

Sai Kung District Council
Housing, Planning and Environment Committee
Minutes of the Third Meeting in 2022

Date: 17 May 2022 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room of the Sai Kung District Council

<u>Present</u>	<u>From</u>	<u>To</u>
Ms FONG Kwok-shan, Christine (Chairman)	9:30 a.m.	12:00 p.m.
Mr CHEUNG Chin-pang, Edwin (Vice-Chairman)	9:30 a.m.	12:00 p.m.
Mr CHAN Yiu-chor, Andrew	9:30 a.m.	12:00 p.m.
Mr CHAU Yin-ming, Francis, BBS, MH	9:30 a.m.	12:00 p.m.
Mr CHEUNG Mei-hung, Chris	9:45 a.m.	12:00 p.m.
Mr CHOI Ming-hei	9:30 a.m.	12:00 p.m.
Mr LAU Kai-hong	9:30 a.m.	12:00 p.m.
Mr WONG Shui-sang	9:30 a.m.	12:00 p.m.
Mr CHAN Chi-man, Gordon (Secretary)	Executive Officer (District Council) 1, Sai Kung District Office	

In Attendance

Miss LEE Kit-ting, Katie	Liaison Officer i/c (Tseung Kwan O)South, Sai Kung District Office
Mr MAK Ka-ming, Terence	Property Service Manager/S (Kowloon West & Sai Kung) 6, Housing Department
Mr LAU Yip-ming, Raymond	Senior Estate Surveyor/Sai Kung, District Lands Office, Sai Kung
Ms HO Wai-hung	Senior Town Planner/Tseung Kwan O, Planning Department
Ms HO Sau-ying	Chief Health Inspector (Sai Kung) 1, Food and Environmental Hygiene Department
Mr HO Yiu-ming	Chief Health Inspector (Sai Kung) 2, Food and Environmental Hygiene Department
Mr CHAN Chi-pun, Aaron	Deputy District Leisure Manager (Sai Kung) 2, Leisure and Cultural Services Department
Miss WONG Ho-ying, Connie	Senior Environmental Protection Officer (Regional E) 4, Environmental Protection Department
Mr TSE Kiu-chung	Environmental Protection Officer (Regional E) 42, Environmental Protection Department
Mr BOEDIHARDJO Johnathan, Ding-chian	Engineer/New Territories East (Distribution 3), Water Supplies Department

Welcome Remarks

The Chairman welcomed all Members and attendees to the meeting.

2. The Chairman said the Secretariat had not received any Notification of Absence from Meeting submitted by Members before the meeting.

I. Confirmation of Minutes of the 1st Housing, Planning and Environment Committee (HPEC) meeting (2022) held on 18 January 2022

3. The Chairman said the Secretariat had not received any proposed amendment before the meeting. There being no other amendment proposed at the meeting, the Chairman declared that the above minutes were confirmed.

II. Matters Arising

(A) Statistics on Environmental Hygiene Service and Itinerant Hawkers in Sai Kung District

4. Members noted the reports submitted by the Food and Environmental Hygiene Department (FEHD) and the Housing Department (HD) (SKDC(HPEC) Paper Nos. 22/22 to 26/22).

5. Mr LAU Kai-hong opined that although FEHD's anti-mosquito teams conducted regular operations against mosquitoes, mosquito infestation in rural areas remained serious. He had received complaints from villagers of Hang Hau Village and Shui Bin Village about mosquito infestation, and hoped that FEHD would deploy additional manpower and consider revising its existing anti-mosquito strategies. He worried that adult mosquitoes had become immune to pesticide, and therefore suggested adding mosquito trapping devices (MTDs).

6. Mr HO Yiu-ming, Chief Health Inspector (Sai Kung)2, FEHD noted the views from Mr LAU Kai-hong and remarked that FEHD would review its existing anti-mosquito work from time to time to enhance effectiveness. He pointed out that FEHD was testing a large robotics ultra-low volume fogger with the Electrical and Mechanical Services Department (EMSD). The robotics fogger could be mounted on vehicles, and the range of its sprayer was wider than that of knapsack sprayers, which could facilitate fogging operations in large areas. Having said that, the large robotics ultra-low volume fogger was still at the pilot stage, and FEHD would identify more locations in rural areas as trial spots.

7. Mr LAU Kai-hong deemed the mosquito fogging vehicles to be relatively large in size

and unsuitable for use in rural areas. He recommended using such vehicles in urban areas. He had noticed that FEHD was still using the traditional mosquito control methods in rural areas, which included use of knapsack sprayers and placing of poisonous baits. He agreed that mosquito fogging was more effective and hoped that FEHD would step up anti-mosquito operations in rural areas, but not limited only to the two villages mentioned earlier. He pointed out that mosquito infestation was most serious in the evening, rendering villagers unable to open the windows and enter/leave their residences at ease.

8. Mr HO Yiu-ming of FEHD noted the views of Mr LAU Kai-hong and would review the effectiveness of the new fogger. Moreover, FEHD would continue to use knapsack sprayers and inspect more appropriate locations for fogging operations, but it would avoid using such sprayers in areas too close to residences. Furthermore, FEHD would also apply larvicide oil and sand in rural areas to kill mosquito larvae. FEHD would carry out appropriate mosquito prevention and control work in rural areas, tackling mosquito infestation with a multi-pronged approach.

9. Mr WONG Shui-sang commented that FEHD simply sprayed pesticide on the roadside, which could achieve limited effectiveness. Despite the fact that FEHD had applied larvicide oil to gullies, he believed that mosquito infestation was caused by overgrown bushes instead of accumulated stagnant water. He pointed out that after rain, bushes, not exposed to strong sunlight, would remain damp, creating a favourable growing environment for mosquito larvae. Due to the regular clearance of gullies, there was no longer accumulation of water caused by blockages. He pointed out that larvicide oil could only kill mosquito larvae in accumulated water, and spraying pesticide on the roadside had little effect on mosquito control since mosquitoes mostly bred in bushes. According to his observation, adult mosquitoes mostly appeared in the evening and would follow residents into their home.

10. The Chairman echoed Mr WONG Shui-sang's views and agreed that overgrowth of bushes was the main cause for mosquito infestation. She hoped that the Lands Department (LandsD) would deploy more manpower for weed trimming in rural areas.

11. The Vice-Chairman enquired about the rodent infestation situation in Sai Kung district. He said that according to Paper No. 22/22, in 2021, the territory-wide Rodent Infestation Rate (RIR) was 3.1%, while the RIR for Sai Kung district stood at 3.7%, which was relatively high in figures. He enquired about the calculation and base of the figures, and asked for a list of places in relation to the rodent infestation complaints received by FEHD, including public and private places/places managed by property management agencies. In his opinion, despite its limited resources, FEHD was still duty bound to inform stakeholders and enable residents and property management agencies to learn of the situation, in order to facilitate their follow-up. He hoped that FEHD would provide relevant supplementary information after the meeting.

