KAN Ming-tung (i) noticed that FEHD's Hawker Control Teams would be using body cameras and enquired when the Hawker Control Teams of Kwun Tong District would be equipped with body cameras. He also hoped that after using body cameras, the relevant staff could strengthen their management of hawker blackspots, particularly the one outside Kwun Tong MTR station; (ii) expressed concern over the mosquito problem. He said that the heavy rainfall recently had resulted in the accumulation of water on some damaged road surfaces. He said he understood that FEHD could not clear the accumulated water on the road surfaces due to limitations of its powers. It might need to work with the Highways Department ("HyD") and the Transport Department ("TD") to repair the road surfaces damaged by the heavy rainfall; and (iii) was concerned about the rodent infestation problem. He hoped that FEHD would remind different stakeholders in the markets to properly arrange the time of early morning deliveries and the transfer of goods.

8.3 Mrs Winnie POON (i) said she was disappointed with DFEH's responses, and hoped that FEHD could address the specific problems in a targeted way; (ii) said that under the Government's vigorous enforcement, the issue of shop front extensions ("SFEs") at the open-air market in Kwun Tong District had shown significant improvements, which was commendable. She opined that as long as FEHD had the determination to solve the problem, even long standing issues could be resolved; (iii) was dissatisfied about the Government's indifferent attitude towards private housing estates. She opined that the Government should put more efforts in private housing estates, or else taxpayers would not be able to enjoy the Government's services. She mentioned that private property owners were troubled by water seepage issues the most, and these owners or tenants only had contact with FEHD regarding water seepage issues, as the Government would not handle other hygiene issues (e.g. rodent infestation, mosquito problems) within private housing estates. She criticised FEHD or the Joint Office for still using outdated approaches in investigating water seepage problems in Kwun Tong District, resulting in owners or tenants affected by water seepage problems having to

engage loss adjusters at their own expenses to carry out investigation or sue the owners or tenants of water seepages flats, as they were worried that it might take two to three years to seek assistance from FEHD. She said outright that she was very disappointed with how FEHD handled the issue; and (iv) as regards feeding pigeons, she said that FEHD had still not addressed the issue at present. Moreover, the mosquito problem in MTR depots and malls were also unaddressed. She opined that FEHD was obliged to follow up and improve the hygiene situation in areas under the purview of private organisations, especially dealing with accumulated water in potholes.

8.4 Dr. NGAN Man-yu (i) was concerned about the effectiveness of inter-departmental collaboration. He pointed out that most of the hygiene blackspots mentioned by Members were not under FEHD's purview and could only be addressed through the Government's inter-departmental collaboration. However, he opined that departments at the Government's inter-departmental meetings lacked coordination and were unable to bring institutional improvements. He also criticised FEHD for imposing its own bounds and giving superficial advice, as he expected FEHD to actually take concrete actions to handle the issues. For example, when assisting the Housing Department ("HD") or private developers to solve food or hygiene problems, FEHD would usually merely give technical advice and information, and seldom took part in actually addressing the problem. He opined that in the eyes of the public, all matters relating to food and environment hygiene were closely related to FEHD. Hence, he suggested that the Government should consider hiring only one cleaning contractor within the same area to handle the hygiene and cleaning work of all government departments; and (ii) wished to understand the issue of water dripping from air-conditioners of residents of estates under Tenants Purchase Scheme. He mentioned that FEHD usually would not issue penalty tickets to the residents concerned, while HD could not issue penalty points to the residents due to limitations in the Marking Scheme for Estate Management Enforcement. He enquired with DFEH about whether FEHD would consider working with HD to explore ways to penalise residents who refused and failed to improve the water dripping problem despite repeated advice.

8.5 Mr LAM Wai (i) agreed the importance of inter-departmental collaboration, and commended officials from various government departments for actively responding to the issues raised by KTDC; and (ii) raised concern regarding locations that were not under FEHD's purview, e.g. the cleaning procedures of elevators. He hoped that government departments could properly coordinate the cleaning work for elevators, given that HyD was responsible for the inner walls of elevators, FEHD for the floors,

and the Electrical and Mechanical Services Department for the ventilation opening at the ceiling. He questioned whether such a complicated distribution of work would be a waste of public money, and doubted the effectiveness of having three government departments to share the responsibility for cleaning the two elevators in On Tai Estate. Back in 2020, HyD had conducted thorough cleansing and disinfection for the two elevators concerned, while FEHD staff only carried out cleaning. He said that the hygiene condition of other highly utilised elevators managed by FEHD was very satisfactory, except for a few elevators in the Anderson area with stains on the floor, which he believed could not be removed simply by brooms. He expressed that the Government should review the effectiveness of inter-departmental cooperation coordinated by the Deputy Chief Secretary for Administration, and said that the Government had devoted a large amount of resources to engage different contractors to share the work, but failed to improve the environmental hygiene, which might eventually create a wrong perception among the public that the Government had not taken any actions. He emphasised that elevators were considered as important connection points in the Universal Accessibility Programme and were hence the face of the community. He therefore hoped that DFEH would treat different districts equally and not to neglect the needs of individual districts. He also hoped that DFEH would pay attention to the effectiveness of work coordination among different government departments so as to improve the cleanliness of the district thoroughly.

