

Minutes of the 2nd Meeting in 2023
of the Planning, Housing and Works Committee
of Tai Po District Council

Date: 21 March 2023 (Tuesday)

Time: 9:33 a.m. - 12:29 p.m.

Venue: Conference Room, Tai Po District Council (“TPDC”)

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
<u>Chairman</u>		
Mr. AU Chun-ho	Beginning of the meeting	End of the meeting
<u>Vice-chairman</u>		
Mr. TAM Yi-pui	Beginning of the meeting	End of the meeting
<u>Members</u>		
Mr. HO Wai-lam	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	10:14 a.m.	11:48 a.m.
Mr. LAU Yung-wai	Beginning of the meeting	End of the meeting
Mr. LI Yiu-ban, BBS, MH, JP	9:35 a.m.	End of the meeting
Mr. MO Ka-chun, Patrick	Beginning of the meeting	End of the meeting
<u>Secretary</u>		
Miss LO Tin-wai, Tiffany	Beginning of the meeting	End of the meeting
Executive Officer (District Council) 1 / Tai Po District Office (“TPDO”) / Home Affairs Department (“HAD”)		
<u>In Attendance</u>		
Mr. LAM Chun-ting	Senior Health Inspector (Cleansing & Pest Control) Tai Po 1 / Food and Environmental Hygiene Department (“FEHD”)	
Mr. CHONG Yiu-hung	Health Inspector (Cleansing Special Duties) Tai Po 2 / FEHD	
Mr. CHAN Chi-kwong, Jacky	Senior Engineer / Special Duty 4 / Drainage Services Department (“DSD”)	
Ms. YUEN Ho-yan	Engineer / Special Duty 2 / DSD	
Mr. YEUNG Ka-lok	Senior Telecommunications Engineer (Regulatory 12) / Office of the Communications Authority (“OFCA”)	

Mr. YUNG Siu-yee	Telecommunications Engineer (Regulatory 12) / OFCA
Mr. LAU Ka-wing, Kevin	Senior Town Planner / Tai Po / Planning Department (“PlanD”)
Ms. CHAN Wai-mei, May	Senior Housing Manager (Tai Po, North and Sha Tin 2) / Housing Department (“HD”)
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Ms. LEE Che-ying, Emily	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)
Mr. TUNG Wai-lam	Senior Land Executive / Land Management / District Lands Office, Tai Po (“TPDLO”) / Lands Department (“LandsD”)
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Mr. WU Chi-hung, Derek	Senior Executive Officers (District Council) / TPDO / HAD
Mr. LAM Tin-chun	Deputy Project Manager / Meinhardt Infrastructure and Environment Limited (“Meinhardt”)
Ms. LUNG Allison	Senior Engineer / Meinhardt

Opening Remarks

The Chairman welcomed participants to this Planning, Housing and Works Committee (“PHWC”) meeting, and announced that Mr. TUNG Wai-lam, Senior Land Executive / Land Management of TPDLO attended this meeting in place of Mr. TSUI Chun-sing, Administrative Assistant / Lands (Atg.).

I. Confirmation of the minutes of the 1st meeting in 2023 of the PHWC on 17 January 2023 **(TPDC Paper No. PHW 12/2023)**

2. The Secretariat did not receive any proposed amendments to the minutes before the meeting. The Chairman asked if Members had any proposed amendments.

3. As Members did not have any proposed amendments, the afore-mentioned minutes were confirmed.

II. Food and Environmental Hygiene Department – Refurbishment of Tung Ping Chau Public Toilet **(TPDC Paper No. PHW 13/2023)**

4. The Chairman welcomed Messrs LAM Chun-ting and CHONG Yiu-hung, Senior Health

Inspector (Cleansing & Pest Control) Tai Po 1 and Health Inspector (Cleansing Special Duties) Tai Po 2 of FEHD respectively, to attend the meeting for this agenda item.

5. Mr. LAM Chun-ting went through TPDC Paper No. PHW 13/2023.
6. Mr. LI Yiu-ban's comments and questions were as follows:
 - (i) He was pleased to learn that the department had planned to refurbish Tung Ping Chau Public Toilet. He asked about the amount of waste currently processed by the bio-treatment system and the frequency of clearance conducted annually.
 - (ii) There would be one less bowl type urinal after refurbishment. He suggested that the department consider whether a bowl type urinal could be retrofitted right outside the toilet compartments.
 - (iii) After refurbishment of the public toilet, there would be one accessible toilet and one universal toilet, which he believed could be for female use during the peak hours of female toilet.
7. Mr. TAM Yi-pui, the Vice-chairman's comments and questions were as follows:
 - (i) He asked whether water was still supplied with the use of solar water pumps in Tung Ping Chau. To his understanding, the solar pumping system had failed in early years and the FEHD had to transport fresh water to Tung Ping Chau. At present, most of the villagers still gathered water by traditional means (such as rainwater harvesting system and water houses made of corrugated asbestos cement sheets ("CACS")). As such, he asked whether pipes could be built in the public toilet to provide fresh water to villagers.
 - (ii) He supported the provision of an attendant room for use by toilet attendants.
 - (iii) He agreed that it would be more ideal to provide an additional bowl type urinal in the male toilet.
 - (iv) He found that the staircase leading to the public toilet in Tai Tong Village was broken earlier and had written to the department to request repair. He therefore asked about the progress of the repair.
8. Mr. LAU Yung-wai opined that the practicability of public toilets was more important and pointed out that the space next to the wash-hand basin in the male toilet was enough to retrofit two extra bowl type urinals. He also asked about the difference between universal toilets and accessible toilets.