12. Mr HO Yiu-ming of FEHD explained how FEHD conducted a rodent infestation survey. FEHD placed uncooked sweet potatoes as bait at appropriate survey locations in 19 administrative districts across the territory, including gullies, sides of the wall, rear lanes, etc. After a period of time, the ratio of the baits gnawed by rodents would be observed to assess the RIR at the survey locations. FEHD noted that Sai Kung district's RIR in 2021 was relatively high as compared with other districts in the territory. FEHD would especially step up its follow-up work on locations with serious rodent infestation in order to root out the rodent problem. He stated that FEHD would soon conduct a rodent infestation survey for 2022 and anticipated that the RIR would fall this year. Besides, as FEHD undertook anti-rodent work in public places, figures of poisoned rodents in the statistical report reflected the number of dead rodents collected by FEHD in public places. Furthermore, FEHD's daily work included performing regular inspections of private housing estates and areas managed by other government departments, and offering technical support to relevant stakeholders by teaching them rodent disinfection methods. It was anticipated that by working hand in hand to take effective rodent prevention and control measure, the problem of rodent infestation in the district could be eradicated.

13. The Vice-Chairman enquired if a RIR of 3.7% meant 3.7 out of every 100 complaints were related to rodent infestation. He enquired whether the 111 public places mentioned in the statistical report were the same as the pest control service points listed in Annex 1. He understood that the scope of FEHD's law enforcement work was limited to public places only. He indicated that rodents generally foraged for food waste and improperly handled food in residential areas or shopping malls as public places could not provide a stable source of food. Therefore, he suggested that FEHD expand its service scope to residential areas and shopping malls next to its service points in particular. He enquired about the number of joint operations conducted by FEHD and HD. He was not aware that FEHD had proactively contacted HD to share anti-rodent knowledge.

14. Mr HO Yiu-ming of FEHD explained that RIRs were derived from the ratio of the baits gnawed by rodents, and the figures did not relate to the number of complaints received by FEHD. FEHD would step up anti-rodent work at relevant locations based on the RIRs and residents' views. He replied that the 111 public places were the pest control service points mentioned in Paper No. 22/22. FEHD would increase the pest control service points depending on the development of Sai Kung district and residents' needs. FEHD would also conduct regular patrols in private housing estates, public rental housing, and Home Ownership Scheme courts. Upon discovery of rodent infestation, FEHD would instruct the staff of the relevant management office in rodent prevention and control methods. Furthermore, FEHD would launch anti-rodent campaigns every year and report to HPEC in a timely manner. During the campaigns, FEHD would deploy staff to inspect designated areas

on a regular basis and inform other government departments of the relevant anti-rodent operations. He anticipated that various government departments and private housing estates would cooperate with FEHD in its rodent prevention and control work for a more satisfactory outcome.

15. The Chairman invited the District Lands Office, Sai Kung (DLO/SK) to give an account of its anti-rodent and anti-mosquito work in rural areas.

16. Mr Raymond LAU, Senior Estate Surveyor/Sai Kung, DLO/SK, responded that owing to limited resources, DLO/SK could only carry out grass cutting and anti-mosquito work on fenced up government land, while other locations would be taken up by relevant departments.

17. The Chairman considered it inappropriate for DLO/SK to carry out anti-mosquito work only on fenced up government land. Since pavements and roadway in rural areas were not fenced off, no government departments undertook anti-mosquito work at such locations, thus subjecting members of the public to mosquito infestation. Apart from the areas managed by FEHD and management companies of various housing estates, government land in rural areas should also be included in the Government's anti-mosquito and anti-rodent work. She asked whether it was a policy of LandsD.

18. Mr Raymond LAU of DLO/SK stated that DLO/SK would only fence up government land illegally occupied or ready for sale to facilitate management, and other government land would generally not be cordoned off. As other government departments could not enter the fenced up government land, under the prevailing policies, DLO/SK would make best use of its existing resources to carry out grass cutting and anti-mosquito work for the government land it had fenced up. As for other government land, anti-mosquito and grass cutting work would be handled based on the ambits of relevant departments.

19. Mr LAU Kai-hong hoped that DLO/SK would deploy more manpower and resources to carry out grass cutting and anti-mosquito work on slopes and government land in rural areas. However, as stated by the DLO/SK representative, it appeared that the department could only carry out such work on fenced up government land. He indicated that at the Sai Kung District Council (SKDC) full council meeting, Members had once requested LandsD to increase resources for tree pruning, as its failure to arrange grass cutting and handle saplings on the slopes in rural areas had constituted safety concerns of mosquito infestation and tree collapse. At present, for removal of weeds and trees, villagers had to reflect their requests to the village head or a SKDC Member, who would subsequently relay such request to relevant departments on behalf of the villagers, and the process was time-consuming and complicated. The Chairman and he hoped that the Government would regularise such works and include more locations as target areas of grass cutting and anti-mosquito work. Citing, for example,

the government land next to the bus stop was frequented by residents and plagued by mosquitoes. He hoped that various departments would take one step further and handle the problem of mosquito infestation properly. He agreed that FEHD should step up its anti-mosquito work and hoped that DLO/SK would co-operate by conducting trimming of weeds more frequently, in order to reduce mosquito and insect breeding.

20. The Chairman asked the Environmental Protection Department (EPD) about the latest situation of weed trimming in the area from Tseung Kwan O South Waterfront Promenade (promenade) to Tseung Kwan O Industrial Estate (TKOIE) under EPD's management. She considered that the environment of TKOIE was poor and seriously infested with rodents and mosquitoes.

21. Ms Connie WONG, Senior Environmental Protection Officer (Regional E) 4, EPD, replied that she had no relevant information in hand. The situation of EPD's weed trimming work at the restored Tseung Kwan O Landfills and the South East New Territories (SENT) Landfill would be supplemented in writing after the meeting.

22. The Chairman stated that the promenade was adjacent to the restored landfills, and she had once suggested at the full council meeting that inter-departmental efforts should be made to tackle the problem of mosquito infestation. She opined that the problems of weeds and invasive tree species were very severe, and hence hoped that EPD would submit figures on its contractors' removal of weeds and disposal of accumulated water. Furthermore, she enquired whether FEHD had placed oviposition traps (ovitraps) in TKOIE and the promenade. She proposed placing ovitraps at the above locations and incorporate the Ovitrap Index recorded thereat in the Gravidtrap Index in Tseung Kwan O East.

23. Mr HO Yiu-ming of FEHD responded that FEHD had adopted gravidtraps to replace ovitraps, and by counting the percentage of Aedes positive gravidtraps, the Gravidtrap Index for Aedes albopictus was enumerated. Since Aedes albopictus was a vector of dengue fever and could transmit Zika virus, FEHD would give priority to monitoring the number of Aedes albopictus. As he did not have detailed information on the locations with gravidtraps in the Tseung Kwan O East survey area at the moment, he would review and reply after the meeting. Regarding the Chairman's request for including TKOIE and the promenade in the survey area of Aedes albopictus, he would later reflect the request to the Pest Control Advisory Section of FEHD.