8.6 The Vice-chairman appreciated the private rodent control trial scheme implemented by FEHD, as the rodent and mosquito control measures adopted by FEHD over the years were rather old-fashioned. He considered that regardless of the method, it would be a good one as long as it could trap rodents effectively. He asked FEHD what methods the department had currently been using to trap and control rodents. In addition, he considered that the mosquito control methods had not changed much over the years and mosquitoes could not be repelled no matter what methods were used. He hoped that FEHD could utilise mosquito and rodent control methods flexibly, and learn from its past experiences to look for effective approaches, in order to double the result with half the effort and minimise the devotion of resources.

9. DFEH responded to Members' views and enquiries as follows:

9.1 The problem of RIR: admitted that there were inadequacies in the prevailing RIR. The RIR survey was conducted by setting baits in designated locations, and infer the extent of rodent activities by the ratio of baits gnawed by rodents. As the format of the RIR survey was limited, it might not be able to fully reflect the severity of rodent infestation. As such, FEHD was currently conducting a joint study with a local

university to establish a more comprehensive and informative composite RIR, and to examine whether the new RIR could incorporate more factors to allow the public to understand the rodent infestation situation in the community through an indicator with improved clarity.

- 9.2 Trial scheme on private rodent control: thanked the Vice-chairman for supporting the trial scheme, and said that FEHD had tried using various rodent control methods over the past year. In terms of rodent control tools, apart from traditional rodent cage traps, FEHD also tried using T-shaped bait boxes. These bait boxes were in an inverted T-shape, allowing only rats to pass through and thus preventing other animals from accidentally eating the poisonous bait. After conducting experiments, these bait boxes had been put into use in various districts in Hong Kong. In addition, the department also introduced alcohol rodent trapping devices. These box-shaped devices contained alcohol and food as baits. When rodents fell into the device, they would drown in the alcohol. The merit of the device was that it did not require daily cleaning, making it suitable for use in cooked food markets. As rodents would be submerged in alcohol once they fell into the device, the device would thus be relatively hygienic. FEHD also mentioned that it did use glue traps, but clarified that glue traps would not be used in outdoor areas and would only be used in controlled and enclosed locations, such as closed markets or enclosed refuse rooms. FEHD would ask its staff to closely monitor the use of glue traps, and clear any trapped rodents immediately to prevent their unnecessary suffering, and also not to let birds, cats, dogs and other animals from accidentally coming in contact with the glue traps. FEHD had also carried out quite a lot of analyses and found that using different rodent control tools in different scenarios would yield varying results. The department would therefore adjust the use of rodent control tools to achieve optimal results.
- 9.3 Biting midge problem: biting midges were flies that fed on human blood but were not considered as important vectors that would carry disease to human. FEHD noticed that biting midges had a strong seasonal and localised nature, for example, warm and humid seasons were the peak periods for biting midge activities. FEHD would carry out regular anti-mosquito work and environmental improvement measures, such as sweeping away fallen leaves and cleaning drains, with a view to effectively minimising the breeding grounds of biting midge larvae and control biting midge infestation.
- 9.4 Mosquito problem: FEHD had been dedicated to prevent dengue fever from becoming an endemic disease in Hong Kong. In fact, there had been no locally acquired dengue fever cases in the past few years, and all reported cases had been imported (either by Hong Kong residents returning from travel or by visitors entering Hong Kong). She

hoped to fend off dengue fever through FEHD's efforts, along with collaboration with other government departments and the cooperation of the public.

- 9.5 The problem of inter-departmental collaboration: agreed that inter-departmental collaboration was crucial. The current-term Government placed special emphasis on inter-departmental cooperation, for example, the District Matters Co-ordination Task Force led by the Deputy Chief Secretary for Administration was an inter-departmental task force that brought together various government departments to combat hygiene blackspots in different districts. The task force highlighted the Government's determination to strengthen inter-departmental collaboration. In terms of rodent control, the Environment and Ecology Bureau also led the inter-departmental Pest Control Steering Committee, comprising various government departments, to enhance collaboration between different departments in the future. Also, she pointed out that the Government's proposals on improving governance at the district level was also aimed at building a community where residents could live in peace and work in contentment through the collaboration of various parties.
- 9.6 The problem of food safety: reassured Members that FEHD's Centre for Food Safety ("CFS") would continue to monitor the development of the discharge of nuclear-contaminated water in Japan. In response to the discharge, CFS had drawn up plans such as prohibiting the import of certain food products from specific regions in Japan, or raising the requirements for certification or testing for the import of those products.
- 9.7 The problem of overnight rodent control teams: DEHOs currently had 20 Pest Control Teams, including 17 outsourced teams and 3 internal teams. Starting from July 2022, DEHOs had also formed overnight rodent control teams, including the one in Kwun Tong District. Due to time constraints, she would ask DEHOs to explain in detail the work and manpower arrangement of the Pest Control Teams to Members when opportunity arose in future.
- 9.8 Arrangement for using body cameras: starting from 3 July this year, FEHD had implemented a trial arrangement to equip frontline enforcement officers with body cameras in nine districts in Hong Kong. FEHD would implement the arrangement in the remaining ten districts from 10 July onwards. She said that the benefits of the new measure included: (i) increasing the transparency of FEHD's enforcement; (ii) protecting the personal safety of frontline staff during enforcement; and (iii) deterring shops. At present, there were a total of 600 frontline enforcement officers responsible for handling SFEs, and FEHD had procured over 800 body cameras, which were sufficient for the frontline staff to use. Also, prior to implementing the new measure,