9. Mr. LAM Chun-ting responded as follows:

- (i) As there was no fresh water supply in Tung Ping Chau, the department had to transport fresh water to water tanks in the public toilet by vessel at least twice a week.
- (ii) The department would arrange sewage and sludge clearance of the sewage tank as appropriate and there was no fixed frequency for clearance.
- (iii) The fresh water transported to the water tanks in the public toilet was mainly used for maintaining the daily operation of the public toilet and not for the daily use of villagers.
- (iv) A bio-treatment plant was installed in the public toilet, and the treated sewage could be used for flushing, which saved the required fresh water.
- (v) The department had to provide the corresponding public toilet facilities as prescribed by law. Although the number of bowl type urinals was reduced by one after refurbishment, a universal toilet would be added at the same time. As such, the actual number of facilities remained unchanged and this arrangement would be more flexible instead.
- (vi) Solar panels would be installed on the roof of the public toilet to provide electricity for electrical appliances such as lighting and hand dryers. In addition, the public toilet would be equipped with a generator to provide electricity for the pumping facilities and the bio-treatment plant.
- (vii) The refurbishment would cover the staircase leading to the male and female toilets within the public toilet area.
- (viii) Accessible toilets had to be suitable for wheelchair users and with sufficient space to facilitate the use and movement of wheelchairs in the toilets, while universal toilets were unisex toilets, which might not be provided with an accessible route.

10. Mr. LAU Yung-wai welcomed the provision of a universal toilet by the department. He opined that there was still space for the provision of additional bowl type urinals in the male toilet to facilitate male users. He therefore hoped that the department would consider it.

11. Mr. TAM Yi-pui, the Vice-chairman's comments and questions were as follows:

- (i) He was concerned about the use of public funds, and opined that the cost for the department to transport fresh water twice a week was high. To his understanding, there were water tanks in the vicinity of Chau Tau Village, and water houses made of CACS on the hill behind Tai Tong. He asked the department whether the above sites could be used for supplying water to the public toilet.
- (ii) He asked the department to supplement on the septic capacity of the public toilet.

12. Mr. LAM Chun-ting responded as follows:

- (i) The department would relay Members' comments on the provision of additional bowl type urinals to the Architectural Services Department ("ArchSD") and report to Members at a later time.
- (ii) It was rather technically difficult to transport fresh water to the public toilet from the existing water storage facilities in Tung Ping Chau. He suggested that Members check with the relevant departments on issue of fresh water connection for residents.
- (iii) After refurbishment of the public toilet, the capacity of the fresh water tanks would be 12 000 litres and the capacity of the flushing water tanks would be 19 240 litres. Treated sewage would be stored in the flushing water tanks. The department expected to pump out some of the sewage every week to prevent the water tanks from overflowing.

(Post-meeting note: Regarding paragraph 12(iii) above, the FEHD corrected that the capacity of the flushing water tanks upon refurbishment of the public toilet should be 25 400 litres. Besides, the department added that Members' comments on the provision of additional bowl type urinals had been relayed to the ArchSD. Upon completion of the study, the department would inform Members on the results of the study.)

13. Mr. MO Ka-chun, Patrick's comments and questions were as follows:

- (i) He asked when the department planned to commence the refurbishment.
- (ii) As Tung Ping Chau had a high pedestrian flow during weekends, he asked about the number of portable toilets planned to be provided by the department during the construction period.
- (iii) The utilisation of portable toilets was high and hence the hygienic conditions had long been unsatisfactory. He believed that the desludging vehicles might not be able to reach the locations of the portable toilets. As such, he asked the department to explain the cleansing procedures and frequency of the portable toilets.
- (iv) To his understanding, the department deployed its staff to clean the public toilet in Tung Ping Chau twice a week. The cleansing workers normally had three hours for cleansing and they would return to the urban areas by vessel upon completion of the cleansing. He asked whether the departmental staff had sufficient time for cleansing if portable toilets were to be provided later.