24. The Chairman showed appreciation for the renovation of public toilets in the district by FEHD. She was concerned about the security of the accessible toilets provided by FEHD in TKOIE and rural areas. Given the remoteness of such toilets, she was worried about the safety of females who used those toilets at night, and therefore suggested that FEHD and the

Architectural Services Department (ArchSD) discuss the feasibility of installing closed-circuit television (CCTV) cameras. She observed that works departments would install temporary video cameras during the construction period and hoped that FEHD would consider installing similar devices. Meanwhile, she pointed out that many members of the public reflected the frequent accumulation of stagnant water in the surroundings of public toilets, which infested the toilets with adult mosquitoes, thus seriously affecting the intention of using public toilets. She hoped that FEHD would, through the renovation works, handle the problematic gullies and drains in the surroundings in one go, so as to avoid having to tackle the problem of accumulated water in future. She invited the representative of FEHD to report on the latest progress of the renovation works.

25. Ms HO Sau-ying, Chief Health Inspector (Sai Kung) 1, FEHD, responded that FEHD and ArchSD noted the Chairman's views on the security and the surroundings of public toilets under FEHD's management.

26. The Vice-Chairman had the following views and enquiries on the handling of illegally displayed posters / banners by FEHD:

- FEHD had removed 1 449 illegally displayed posters / banners, but issued only 36 fixed penalty notices (FPNs).
- He enquired about the circumstances under which FEHD would issue FPNs.
- The number of FPNs issued by FEHD was relatively low.
- He enquired whether FEHD had identified any individuals or organisations that received FPNs due to habitual violations.
- He enquired whether FEHD had any measures to curb illegal display of posters / banners more effectively.

27. Ms HO Sau-ying of FEHD remarked that FEHD has all along been concerned about the illegal display of bills or posters in Sai Kung district. The Fixed Penalty (Public Cleanliness and Obstruction) Ordinance empowers enforcement officers to issue \$1,500 fixed penalty notices for anyone who committed unauthorised display of bills or posters in public place. The FEHD staff will also collect sufficient evidence (from sources including the information shown on the relevant publicity materials), and pursuant to section 104A of the Public Health and Municipal Services Ordinance (Cap. 132), consider instituting prosecution against offenders who put up commercial publicity materials and the beneficiaries of such publicity materials. The situation of relevant black spots, especially in the vicinity of Tseung Kwan O, had shown great improvement recently. Besides, FEHD will continue to deploy plain-clothes task force teams for inspection and prosecution in order to combat offences of littering, spitting, and illegal display of bills/posters. FEHD would continue to strengthen law enforcement actions and review its enforcement strategies in order to curb relevant

violations.

28. The Chairman enquired about the prosecution instituted by the Hawker Control Team. She observed an obvious improvement in the figures of Sai Kung district, declining from two arrests and five seizures of abandoned items in January to zero case in April. She enquired whether the relevant figures were related to non-compliance by vegetable stalls in Sai Kung town centre.

29. Mr HO Yiu-ming of FEHD said that the figures on arrest and prosecution were mostly related to illegal acts by shops including vegetable stalls, particularly illegal extension of business, which was common in Sai Kung town centre and Tseung Kwan O. From time to time, FEHD would deploy staff to inspect hygiene black spots in the district and carry out law enforcement operations against offenders relating to obstruction, illegal extension of business and illegal hawking in public places, with a view to curbing relevant illegal acts. In handling the above problems, FEHD staff would, in the light of the circumstances at the scene and the evidence collected, take appropriate actions. The figures in the statistical report had already reflected FEHD's work in the past.

30. The Chairman stated that she was aware of residents' concerns over street obstruction caused by goods of vegetable stalls in wet markets in Sai Kung town centre, which was a very common problem in Hong Kong. She knew that FEHD had been actively following up the matter, but believed that the problem could only be resolved through collective efforts. She had liaised with the stall operators in March. After SKDC Members' mediation and FEHD's persuasion, stall operators in Sai Kung town centre had agreed to move the goods on the street back to the goods vehicles and only unload the goods at appropriate time. She concurred with the remark of Mr HO Yiu-ming of FEHD that street obstruction by goods might reoccur. She hoped that FEHD would intensify enforcement efforts and pay close attention to the daily operation of the stalls.

31. Mr Chris CHEUNG hoped that FEHD would continue to follow up the problem of mosquito infestation, and suggested adding MTDs in places seriously plagued by the problem, including the works site close to the seashore in LOHAS Park. There were often complaints about biting midge and mosquito infestations along the promenade, and SKDC had suggested that government departments should add MTDs along the promenade as a medium and long-term measure last year. He understood that the management of the promenade involved various government departments, including the Leisure and Cultural Services Department (LCSD) and Sai Kung District Office (SKDO). He hoped that FEHD would follow up relevant work, patrol the works site near the seashore in LOHAS Park more frequently and make prosecution where necessary.

32. The Chairman invited FEHD to provide supplementary information after the meeting. She also asked the Secretariat to contact various departments to arrange an inter-departmental site inspection at the restored landfills and SENT Landfill.

33. Mr Francis CHAU opined that as the weather turned hot, biting midge and mosquito infestations would become increasingly serious, and he hoped that relevant departments would expedite the handling of the problem. He pointed out that roadside planters in Tseung Kwan O were prone to biting midge breeding, which affected pedestrians and passengers waiting for vehicles. Furthermore, apart from Sai Kung town centre, the problem of illegal business extension by shops was also serious in Beverly Garden, which he had already mentioned at the meeting of the District Management Committee. He hoped that relevant departments would continue to closely follow up the matter. He agreed that an inter-departmental site inspection should be conducted regarding mosquito and biting midge infestations, especially in the promenade as its management involved various departments. In addition, he found out that the problem of illegal display of posters / banners still existed in certain places, and would submit relevant locations after the meeting for FEHD's follow-up work.

34. The Chairman hoped that various departments would arrange for completion of grass cutting and pest control work by frontline staff before the weather became hot. She said that the discussion of the item ended at this point.

(B) Enquiry made to the Agriculture, Fisheries and Conservation Department about the progress of the pilot scheme on the feeding of contraceptives to wild pigeons (Paragraphs 56 to 60 of the minutes of the last meeting)

35. Members noted the report submitted by the Agriculture, Fisheries and Conservation Department (AFCD) (SKDC(HPEC) Paper No. 27/22).

36. Mr Francis CHAU said it was mentioned in AFCD's reply that the inspection had been handed over to the City University of Hong Kong. Although the matter had been discussed on various occasions, he deemed that there was still room for adjusting the feeding time and coverage of the scheme. He hoped that AFCD would reach out to HPEC as early as possible to gauge views of residents and the local community, and review its feeding strategies. He opined that the problem of wild pigeons remained serious, and there were still members of the public feeding wild pigeons, resulting in other hygiene problems including rodent infestation. He would like to meet AFCD and discuss the item.

37. The Chairman concurred with Mr Francis CHAU. She requested FEHD to continue with its work and step up combat actions against feeding of wild pigeons. She also asked the

Secretariat to invite AFCD to attend the next HPEC meeting and report the latest situation of the scheme.