FEHD had provided multiple rounds of training to the frontline staff to thoroughly explain how to use the cameras, and remind them to clearly inform their enforcement targets of the camera arrangement before taking enforcement actions. She said that the frontline staff were very supportive of the new measure and considered that it could enhance work effectiveness and protect their personal safety. Many shops also supported FEHD's use of the cameras to enhance enforcement transparency. FEHD would closely monitor the implementation situation and effectiveness of the new measure. For example, on the first day of implementation (i.e. 3 July), no frontline staff had to use the cameras during enforcement. She reiterated that FEHD would monitor the performance of the frontline officers and gather views from them and the community, in order to improve the new measure.

9.9 Handling environmental and hygiene issues in private housing estates: FEHD had been actively communicating with private housing estates and recognised them as good partners of the department. She said that there were a lot of people living in private housing estates, and that if private housing estates could cooperate with FEHD's pest control work, or intervene early and assist FEHD in addressing issues such as water seepage and air conditioner leakages, it would help to facilitate the work of the department. Therefore, FEHD had been reaching out to property management companies of private housing estates in various aspects, including publicity, education and communication, with an aim to urge them to cooperate with the department's work. Also, the Government was highly concerned about the issue of feeding wild birds, and was actively preparing to make the feeding of wild birds a criminal offence. FEHD had also been initiating prosecutions and taking appropriate actions against acts of feeding wild birds which had led to environmental hygiene problems.

10. The Chairman hoped that KTDC would maintain close communication with Kwun Tong DEHO, and urged Members in need to contact District Environmental Hygiene Superintendent (Kwun Tong) and his team directly. The Chairman thanked DFEH again for attending the meeting.

Item III — Discussion on the Concrete Batching Plants in Yau Tong

11. The Chairman said that the issue was a standing agenda item. KTDC would invite relevant departments to attend every FC meeting to report or follow up on the latest development. The Chairman welcomed the relevant departments to the meeting, including Assistant Director (Environmental Compliance), Principal Environmental Protection Officer (Regional East) and Senior Environmental Protection Officer (Regional East)³ of the Environmental Protection Department ("EPD"), Senior Estate Surveyor/Kwun Tong (District Lands Office, Kowloon East) of LandsD,

Structural Engineer/C1-4 of BD, Marine Manager/Harbour Patrol Section (1) of the Marine Department (“MD”) and Engineer/Kowloon (Customer Services) Inspection of the Water Supplies Department (“WSD”).

12. The representative of EPD reported on the latest follow-up of the concrete batching plants (“CBPs”) in Yau Tong. He said that (i) there were presently three CBPs in Yau Tong: located at 22, 20 and 6 Tung Yuen Street (“CBP 22”, “CBP 20”, “CBP 6”) respectively. Among them, CBP 20 and CBP 22 were operated by China Concrete Company Limited (“China Concrete”). The operation of CBP 22 was not satisfactory, causing environmental pollution and nuisance, including dust emission, materials falling into sea during shipment to the plant, and illegal parking of vehicles. In view of the serious environmental pollution problems, EPD turned down the renewal application lodged by CBP 22 for a Specified Process Licence (“SPL”) in accordance with the “Air Pollution Control Ordinance” (“Ordinance”) in April 2021. Its subsequent appeal to the Air Pollution Control Appeal Board (“Appeal Board”) and application for leave to apply for a judicial review (“JR”) in the High Court were dismissed in January 2022 and January 2023 respectively, and its license had also expired. After rejecting the CBP’s licence renewal application, EPD continued follow-up work and faced many legal challenges in the course of its work. In terms of criminal prosecution, since the expiry of the licence of CBP 22, EPD had issued 24 summons to China Concrete, prosecuting the CBP for unlicensed operation and violations of the air pollution abatement notice under the Ordinance. The court was currently handling the cases concerned while EPD had also maintained close liaison with the Department of Justice (“DoJ”) and applied to the court for an early hearing of all relevant cases. Meanwhile, EPD had continued to send staff to monitor the CBP and take stringent enforcement actions, as well as carried out joint enforcement operations with various departments. In terms of injunctions, EPD, through DoJ, applied to the High Court on 13 April 2022 on the ground of public nuisance and was granted an interim injunction by the court to stop the operation of CBP 22. However, at the hearing on 22 April, the Court of First Instance decided not to extend the interim injunction under the commitment made by the CBP that its operation would not cause public nuisance, and the commitment was valid until the injunction case was heard. EPD was closely following up with DoJ and provided more evidence to DoJ for the court’s consideration. It was seeking to schedule the case for a court hearing as soon as possible, hoping that a final injunction would be obtained to prohibit the CBP’s operation from causing public nuisance. In terms of JR, on 21 April 2022, the CBP filed an application for leave to apply for a JR following EPD’s and the Appeal Board’s respective refusals of its licence renewal application and subsequent appeal. On 20 January 2023, the Court of First Instance handed down a decision and a judgment rejecting the CBP’s JR leave application and all its allegations against EPD, including EPD’s alleged malicious enforcement action; (ii) EPD rejected CBP 20’s SPL renewal application on 8 April 2022. The CBP subsequently appealed to the Appeal Board, and the hearing was completed in February 2023, pending a judgment. According to the Ordinance, the CBP could still operate temporarily according to the terms of the original license while awaiting the judgment; (iii) as for CBP 6 run by Redland Concrete Limited,