38. The Chairman suggested retaining the item and reflecting Members' views to AFCD in writing. Members agreed.

(C) Issues related to the operation of Temporary Fill Bank at Tseung Kwan O Area 137 and the South East New Territories Landfill

(D) Request the Development Bureau to cease the study on relocation of the concrete batching plant in Yau Tong to Area 137, Tseung Kwan O for protecting the health and living environment of Tseung Kwan O residents in view of the Environmental Protection Department's rejection of the licence renewal application for the concrete batching plant due to its failure to comply with the Air Pollution Control Ordinance

(E) Strongly oppose the reprovisioning of concrete batching plant in Area 137, Tseung Kwan O
(Paragraphs 61 to 83 of the minutes of the last meeting)

39. As items (C), (D) and (E) under Matters Arising were similar, the Chairman suggested and Members agreed to discuss the items together.

40. Members noted the written replies from the Civil Engineering and Development Department (CEDD), the Planning Department (PlanD), EPD and the Hong Kong Police Force (HKPF) (SKDC(HPEC) Paper Nos. 28/22 to 32/22).

41. The Chairman asked the EPD representative to provide the latest progress on the above issues.

42. Ms Connie WONG of EPD responded that EPD had revised the operation report on SENT Landfill at the Chairman's request by adding the rate of change in the number of trips of construction waste collection vehicles. The daily average trips of collection vehicles stood at 490 in the fourth quarter of 2021, 439 in the first quarter of 2022, and 468 in April 2022. She speculated that the slight drop in the figures in the first quarter might be related to the epidemic. Various figures were maintained at 400-odd. In addition, prosecution figures were not included in the statistical report because prosecution against spillage of wet soil onto the road surface fell outside the ambit of EPD.

43. The Chairman observed that the butterfly-type covers of a number of heavy vehicles

travelling to and from SENT Landfill were damaged, and hoped that EPD would face up to the problem. She suggested that EPD inspect the vehicles at the gate and record their conditions. She also observed the spillage of slurry / sewage from grab-mounted lorries onto the road surface, especially on rainy days. She enquired if EPD had any measures to deal with such situation. Besides, she pointed out that SENT Landfill was adjacent to the temporary fill bank in Tseung Kwan O managed by CEDD, and hence recommended that the two departments tabulate the statistics on heavy vehicles travelling to and from the two facilities, in order to facilitate Members' understanding of the daily average number of heavy vehicles running on the roads in Tseung Kwan O. Since no CEDD representatives were in attendance at HPEC meetings, she was unable to make enquiry to the department regarding the daily operation of the temporary fill bank and the road safety problems concerning heavy vehicles. She hoped to invite CEDD to the next HPEC meeting.

44. The Vice-Chairman enquired which department would own and be responsible for the procurement, repair and maintenance of the red light cameras to be installed on Wan Po Road northbound.

45. Mr Chris CHEUNG enquired about the progress of installing cameras and the works progress of installing solar panels at the restored landfills.

46. The Chairman asked the Secretariat to enquire about the progress of installing cameras by writing to CEDD after the meeting. She asked the EPD representative to respond to the enquiries made by Mr Chris CHEUNG.

47. Ms Connie WONG of EPD responded that the progress of installing solar panels at the restored landfills would be supplemented in writing after the meeting for Members' reference.

48. The Chairman hoped that inter-departmental site inspections at locations with serious mosquito infestation, such as the promenade and the restored Tseung Kwan O landfills, would be arranged. Moreover, she also wished to understand the progress of solar panel installation works and the arrangement on electricity sale. She hoped that EPD would arrange a meeting between HPEC and Green Valley Landfill Ltd. for Members' understanding of the electricity supply arrangements concerning solar panels.

49. The Chairman suggested retaining items (C), (D) and (E) under Matters Arising and asked the Secretariat to reflect Members' views to the Development Bureau, CEDD and EPD in writing. Members agreed.

(F) Request the Transport and Housing Bureau to shelve the proposal for transitional housing in Area 8, Tseung Kwan O or to create a win-win situation by returning

the site used for transitional housing development to villagers after five years for immediate construction of small houses
(Paragraphs 84 to 94 of the minutes of the last meeting)

50. Members noted the written reply from DLO/SK (SKDC(HPEC) Paper No. 33/22).

51. Mr Raymond LAU of DLO/SK responded that DLO/SK had processed the application of the transitional housing project at the end of last year, while the project applicant had accepted the short-term tenancy. As far as he understood, the project applicant would commence the works project in the second quarter this year. DLO/SK would continue to process the applications for building small houses.

52. Mr LAU Kai-hong said that he had met with DLO/SK on multiple occasions to discuss villagers' requests. DLO/SK had responded to some villagers' requests, but 12 applications for construction of small houses in Area 8, Tseung Kwan O still had not been approved yet. He hoped that DLO/SK would expedite the vetting process or increase the quotas for building small houses. He pointed out that DLO/SK, the Transport and Housing Bureau (THB) and the Hong Kong Council of Social Service (HKCSS) still had not directly contacted Tseung Kwan O Village's management committee and villagers to account for the arrangements with regard to small house building and transitional housing, including the area to be used and the facilities to be provided. He considered it a disrespect for the villagers. In his opinion, the relevant departments and organisation were duty bound to discuss the follow-up arrangements for the project with villagers, including the entry/exit of vehicles, traffic arrangements, co-use space, etc. He hoped that the bureau and organisation concerned would enhance liaison with villagers. He agreed that villagers should tie in with government policies, but deemed that there was room for improving the advance works of the transitional housing project.

53. The Chairman agreed with Mr LAU Kai-hong. In her view, the transitional housing in Area 8, Tseung Kwan O should give priority to accommodating tenants of sub-divided units and people who lived alone. Since the works for transitional housing would commence soon, she agreed that the bureau and the organisation concerned should enhance liaison with villagers. She asked the Secretariat to invite HKCSS and the relevant parties to attend the next HPEC meeting. She proposed following the model of Hiram's Highway works to establish a community liaison group, so that major stakeholders could hold regular meetings to discuss the progress on the transitional housing project.

54. Mr Francis CHAU pointed out that the Assessment Committee for the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations under THB had granted funding to the Christian Family Service Centre (CFSC) for construction and operation of the transitional housing projects in Areas 8 and 65B. He agreed to invite the

organisation concerned to attend the next HPEC meeting. He pointed out that HKCSS no longer directly participated in the transitional housing projects, but merely played a co-ordinating and liaison role at present. The project had already been handed over to CFSC. Furthermore, since the Court had given a final judgement on New Territories small houses, he hoped that DLO/SK would expedite processing of applications for building small houses and recover the delays to the progress. He also hoped that relevant departments would communicate properly with the stakeholders since the transitional housing projects more or less had short-term and long-term impacts on residents. Relevant departments should follow up the project's overall planning and its ancillary facilities, so as to ensure completion of the originally planned facilities would not be affected and to minimise the impact on the surrounding environment. The contractor of the Highways Department (HyD) had contacted the village office regarding the installation of noise barriers, but some residents still had reservations about the follow-up arrangements for the works.