EPD was handling its licence renewal application; (iv) it was reiterated that EPD had stepped up the monitoring of all CBPs in the district and took stringent enforcement actions. In addition to installing a 24-hour surveillance camera system to monitor the operation of CBPs, EPD would also deploy staff to monitor the site and carry out joint enforcement operations with other departments; (v) in terms of joint enforcement actions, the participating departments included the Hong Kong Police Force (“HKPF”), Fire Services Department, MD, WSD, BD, LandsD and FEHD. All departments would strengthen inspection and supervision according to their terms of reference, while EPD would also enhance inter-departmental coordination and take joint enforcement actions. EPD thanked HKPF for supporting the enforcement actions of the departments concerned and stepping up actions against traffic violations in the district; LandsD strengthened inspections to tie in with the joint operations, required land owners to rectify the irregularities according to the terms of the leases concerned, and cleared articles placed in public places; WSD stepped up inspections in line with the joint operations and required the CBPs to rectify unauthorised water supply facilities; BD would, depending on the actual circumstances, consider taking corresponding enforcement action in accordance with the current enforcement policy against unauthorised building works; (vi) EPD reiterated that it had very stringent requirements and monitoring for the operation of CBPs and would not tolerate any operations that adversely affected the environment. EPD had strictly followed up on the irregularities of all CBPs in the district in accordance with its powers conferred by the law, and would continue to take enforcement action and tighten monitoring. Regarding the fact that CBP 22 was still operating after the rejection of its license renewal application, EPD had closely followed up with DoJ, and was seeking an early court hearing of all criminal prosecution and injunction cases. Other departments would also continue to strengthen inspections and supervision and carry out stringent enforcement action in accordance with their terms of reference, as well as follow up on all relevant irregularities according to law.

13. Members raised follow-up views and enquiries as follows:

- 13.1 Mr TAM Siu-cheuk (i) said that EPD alone could not solve the problem. Members had held several meetings with EPD, and the number of prosecutions initiated by EPD had increased in two years’ time from 19 to 24 at present, showing that EPD had been enforcing the law continuously. He commended EPD for its dedication in tackling the problem; (ii) hoped that other departments would report and explain how to tie in with EPD’s enforcement action, including the details of actions, so that EPD would not operate in isolation. KTDC understood that EPD had tried its best to carry out enforcement action. Despite the failure to stop the operation of the CBP concerned under legal procedures, KTDC also hoped to learn about how the corresponding work of various departments aligned with EPD’s prosecution actions, rather than the level of work only limited to conducting routine inspections according to regulations; (iii) said that residents of the entire Kwun Tong District believed that it must be due to the

incompetence of some departments that the unlicensed CBP was still operating today. Hence, he hoped that other departments would respond to the enquiries and provide the relevant figures so that Members could explain to the public the enforcement efforts of various departments.

13.2 Mr PANG Chi-sang relayed that he recently received a letter from a nearby resident, saying that a staff member of FEHD indicated that the CBP involved planned to reduce its equipment to a certain level so that it could evade EPD's environmental monitoring or even continue to operate without renewing its licence. He said he had called EPD to enquire about such claims but had not received a definite reply. Therefore, he enquired with EPD whether the CBP could continue to operate after reducing its output, thereby hindering EPD or other departments from continuing to carry out their follow-up work on the CBP.

14. The Chairman reported that KTDC had written on 9 June to BD, EPD, FEHD, HKPF, LandsD and MD respectively to convey the issues of concern raised at the FC meeting on 2 May 2023. He hoped that the department representatives attending this meeting would provide relevant work figures and respond to Members' demands.

15. The departments responded to Members' views and enquiries as follows:

15.1 The representative of LandsD said it would carry out inspections to tie in with the joint enforcement actions of government departments. If CBPs in the district were found to be in breach of the lease conditions, LandsD would take lease enforcement action in accordance with the relevant lease conditions and require the land owner to rectify the breach. If unlawful occupation of government land was found, it would invoke relevant legislation to clear articles placed in public places. LandsD further explained that since CBP 22 was located on a private lot, its operation did not breach the user restrictions in the lease conditions. Nevertheless, after verification, LandsD found that the height of some structures of the CBP exceeded the height limit specified in the lease. Therefore, LandsD had issued a warning letter to the land owner, requiring him to rectify the breach within a specified period. The representative of the land owner responded that the structures concerned would be removed, as required by LandsD, to comply with the height limit in the lease. LandsD would closely monitor whether the land owner could complete the rectification of the height of the unauthorised structures before the specified deadline (i.e. 2 August 2023).