55. Mr LAU Kai-hong echoed Mr Francis CHAU's views. He was willing to co-ordinate and communicate with various village heads and residents. Due to the lack of understanding of the transitional housing projects among residents, CFSC's liaison with residents was much needed. Yet, CFSC had only met with him once after it had taken over the project, and there was a lack of chance for face-to-face communication. He mentioned that DLO/SK had not finished formulating the quota allocation arrangements yet. He hoped that it would expedite the handling process and remind indigenous inhabitants of issues that required co-operation so as to avoid further delays in application processing.

56. The Chairman concurred with Mr LAU Kai-hong and Mr Francis CHAU. She hoped that a planning blueprint would be provided for villagers' reference as soon as possible. She wished to discuss the construction of transitional housing, establishment of a dedicated liaison group and the land reversion arrangements after project completion at the next meeting. She suggested retaining the item and asked the Secretariat to reflect Members' views to CFSC and relevant departments in writing. Members agreed.

(G) Request to install digital monitoring system ("sky eye") at Shin Ming Estate, Sheung Tak Estate and Kin Ming Estate
(Paragraphs 95 to 105 of the minutes of the last meeting)

57. Members noted the situation report on objects dropped from a height submitted by HD (SKDC(HPEC) Paper No. 34/22).

58. The Chairman pointed out that the problem of objects dropped from a height in Hau Tak Estate had become growingly serious, rising from 11 cases in January to February to 19 cases in March to April, and she hoped that HD would step up law enforcement by using "sky

eye” cameras. She enquired the reason why HD had not increased the number of “sky eye” cameras in Shin Ming Estate. She pointed out that “sky eye” cameras had originally been installed at the bulky refuse collection point in Shin Ming Estate, but were removed at present. In her view, HD should increase the number of “sky eye” cameras to combat fly-tipping of construction waste and large-sized furniture. She had received complaints from Shin Ming Estate residents about fly-tipping of bulky waste and construction waste from Metrotown and other private housing estates to the refuse collection points in public housing estates, including Shin Ming Estate, Kin Ming Estate, etc. at night time.

59. The Vice-Chairman mentioned that the situation of objects dropped from a height was relatively serious in Sheung Tak Estate and Hau Tak Estate, and hoped that HD would include in subsequent reports the progress of adding “sky eye” cameras. He enquired whether HD considered that the number of “sky eye” cameras in various housing estates was adequate and required no adjustment. He hoped that HD would give an account of its relevant work plan.

60. Mr Terence MAK, Property Service Manager /S (Kowloon West & Sai Kung) 6, HD, said that there were a total of four “sky eye” cameras installed at four locations in Hau Tak Estate. If cases of objects dropped from a height occurred in certain buildings, the “sky eye” cameras would be moved to the locations concerned for surveillance.

61. The Vice-Chairman hoped that HD would tabulate the number of “sky eye” cameras in each housing estate in the report to facilitate Members’ follow-up work. To his knowledge, the “sky eye” cameras were co-used by public housing estates in the district at present. HD would deploy “sky eye” cameras to public housing estates in which the situation was severe. He suspected that HD lacked resources and hence could not increase the number of “sky eye” cameras. In his opinion, installation of “sky eye” cameras without video recording function at the black spots of throwing objects from a height could also achieve deterrent effect.

62. Mr Terence MAK of HD noted the views of Members and would follow up their suggestions on “sky eye” cameras with relevant officers after the meeting.

63. The Chairman opined that CCTV cameras should also be installed on the periphery of public toilets. To her understanding, the selling price of a CCTV system with solar panels was not high, and images and clips could be stored for a long time, thereby achieving the aim of combating illegal acts. Apart from increasing the number of “sky eye” cameras, she suggested that HD should put up large notices to inform residents that CCTV cameras had been installed at a certain location, with a view to enhancing the effectiveness of combating the act of dropping objects from a height. She disagreed with HD’s practice of deploying “sky eye” cameras among public housing estates.

64. The Chairman suggested retaining the item. Members agreed.
- (H) Request for studying the implementation of noise mitigation measures at the opening in the noise barrier along road D9 of Cross Bay Link, Tseung Kwan O and at the T-junction at LOHAS Park
(Paragraphs 108 to 119 of the minutes of the last meeting)
65. Members noted the written replies from CEDD and the MTR Corporation Limited (MTRCL) (SKDC(HPEC) Paper Nos. 35/22 and 36/22).
66. Mr Chris CHEUNG said that CEDD had not mentioned any improvement measures in its reply. Since the Cross Bay Link (CBL) would be commissioned at the end of this year or the beginning of the coming year the soonest, he enquired if CEDD had any fallback options in case the noise problem at the T-junction still remained unresolved after the commissioning. He hoped that CEDD would tackle the noise problem at the present stage. Yet, according to CEDD's past replies, he believed that the department did not plan to make further alterations at this stage.
67. The Chairman asked the Secretariat to write to relay Members' views to CEDD. She had recently conducted an inspection at road D9 of CBL and found out that about 70 to 80% of the noise barrier works had been completed. She pointed out that there were three major roads in LOHAS Park, namely Lohas Park Road, road D9 (i.e. Wan O Road) and Sunrise Boulevard. As Wan O Road was a dual two-lane road, a T-junction was required for linkage. In its reply, CEDD had stated that low noise road surfacing (LNRS) material would be used for paving the T-junction. She had once requested HyD to enhance the LNRS material, which was prone to damage due to its elasticity. Wan Po Road was surfaced with the same material at present, which was susceptible to cracking and peeling, warranting frequent repairs. She was worried that if such material was applied on the T-junction, frequent road closure for repairs might be required in future, causing traffic congestion. She quoted from CEDD's presentation slides in 2015, pointing out the noise level of Wan O Road would reach 60-odd decibels after the completion of the noise barrier works. She opined that PlanD should have done proper urban planning at the early stage of formulating the master layout plan by widening the distance between buildings, instead of making minor adjustments only after canyon effect had formed. She said some residents had reflected that the views were better without the noise barriers, and the installation of noise barriers were not pleasing to the eyes.
68. The Chairman suggested retaining the item and asked the Secretariat to relay the views of Members to MTRCL and CEDD in writing. Members agreed.

(I) Planning Concepts of the Joint-user Complex on Site G2, Anderson Road Quarry

(J) Conceptual Design for Quarry Park in Anderson Road Quarry
(Paragraphs 122 to 129 of the minutes of the last meeting)

69. As items (I) and (J) under Matters Arising were similar, the Chairman suggested and Members agreed to discuss the items together.

70. Members noted the written replies from the Government Property Agency and LCSD (SKDC(HPEC) Paper Nos. 37/22 and 38/22).

71. Ms HO Wai-hung, Senior Town Planner/Tseung Kwan O, PlanD, remarked that PlanD would continue to handle the planning-related matters. As for the construction schedules for the two facilities, PlanD would leave the matter for relevant departments' response.

72. There being no other comments from Members, the Chairman declared that the above items would be deleted at the next meeting.