15.2 The representative of BD said that the department had conducted site inspections at the end of June when CBP 20 and CBP 22 were undergoing scaffolding for

construction works. It would closely monitor the works and see whether the works could help lessen the environmental hygiene problem. BD had written to the CBPs to remind them to comply with the requirements of BD and submit applications when carrying out any works. It would also review the works status of the CBPs in accordance with the enforcement policy and consider taking corresponding enforcement actions when necessary.

15.3 The representative of MD responded to the letter from KTDC dated 9 June 2023, which enquired about the prosecution of an anchored vessel. He said that the vessel was anchored at the waters right outside the CBPs. According to available information, some vessels were anchored at the waters at Kwun Tong Tsai Wan instead of right outside the CBPs. In terms of prosecution of unauthorised vessels, MD prosecuted three vessels in 2021, 13 in 2022, and six from January to June 2023. According to the information verified by MD, most of the vessels involved were responsible for shipping raw materials to the two CBPs (i.e. CBP 20 and CBP 22). Lastly, MD reiterated that it was an offence for a vessel to be anchored without permission.

15.4 The representative of WSD said that the three CBPs were found to have unauthorised water supply facilities during an inspection by the department this year. As required by WSD, the three CBPs had completed the rectification of the deficiencies.

15.5 The representative of EPD said that the situation mentioned by Mr PANG was precisely one of the issues that needed to be tackled by EPD. He added that the CBP concerned had indeed reduced the capacity of its storage tanks. Yet, EPD opined that the operation of the CBP was still subject to control under the Ordinance. Since the details involved were related to over 20 ongoing prosecution cases, and EPD must settle the issues with the CBP in court, he could not reveal further details at the meeting.

16. The Chairman stated that he had earlier received an extempore motion moved by the Vice-chairman and seconded by a group of KTDC Members, including the Chairman, Dr NGAN Man-yu, Ms FU Pik-chun, Mr Jimmy CHAN, Mr KAN Ming-tung, Mr TAM Siu-cheuk, Mr CHEUNG Pui-kong, Mr LEUNG Tang-fung, Mr HSU Yau-wai, Mr PANG Chi-sang and Mr LAM Wai. The Chairman approved the handling of the above extempore motion in accordance with Order 17 of the KTDC Standing Orders.

17. The Vice-chairman presented the extempore motion as follows:

“KTDC strongly demanded that the government departments concerned take resolute action and effective measures to put an early end to the unlicensed operation of the two CBPs at 20

and 22 Tung Yuen Street in Yau Tong”

18. After voting, the extempore motion was carried with 16 votes in favour, zero vote against, and zero abstention.

19. The Chairman once again urged the departments concerned to continue to follow up on the environmental pollution problems of the CBPs in Yau Tong.

**Item IV — Urban Renewal Authority: Progress Report on Kwun Tong Redevelopment Project
(KTDC Paper No. 17/2023)**

20. The Chairman reported that the Urban Renewal Authority (“URA”) would present to KTDC the latest progress of the Kwun Tong Town Centre Redevelopment Project (Development Area 4 and 5). He welcomed General Manager, Planning and Design, Senior Manager, Planning and Design, General Manager, Community Development, and Senior Manager, Community Development of URA, for attending the meeting.

21. The representatives of URA presented the paper.

22. Members raised views and enquiries as follows:

22.1 Mr CHEUNG Pui-kong (i) commended URA for its proactive attitude in communicating with district personalities and addressing their enquiries; (ii) estimated that the works would be completed in around 2036 if progressed smoothly. However, in the event of any delays, it was possible that the time of completion would further postpone for a few more years, meaning that the whole project would only be completed after over ten years. In the meantime, the population of Kwun Tong and the entire Hong Kong, as well as the number of drivers, would continue to increase. Hence, he enquired with URA if the relevant increase in population and the number of vehicles had been considered in the project design; (iii) believed that the improvement in the illegal parking problem in Kwun Tong in recent years hinged on the stringent enforcement actions by the police. He said that the project’s fee-charging rooftop observation deck and the free public open space on the lower floors would indeed attract residents from Kwun Tong, other parts of Hong Kong, as well as tourists to visit. However, he was concerned that there were insufficient coach and private car parking spaces, which might eventually lead to vehicles parking at the roadside and obstructing the traffic. Also, he opined that the over 700 parking spaces provided by URA were inadequate. He hoped that URA would take up more social responsibilities in the

redevelopment project, such as adjusting the parking fees to be lower than that of the nearby car parks, and adopting smart parking to further increase the number of parking spaces, thus attracting drivers to park their vehicles in the car park instead of at the roadside.