(K) Proposed Amendments to the Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8 and the Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6

(L) Proposed Road Works on Clear Water Bay Road, Sai Kung and Proposed Permanent Closure of a Road, Footpaths and Staircases within a Residential Site in Ta Ku Ling
(Paragraphs 130 to 149 of the minutes of the last meeting)

73. Since items (K) and (L) under Matters Arising were similar, the Chairman suggested and Members agreed to discuss the items together.

74. Members noted the joint written response from LandsD, HyD and PlanD (SKDC(HPEC) Paper No. 39/22).

75. Ms HO Wai-hung of PlanD pointed out that PlanD had previously introduced the proposed amendments to the captioned two approved outline zoning plans at meetings of HPEC. The draft Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/9 was gazetted on 25 February 2022 for public inspection. During the 2-month plan exhibition period, a total of four representations were received and the public could provide comments on the representations before 4 June. Currently, the plan-making process was still on-going.

Relevant departments had provided written replies on Members' enquiries on issues related to the ownership and usage of footpaths and access road, conditions of land lease, etc.

76. The Chairman said Members had raised a lot of comments at the first meeting of HPEC this year. She enquired whether they had been submitted to the Town Planning Board (TPB).

77. Ms HO Wai-hung of PlanD replied that PlanD had submitted the proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8 to TPB for consideration on 28 January 2022. The views of SKDC had been included in the relevant TPB paper.

78. Mr LAU Kai-hong commented on the naming of the approved Tseng Lan Shue Outline Zoning Plan, because the rezoned land was actually situated in Ta Ku Ling rather than Tseng Lan Shue. He received enquiries from the residents and village representatives of Tseng Lan Shue, who misunderstood that changes were to be made to Tseng Lan Shue. He hoped that PlanD would use clearer wording in the title to avoid residents' misunderstandings. He had raised the same comment via Heung Yee Kuk. He said Ta Ku Ling was under the purview of the rural area of Sai Kung, and hoped that PlanD and relevant departments would optimise the naming of the title. He pointed out that both the village representatives and residents of Ta Ku Ling held the same view that the newly constructed road junction was at an improper location, and hoped that relevant departments would re-consider the matter.

79. The Chairman hoped that the representatives of PlanD would respond again on the relocation and compensation arrangements for residents of licensed structures under the rezoning and land sale by the Application Mechanism, including whether public housing units would be provided. She did not agree that flat terrain should be one of PlanD's justifications for land resumption. She considered that the villagers had reclaimed and levelled land for farming, and yet the land had to be resumed for housing development now. It was a pity that the villagers would lose their houses where they had lived for many years. Moreover, she pointed out that Members and residents were concerned about the decision to build a new road junction, because traffic accidents were common at that road section downslope. Furthermore, it was not satisfactory that many residents were unaware of neither the rezoning proposal nor PlanD's consultation documents placed in the community. She concurred with Mr LAU Kai-hong and considered that using Tseng Lan Shue as the title of the project would easily cause confusion. Therefore, she hoped that departments could improve the naming criteria.

80. Ms HO Wai-hung of PlanD responded that relevant departments had carefully reviewed Members' comments after the last meeting. As for the site selection criteria, a

number of factors, such as topography, natural terrain and the existing uses of the adjacent area had to be considered. There were existing residential developments and graves to the east of the Ta Ku Ling site, whereas areas in the west and north were mainly “Conservation Area” zones with dense natural vegetation. After a detailed feasibility study and considering the above factors such as landscape, environment, topography and development constraints, PlanD was of the view that the selected site was suitable for rezoning. Moreover, relevant departments had reviewed the suggestion of widening the existing road in Ta Ku Ling San Tsuen to connect with the new development area. Since the new development area was adjacent to private lots, if the existing road was widened to meet the design standard of public road, the ownership of private land and the graves may be affected. Furthermore, the site was close to steep slopes. After considering the difficulty of the project and the ownership issues, relevant departments were of the view that providing a new vehicular ingress/egress at Clear Water Bay Road would be more feasible. Furthermore, the location of the rezoning site has been specified in the gazetted Schedule of Amendments, i.e. a site in Ta Ku Ling, and a location plan has been enclosed for reference. She invited the representatives of LandsD to respond to questions relating to the relocation arrangements and compensation issues for the residents of the licensed structures.

81. The Chairman thanked the representatives of PlanD for their supplementary information. She enquired about the feasibility and compensation arrangements for relocating residents of licensed structures in the same district.

82. Mr Raymond LAU of LandsD said regarding the issue, Members could refer to item (iv) of Paper No. 39/22, the consolidated reply from relevant departments.

83. The Chairman enquired about the number of licensed structures and squatter huts on the land parcel in Ta Ku Ling. Since departments would not offer compensation to the residents of licensed structures, she enquired about their relocation arrangements. She could not figure out why the two kinds of residents would be given different treatment. She said LandsD had mentioned in previous documents that the residents of squatter huts would be allocated with public housing units and one-off compensation of up to 1.2 million dollars.

84. Mr Raymond LAU of LandsD said he did not have the information on the number of licensed structures and squatter huts at the said location in hand. He would contact the Project Team/Squatter Control Team of LandsD to provide the information, if required by Members, after the meeting.

85. Mr LAU Kai-hong pointed out that the above location was not under the purview of the Hang Hau Rural Committee, but under the purview of the Sai Kung Rural Committee. He hoped that relevant departments would strengthen communication with stakeholders to

discuss the details of compensation for both land resumption and relocation. He pointed out that residents might not be able to distinguish whether their residences were licensed structures or squatter huts. He considered that it would provoke public outrage if solely residents of squatter huts could receive compensation, and hoped that departments could flexibly work out compensation plans based on residents' needs.

86. Mr WONG Shui-sang said the site was located in Ta Ku Ling Tsuen. Some residents did not often reside thereat and it took time to contact them when distributing anti-epidemic supplies in the past. He had recently revisited the site and discovered that no one was in the village.

87. The Chairman pointed out that regardless of licensed structures or squatter huts, they made no difference at all to residents. In addition, these structures were recognised and licensed by LandsD.

88. Mr LAU Kai-hong asked whether departments had informed residents of the land resumption arrangement by door-to-door notification or by way of a notice. He worried that some residents were unaware of the land sale programme and did not know that they had to move out. He hoped departments would handle the issue as soon as possible. The Hang Hau Rural Committee had not received any cases of requests for assistance from residents.

89. The Chairman pointed out that after gazettal, PlanD had to wait for submission of public feedback on the representations. Based on her understanding, LandsD would freeze the property during land resumption. She quoted the example of LandsD's land resumption on the Fanling Bypass and said LandsD would put up land resumption documents and name plates on the doors of the licensed structures. She feared that the residents of Ta Ku Ling would only be informed of the land resumption arrangement when their properties were frozen.

90. Mr Raymond LAU of LandsD said LandsD had not officially resumed the land and it was now at the stage of changing the land use planning. Therefore, various government departments would not reach out to residents at the current stage. For further details, it would be more appropriate for LandsD's Project team/Squatter Control Team to provide response.

91. The Chairman pointed out that since the licensed structures had not yet hung with a plate, the residents might not be aware of the impact of rezoning, and hoped that the Rural Committee would assist in following up the matter. She did not understand why compensation was offered for the land resumption project in Shung Him Tong Village, Fanling, but not for the land resumption project in Sai Kung. She and other Members were

concerned about the arrangement, and would follow up TPB's vetting procedures. She considered that residents had the right to know the specific arrangements for this land rezoning and resumption, as well as the channels to raise objections. She hoped that PlanD would submit a copy of the land rezoning proposal for Members' reference.

92. Ms HO Wai-hung of PlanD responded that the TPB paper for the proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/8 could be viewed online. She would provide the relevant link to HPEC for reference after the meeting.

93. The Chairman said that the above two items were retained, and asked the Secretariat to write to various departments such as PlanD to relay Members' views.

[Post-meeting note: After review, the Chairman decided to delete the above two items at the next meeting.]

(M) Request government departments including the Home Affairs Department, Food and Environmental Hygiene Department, Lands Department and Highways Department to enhance the frequency and widen the scope of joint operations in the district by increasing resources or streamlining procedures, thereby resolving district problems such as parking bicycles and hang-drying clothes at the roadside illegally
(Paragraphs 150 to 159 of the minutes of the last meeting)

94. The Vice-Chairman enquired whether the relevant departments would implement more joint operations or adopt other measures to improve operational efficiency. He considered that the current joint operations were not effective. He quoted the recent operation of combating illegal hang-drying clothes as an example. It was raining that day on which the departments concluded that non-compliance was not found. He noted that the joint operation, despite having been affected by weather conditions, had to be arranged in advance and the responsibility should not be solely borne by one department. He asked whether there was any room for improvement in the execution of the operation, and whether the law enforcement proceedings concerning district blackspots could be streamlined, or even one department could be dedicated to deal with it, such that law enforcement actions could be taken at fixed locations irregularly. He considered that this could reduce the number of complaints from residents and those referred by SKDC Members, and hoped that departments would consider such view.

95. Mr Andrew CHAN said the pedestrian subway between the Government Complex, Hang Hau and Tseung Kwan O Hospital was the blackspot of illegal parking of bicycles in the district. He observed that the special operation was very effective, and departments would

handle the bicycles illegally parked and locked at the railings within 24 hours. He concurred with the Vice-Chairman and considered that departments could proactively handle non-compliance cases without waiting for joint enforcement actions with other departments. He said that SKDC Members were well aware of the violation blackspots in the district, and would refer to departments for follow-up by batches according to their level of severity. He hoped that departments would exercise discretion in handling the violation blackspots, or even set up a mechanism to handle the relevant complaints flexibly.

96. Mr Terence MAK of HD responded that housing estate offices would remove illegally parked bicycles from time to time, based on the actual situation.

97. The Vice-Chairman said that joint operations were district administrative work, and asked whether SKDO could take the lead in carrying out joint operations.

98. Miss Katie LEE, Liaison Officer i/c (Tseung Kwan O) South, SKDO, said that she did not have the relevant information in hand, and would ask the colleagues involved to contact the Vice-Chairman after the meeting.

99. Mr Andrew CHAN asked about the differences between special operations and regular inter-departmental joint operations of clearance of illegally parked bicycles, and whether discretion could be exercised to widen the coverage of special operations.

100. The Chairman's comments on illegal parking of bicycles were consolidated as follows:

- Illegal parking of bicycles would affect the environment and residents of the community.
- She suggested that SKDO improve the problem in the policy perspective and take the lead in setting up a bicycle registration system. The area names and numbers would be used as bicycle registration marks. For instance, “Tseung” and “Hang” would be used as the abbreviations for Tseung Kwan O and Hang Hau areas respectively.
- She suggested optimising bicycle parking spaces, such as setting up bicycle parking spaces at bus termini.
- The carriageways in Hang Hau had long been blocked by illegal parked bicycles.
- The recurrence of the same problem after clearance by the departments resulted in the public misunderstanding that SKDC Members did not follow up.

101. The Chairman's comments on illegal hang-drying clothes were consolidated as follows:

- Despite having designated hang-drying locations in the estates, some residents still hung clothes at the roadside.
- She suggested that HD set up signs to remind residents of the requirement of hang-drying, and ask them to hang-dry bedding and clothes, excluding underwear at the designated locations.
- She hoped that HD would assist in optimising the cityscape in the district, and curbing illegal hang-drying of clothes at source.
- The security guards should be more alert when they saw a resident carrying a basket of clothes.

102. Mr Andrew CHAN said that the bicycle roundabout adjacent to Po Leung Kuk Ho Yuk Ching (1984) College had been obscured by clothes for long. He had reflected the situation to TD and suggested changing the design of the road sign, such that residents could no longer hang clothes thereat. However, TD replied that the design of the road sign was standardised and could not be changed. He considered that TD's response was bureaucratic. He hoped that the said blackspot, as well as the element of combating illegal hang-drying of clothes, could be included in HAD's special operations. Furthermore, owing to the timeliness of hang-drying clothes, departments could not rush to the site to take enforcement action. He hoped that violation blackspots in the district could be tackled in the form of special operations, with a view to guaranteeing the cityscape and the safety of pedestrians and cyclists.

103. The Chairman requested SKDO to note Members' views, make changes in the policy perspective, continue to take the lead in inter-departmental joint operations and launch special operations when necessary. The Chairman said the item would be retained and asked the Secretariat to write to relevant departments to relay Members' views.

[Post-meeting note: After review, the Chairman decided to delete the above item at the next meeting.]

- (N) Request government departments to monitor the developers and relevant parties and urge them to expedite construction of the footbridge connecting The Beaumont II and Manor Hill in order to cater for residents' needs
(Paragraphs 160 to 165 of the minutes of the last meeting)

104. Members noted the written replies from HKPF and FEHD (SKDC(HPEC) Paper Nos. 32/22 and 40/22).

105. Mr Chris CHEUNG said many residents had conveyed to him and the Chairman their hope that the developer could expedite connection of the footbridge. Therefore, he hoped

that HPEC would urge the department concerned to accelerate the progress of the project.

106. The Chairman concurred with Mr Chris CHEUNG and hoped that the developer would expedite connection of the footbridge. The residents of The Beaumont I, II and Manor Hill also hoped that the footbridge would be commissioned as soon as possible. She had participated in the co-ordination work among housing estates. Since the construction of the footbridge would involve road closure, she asked HKPF, TD, the engineering consultant and construction team to co-operate with each other and ensure smooth progress of the construction works. In addition, HKPF reported in its written reply the enforcement situation and relevant figures about the combat against the gathering of foreign domestic helpers (FDHs) on Shek Kok Road. She considered that the epidemic in Wan Po area was associated with the gathering of FDHs, and found HKPF's reply positive. At the same time, she also invited three departments, namely the Labour Department, FEHD and HKPF to implement joint operations, give FDHs advice and take enforcement actions, with a view to combating the gathering of FDHs during the epidemic. She was worried that there would be an outbreak of epidemic in the district, and hoped that FEHD and HKPF would step up the enforcement of the group gathering ban, including the issue of summons against offenders.