- 22.2 Mr PANG Chi-sang said that URA mentioned earlier that the amount of space provided to government departments in the redevelopment project would be doubled, and it was expected that services such as Chinese medicine and dental care would be offered. He added that the redevelopment area included some demolished government offices. Therefore, the relevant government departments would have to re-establish their offices in Development Areas 4 and 5 after the completion of the redevelopment. He hoped that government departments would take this opportunity to coordinate the swapping of offices between some of the administrative and service departments, so as to maximise the use of the space by service departments, bringing convenience to Kwun Tong residents using government services and enhancing their sense of belonging to the district. For example, he said that the Labour Department could set up an office providing employment support services at the said location for residents' easy access.
- 22.3 Mr KAN Ming-tung hoped that URA could seize the opportunity to properly plan and supervise the relevant project, especially in terms of pedestrian flow. He was concerned that the increase in pedestrian flow arising from the project might affect residents' smooth commute to and from the MTR station. Lastly, he urged URA to closely monitor the safety problems that might arise from the demolition of the government platform by the contractors.
- 22.4 Mr TAM Siu-cheuk opined that the time needed to complete the project, which was nearly 30 years, was too long. This also reflected that URA had apparently missed the appropriate timing to a certain extent. Hence, he urged URA to compress the procedures in the project as far as possible, otherwise, with its current efficiency, future redevelopment projects in other locations would be unable to commence. He reiterated that the current work efficiency of URA was unsatisfactory and could not catch up with urban decay. Hence, he asked URA to have a better grasp of the market development to avoid missing the right timing again. Otherwise, no matter how much views were raised by Members, it would all become empty talk.
- 22.5 Mr Kevin SO (i) said that it had been frequently reported in the news that URA was facing financial constraints. He believed that it was due to URA spending most of its funds on land resumption, but the funds could not be recycled in time due to

unsuccessful tendering; (ii) said that Members had been continuously discussing the project in the past decade but had not anticipated that the commercial floor area in Kwun Tong would have a vacancy rate of over 10%. He expressed his support for URA to continue to complete the project, but said that all parties could only predict the public's demand for residential area in 2036 at present. He opined that while the public had a genuine demand for housing, the prices of the residential flats of other URA projects in the past had been relatively high. He was worried that the results would fall short of expectation. He hoped that the redevelopment project could be successfully planned, tendered and commenced, and be completed in 2036 as planned; (iii) regarding the suggestion of swapping offices between government departments, he understood that URA did not have the power to control the choice of site for government department relocation. He merely hoped that the problem concerning the public's convenience in accessing government services could be rationalised and resolved through district administration in the future; (iv) said that the project site had been left vacant for a long time. From his observation during site inspections, the effect of using the site as a temporary site was unsatisfactory. Hence, he hoped that URA could compress the procedures and take forward the redevelopment project, and that URA's new planning proposal could be successfully endorsed in the Town Planning Board.

22.6 Mr LAM Wai (i) expressed his concern about URA's claim that the new planning proposal might not be able to bring significant improvements to the traffic in the district when compared to the approved proposal. He had made reference to similar buildings in other countries and pointed out that they were all built with multi-storey underground structures. He added that the redevelopment project was an opportunity for improving the traffic in the district. He opined that even with excellent buildings and facilities, new problems would arise if the supporting transport facilities were not simultaneously in place. Hence, he hoped that URA would properly plan the relevant traffic arrangements.

22.7 Mrs Winnie POON (i) said that she had been involved in the back and forth discussions of the redevelopment project in the past 40 years and the project had only officially commenced in the recent decade. Changes in the society and the world had been unpredictable in recent years. She opined that URA could only try its best to make changes and find a way out at this difficult time, and all parties would have to actively face the difficulties in the redevelopment project and seek ways to make it happen; (ii) said that she did not have much opinion regarding the project at present and believed that there was no need to worry too much about the future; (iii) opined that the current environment of the project site was unsatisfactory, with uneven topography and the

presence of mosquito breeding. Hence, she requested that URA should make rectifications and transform it into a useful site.

23. The representative of URA responded to Members' views and enquiries as follows:

- 23.1 Technical assessment: URA had appointed a consultant to prepare various technical assessments for the new planning proposal. In conducting the traffic assessment, apart from conducting traffic surveys and calculating the actual traffic flow in the project area at present, the consultant would also take into consideration the projected increase in vehicular flow arising from the new developments within Kwun Tong District in the future, including the estimated population increase in future, in order to conduct a comprehensive assessment. At the same time, the relevant government departments would also review the technical assessments submitted by URA to ensure that the estimation of future population and commercial activities data had been included in the technical assessments.
- 23.2 Admission fees for the rooftop observation deck: in view of the expenses required for daily operation, management and maintenance, URA reiterated that there would be an admission fee for the observation deck at the building rooftop. As for the diversified public space of over 4 000 square metres on the lower floors, it would be opened to the public daily during appropriate time slots for free.
- 23.3 Specific number of parking spaces: a five-storey underground car park with around 850 parking spaces would be provided in the project. URA would also discuss with TD the specific number of parking spaces.
- 23.4 Adopting smart parking: URA was actively exploring different modes of smart parking. However, as the project was still at the planning stage, URA was unable to respond with details for the time being.
- 23.5 Bringing in service departments: regarding the coordination of swapping offices between government departments, the departments would have to communicate with the Government Property Agency on their own. URA agreed with this suggestion for the convenience of the public and would explore the feasibility of the suggestion with government departments.
- 23.6 Expediting the works progress of the project: URA had considered various ways to expedite the project and shorten the overall time required for the works, including the feasibility for URA to follow up on part of the works, such as diversion of underground

pipelines, before awarding the project to contractors.