107. With Members' consent, the Chairman suggested retaining the item and asked the Secretariat to write to relevant departments to relay Members' views.

III. Any Other Business

(A) Item referred by the Sai Kung District Council

- (1) Suggest expediting the installation of sewerage systems for all villages in Hang Hau and Sai Kung so as to improve environmental hygiene problems in rural areas
(SKDC(M) Paper No. 16/22)

108. Mr LAU Kai-hong said many village representatives had reflected that their villages were in need of sewerage systems. He pointed out that after completion of phase one of the works in Mang Kung Uk Village in 2017, the sewerage systems were yet to be installed in more than 30 village houses. He hoped that the departments would assist the residents in providing sewerage facilities by reference to past experience. As the village representative of "Hang Hau Heung" (transliteration) said there was an extremely long wait for the works commencement, he had written to relevant departments, hoping that this matter could be processed expeditiously.

109. The Chairman considered that the Government's practice was unfair. She said that the Government had requested the developer to build "main channels" to connect with its

sewerage system in the rezoning and land sale programme of Ta Ku Ling. However, there were no “main channels” to connect with the village houses. She hoped to expedite the construction of “main channels” within the boundary of village houses in order to replace the septic tanks used previously. The Ombudsman had mentioned in the past that the ageing and leaking conditions of the septic tanks in some rural areas were unsatisfactory. She did not understand why the Government did not use part of the revenue from land sale to build “main channels”, and yet the villagers had to bear such responsibility on their own. She pointed out that rural areas often lacked underground infrastructure, including water, electricity, gas and sewerage facilities. She quoted the example of community isolation facilities in Lok Ma Chau that underground pipes had been laid in advance and space had been reserved for connection during the construction. In her view, such mode of construction involved sophisticated planning and could be a challenging task for villagers. She considered that as village houses were legal structures, villagers should thus be provided with underground infrastructure, such as roads, sewers and optical fibres for internet connection in urban planning, rather than requiring them to make requests repeatedly to government departments. She opined that the current mode of planning and development was out of step with the actual demands of the residents.

110. Mr LAU Kai-hong said he had received notification from the property manager of Mount Pavilia the day before the meeting, stating that the housing estate had drainage problems. He understood that EPD was carrying out phases two and three of the installation works of sewerage systems in Tai Po Tsai Village, and yet the situation of odour was still unsatisfactory. He pointed out that the stormwater drains in rural areas passed through the foundation of Mount Pavilia and the liquid inside was discharged from the outfall near University Road into the sea via river channels. However, it was liquid effluent discharged from the drains and the pollution source remained unknown. He hoped that the septic tanks would be phased out, because many village houses were more than 40 years old and the neighbouring septic tanks were possibly ageing, from which the effluent might seep into the ground and pollute the surrounding environment. The residents of Mount Pavilia always complained that the outfall stank. Even though Mount Pavilia was a luxurious housing property, it still could not escape the problems of sewerage and foul smell. The property manager hoped that a sewerage system would be installed in the housing estate, such that the decomposition of effluent could be done in advance before discharged into the sea. He hoped that after installation of sewerage systems for village houses, the arrangement could be extended to buildings in rural areas, and the departments would face up to such need. Although departments said that the effluent in rural areas complied with the existing environment standards, he pointed out that there were a lot of visible impurities in the effluent. He considered that if a natural river channel no longer had any living organisms, the level of pollution therein was unquestionably severe.

111. The Chairman asked the representative of EPD to respond to the option for the improvement of the sewerage problem. She considered that a septic tank was not an ideal sewerage option. Even though The Ombudsman had pointed out that there were problems with the use of septic tanks, EPD was unable to resolve the problem of sewerage in rural areas for many years. She hoped to expedite the construction of “main channels”.

112. Miss Connie WONG of EPD agreed that the solution to the sewerage problem was to build “main channels” as soon as possible, such that the sewers of village houses and buildings in rural areas could be connected to the Government’s sewerage system and septic tanks would no longer be in use. EPD was installing the public sewerage system in Tai Po Tsai Village now. However, since the works were not completed, the village houses currently had to treat the effluent through septic tanks, and the effluent after processing via the soakage pits would percolate into underground soil. Upon the completion of works, the effluent of village houses in Tai Po Tsai Village would be channeled to the Government’s sewerage system through “main channels”. EPD and the Drainage Services Department (DSD) would pool their resources to expedite the ongoing public sewerage system works and required work for Tai Po Tsai and Port Shelter (phases two and three), as well as in various locations and villages in Tseung Kwan O area at the current stage. Based on the actual situation, the departments would review further development of the sewerage infrastructure in the future. EPD noted and would continue to closely follow up Members’ views raised at the full council meeting.

113. Mr LAU Kai-hong pointed out that phases two and three of the works in Tai Po Tsai would be completed in 2025 at the earliest. However, the departments had no plans so far to construct sewerage systems in other villages. Since the preparation of works tenders and funding applications took time, he hoped that the relevant departments would implement the construction timetable as soon as possible, so that the villagers could have a clear expectation. He reiterated his pledge that the departments would expedite the construction of sewerage systems.

114. Mr WONG Shui-sang said the issue had been discussed for decades and he had nothing to supplement.

115. Regarding the questions of environmental hygiene in rural areas, the Chairman supplemented as follows:

- Residents were disappointed that DEVB did not formulate plans on infrastructure works in rural areas.
- Despite the lack of works projects on the installation of sewerage systems, she hoped that DEVB would formulate plans on land resumption in advance, because

private land might be involved in the works.

- Various types of infrastructure including footpaths between houses and sewers, etc. were still insufficient in rural areas. In view of the concerns on public health, in particular the severity of the epidemic at present, she hoped that LandsD and PlanD would relay the current situation to policy bureaux.
- She requested departments, including EPD, LandsD, PlanD, etc. to jointly tackle the problem of sewage in villages without septic tanks in the vicinity of Sai Kung and Clear Water Bay.
- Due to occurrence of sewage backflow caused by blockage, DSD had to conduct urgent repairs to the sewers in Sai Kung town centre in March this year.
- She asked whether the sewers in Sai Kung town centre had connection problems.
- She asked whether the chaotic underground piping network would lead to the insufficiency of drainage/sewerage capacity.
- She requested inter-departmental efforts in tackling the problem of sewers and re-organising the drainage network.
- Apart from the construction of “main channels”, the departments should consider how to install “small drains” and connect with “main channels”.
- Since the issue touched upon public health, it was necessary to review the existing planning and continue investigating the issue.

116. The Chairman suggested and Members agreed to retain the issue, and asked the Secretariat to write to DEVB to relay Members’ views.

IV. Date of Next Meeting

117. The Chairman declared that the next meeting would be held on 19 July 2022 (Tuesday) at 9:30 a.m. The meeting ended at 12:00 noon.

Sai Kung District Council Secretariat
June 2022