23.7 Improving traffic situation under the new planning proposal: when conducting the study for the new planning proposal, URA had considered the capacity of the infrastructures in the district to ensure that it would not bring insurmountable problems in aspects such as traffic and environment. In terms of traffic, the commuting patterns of residential and office/commercial uses were different. Even if the residential population had increased, URA would at the same time reduce the commercial floor area to avoid significant increase in the overall traffic flow. Therefore, the figures of the traffic impact assessment for the new planning proposal were comparable to the figures of the impact assessment of the “floating planning parameters” scheme on nearby major road junctions. URA expected that both the existing and future road networks would be able to cope with the traffic flow arising from the increase in the gross floor area.

23.8 Underground structures in vertical city development: URA said that there would be a five-storey basement in the redevelopment project. After conducting basic ground investigation works, URA was informed that there was a rock layer located approximately half to one storey below the ground surface at the site of Kwun Tong Town Centre, i.e. north of Kwun Tong Road. URA said that it was already difficult to conduct underground excavations for five storeys for the redevelopment project. Further increasing the number of basement levels would entail massive financial costs, time and resources, and therefore would not be cost-effective. URA had tried its best to provide around 850 parking spaces for the project.

23.9 Beautification of the temporary site during the construction period: URA said that it would mainly focus on explaining the design concept of “vertical city” in this meeting, and would discuss the temporary uses of the site in the relevant committee.

24. The Chairman said that KTDC was very concerned about the Kwun Tong Town Centre redevelopment project and would respect and understand URA’s arrangements for the new planning proposal. KTDC hoped that URA could improve its planning after listening to Members’ views, so as to benefit Kwun Tong residents and all members of the public in Hong Kong.

Item V — (A) Reports by Chairman of the District Management Committee
(KTDC Paper No. 18/2023)

25. Mr CHEUNG Pui-kong was concerned about the works progress of the East Kowloon

Cultural Centre. He expressed dissatisfaction with the earlier email reply from LCSD regarding the works delay. After inspecting the site, he also anticipated that the works might not be completed in the coming few months. Hence, he enquired with LCSD regarding the corresponding penalty system for the delay of works, the reason for the delay, and the impact on public money, etc. He hoped that LCSD could arrange for the responsible officers to attend the next committee meeting to respond to the relevant enquiries.

26. The representative of LCSD said she understood that Members were concerned about the works progress of the East Kowloon Cultural Centre. Hence, LCSD had arranged for the relevant dedicated staff to attend the meeting of the Food, Environmental Hygiene and District Facilities Management Committee (“FEHDFMC”) to be held on 13 July with the Architectural Services Department to explain the works progress and respond to Members’ views.

27. The Chairman said that both Members and the public were very concerned about the progress of the project. According to the original report, the project was expected to be put into use in phases starting from the first quarter of this year. However, as of the current third quarter, it remained uncertain when the project would be completed. Hence, the Chairman urged LCSD to follow up on Members’ concerns and dissatisfactions regarding the relevant project.

28. Mr TAM Siu-cheuk followed up on the problem of street sleepers at the Kwun Tong Public Pier (“the pier”). He said that he had received emails from members of the public saying that unauthorised building works had been constructed at the said location and enquired with the relevant department on the follow-up actions. He also pointed out that it was stated in the report that a joint operation had been conducted by TD on 3 May, but the results were insignificant. He asked departments such as TD and KTDO to provide details of the follow-up actions to answer public enquiries.

29. The District Officer (Kwun Tong) responded that KTDO had always been coordinating with the relevant departments in the District Management Committee regarding the problem of street sleepers at the pier. He said that apart from having TD to continue its regular cleansing operations, a long-term solution was needed to stop street sleepers from staying at the pier. KTDO would maintain close communication with TD. As various departments were involved in the problem of street sleepers, KTDO would continue to follow up on the problem in the District Management Committee. At the same time, he opined that the problem of street sleepers was not limited to specific districts. Hence, he would reflect the relevant situation to the management level of the Home Affairs Department (“HAD”) to explore ways to better coordinate the communication between different departments to address the problem effectively.

30. The representative of TD said that TD would coordinate the relevant departments to conduct

cleansing operations in response to the situation of the pier. He also agreed that there was a need to work with the departments to seek long-term solutions to reduce the street sleepers' desire to return to the pier after the cleansing operations. TD reiterated that although the problem of street sleepers was a "long-standing, major and difficult" task, it would still try its best to explore various solutions and work with the relevant departments.

31. Mr Jimmy CHAN also expressed concern towards the problem of street sleepers at the pier and asked the Social Welfare Department ("SWD") to provide Members with figures on the actions taken to accommodate the street sleepers at the pier, or the number of cases in which SWD provided assistance.

32. The representative of SWD said that SWD's Integrated Family Service Centres ("IFSCs") and the Integrated Service Teams for Street Sleepers ("ISTs") operated by subvented non-governmental organisations had been reaching out to the street sleepers at the pier through regular outreaching visits and activities to understand their welfare needs, introduce them to the social welfare support services and offer appropriate assistance to the street sleepers in need to help them quit street sleeping as soon as possible. SWD was unable to provide the number of cases in which the department provided assistance at the moment and would supplement the information after the meeting.

[Post-meeting note: as at the end of July 2023, SWD's IFSCs and ISTs had provided 13 street sleepers at the pier with service referrals according to their individual preferences, including arranging residential care services and applying for transitional/public housing.]

33. Mr TAM Siu-cheuk (i) hoped that all departments would provide the relevant figures after the meeting. He said that Members were all concerned about the number of street sleepers at the pier who would need to receive the relevant welfare services; (ii) opined that TD was the primary department responsible for addressing the issue. Even if it was necessary for other departments to work together to solve the problem, he hoped that TD would step up its efforts and come up with solutions for the longer term, instead of shifting the responsibility to other departments. He opined that given that the land ownership and management of the pier were both under the purview of TD, TD could not turn a blind eye to the problem.

34. The Vice-chairman said that all departments should look into the mental, family and financial situation of the street sleepers seriously to understand the reason that they returned to the pier. He opined that the problem could only be effectively resolved by understanding the street sleepers' social welfare needs in a targeted manner. If the street sleepers made unreasonable requests, it would be well justified for TD to clear up the area by then.

35. The Chairman urged TD to comprehensively review and enhance the current follow-up

actions. He also asked other departments to continue to cooperate in following up on the problem.

36. Mr CHEUNG Pui-kong said that (i) he had received complaints from the public about mosquito breeding at the petrol filling station at Hiu Kwong Street and the trees nearby. The complainant had lodged a complaint about the said problem to FEHD but had only seen individuals who seemed to be FEHD staff attending to the problem by quickly spraying insecticide. Although he had not checked which department was responsible for managing the said road section, he had requested departments such as FEHD and HD to step up their mosquito and pest control work in the surrounding areas; (ii) brought up the cleanliness issue of the elevators near Sau Mau Ping. He said that although the elevators connecting to On Tat Estate and that of the footbridge to Hiu Kwong Street next to Sau Yun House were completed in recent years, much dirt was observed in the gap between the glasses and the elevator shafts. He requested that the relevant departments arrange for cleaning.

37. The meeting noted the paper.

Item V — (B) Reports by Chairmen of Standing Committees
(KTDC Paper No. 19/2023)

Annex 1: Culture, Recreation, Sports and Youth Development Committee

38. The meeting noted the paper.

Annex 2: Finance, Administration and Management Committee

39. The meeting noted the paper.

Annex 3: FEHDFMC

40. The meeting noted the paper.

Annex 4: Housing, Planning, Lands, Development and Redevelopment Committee

41. The meeting noted the paper.

Annex 5: Social Services, Education and Women Development Committee (“SSEWDC”)

42. The meeting noted the paper.

Annex 6: Traffic Development and Transport Committee

43. The meeting noted the paper.

Item VI – Any Other Business

(A) Exchange Activities for Members of KTDC with Various Departments

44. The Chairman reported that the Secretariat was liaising with related departments to arrange two exchange activities for Members of KTDC with various departments. The activities included:

- (i) Visiting the Centre for Health Protection of the Department of Health on 12 July (Wednesday);
- (ii) Meeting with the Director of Fire Services and visiting the Fire and Ambulance Services Academy on 26 July (Wednesday).

45. The Chairman said that the Secretariat had earlier written to invite Members to participate in the visit to the Centre for Health Protection of the Department of Health on 12 July. As for the other activity, the Secretariat would later write to invite Members to participate.

46. The meeting noted the matters.

(B) Occupational Safety and Health Promotional Campaign 2023-24

47. The Chairman reported that the Occupational Safety and Health Council (“OSHC”) had written to invite KTDC to co-organise the “Occupational Safety and Health (“OSH”) Promotional Campaign 2023-24”. OSHC would provide a funding of \$40,000 in 2023-24 to support KTDC and local organisations to hold OSH promotional activities. As the campaign was meaningful, the Chairman proposed to accept the invitation. As the matter was under the purview of SSEWDC, it was proposed that the matter be referred to SSEWDC for follow-up action.

48. The meeting noted the matter.

(C) Progress of Study on Elevator Project connecting Lok Wah Estate to Chun Wah Road

49. Mr Kevin SO said that HAD had carried out a consultancy study on the elevator project connecting Lok Wah Estate to Chun Wah Road. The findings of the study were originally planned

to be published early this year, but the study had not been completed yet. He hoped that the findings of the study would be available as soon as possible and be followed up in the relevant committee.

50. The Chairman urged the relevant department to note the views.

Item VII — Date of Next Meeting

51. The next meeting was scheduled to be held on 5 September 2023 (Tuesday).

52. There being no other business, the meeting was adjourned at 12:25 p.m.

The minutes of the meeting were confirmed on 5 September 2023.

Kwun Tong District Council Secretariat
August 2023