14. Mr. TAM Yi-pui, the Vice-chairman's comments were as follows:

- (i) He understood that the FEHD was unable to supply water to villagers at present. He

pointed out that as villages in Tung Ping Chau were unable to connect to the water mains of the WSD, he hoped that the department could consider a water supply option to facilitate villagers.

- (ii) He asked whether the department had approached TPDO over the feasibility of using the existing water storage facilities in Tung Ping Chau for water supply, and whether there were difficulties in supplying water, resulting in the need to supply fresh water to the public toilet by vessel.

15. Mr. LAM Chun-ting responded as follows:

- (i) The captioned works were expected to commence in the fourth quarter of 2023, but the exact commencement date had yet to be finalised by the department.
- (ii) The department would consider Members' suggestions and negotiate on the number of portable toilets.
- (iii) The ferry only travelled to and from Tung Ping Chau on weekends and public holidays. At present, the department arranged vessels to supply water and carry workers to clean the public toilet and remove refuse on the island every Monday and Friday. In addition, due to the high public utilisation on public holidays and weekends, the department would also arrange for cleansing workers to provide services. As such, he believed that the cleansing frequency of the portable toilets would be similar to the existing one (namely on Mondays, Fridays, Saturdays, Sundays and public holidays).
- (iv) As the water consumption of the public toilet was high, the department had to supply additional water to avoid consuming a large quantity of fresh water from residents.

16. Mr. LI Yiu-ban's comments were as follows:

- (i) Although it was irrelevant to the captioned matter, he still wished to clarify some of the information regarding the water consumption of villagers. The water houses made of CACS mentioned by Members had been abandoned for decades. At present, water was mainly pumped from wells to water tanks by the solar pumping system in Tung Ping Chau and transported to villagers' residences by water pressure.
- (ii) In rainy season, there was enough water in the wells for use by villagers and some villagers even had their own wells. In dry season, the TPDO would request the WSD to deliver several water tanks of around 1 000 litres to Tung Ping Chau Public Pier. Villagers had to fetch water from the pier to the village. However, there was fresh water loss in the process, so the arrangement was far from satisfactory.
- (iii) A few years ago, assistance had been sought from the Agriculture, Fisheries and

Conservation Department (“AFCD”). The AFCD then provided funding to a non-profit-making organisation for the construction of two desalination facilities in Tung Ping Chau, yet the facilities were strongly objected by the villagers. Chau Mei Village agreed to the construction of the above facilities ultimately and was now awaiting the AFCD to consider the seawater desalination process, which was subject to the approval of the Country and Marine Parks Board. He believed that upon completion of the facilities, the problem of fresh water supply could be solved.

17. Mr. TAM Yi-pui, the Vice-chairman, said that villagers had reflected half a year ago that the water houses made of CACS on the hill behind Tai Tong could still supply water. He opined that the use of water on the island was relevant to the captioned matter. As such, he asked whether the FEHD would consider supplying water to the public toilet by similar technology in future if the seawater desalination facilities mentioned by Members were put into service.

18. Mr. LAM Chun-ting responded that he understood Members’ concerns on the use of public funds. The department would formulate cost-effective options for fresh water transportation in response to the situation, and Members’ suggestions would also be taken into consideration.

19. Mr. LUI Kan-man, Raymond, responded that water tanks were placed in Tung Ping Chau for water supply, and there was also a mobile application to reflect the remaining water storage capacity of these tanks. There had been no shortage of water stored in the water tanks in the past year, and he believed the current supply of fresh water was adequate.

III. Drainage Services Department – Tolo Harbour Sewerage of Unsewered Areas Stage 2 (Public Works Programme Item No. 4125DS)
(TPDC Paper No. PHW 14/2023)

20. The Chairman welcomed Mr. CHAN Chi-kwong, Jacky, and Ms. YUEN Ho-yan, Senior Engineer / Special Duty 4 and Engineer / Special Duty 2 of DSD respectively, as well as Mr. LAM Tin-chun. and Ms. Allison LUNG, Deputy Project Manager and Senior Engineer of Meinhardt respectively to attend the meeting for this agenda item.

21. Mr. CHAN Chi-kwong, Jacky, said that they would introduce the captioned works to Members and obtain their views in the hope of gaining the support of Members to implement this works.

22. Mr. LAM Tin-chun went through TPDC Paper No. PHW 14/2023 and the PowerPoint presentation (see Annex).

23. Mr. LAU Yung-wai’s comments and questions were as follows:

- (i) If the engineering option could properly deal with the noise generated during the works, he believed that Members would have no strong views against it.
- (ii) He asked when the captioned works would be completed.
- (iii) There was no plan to lay sewage pipes and manholes covering all areas under the works in the area of Shuen Wan Chan Uk. He asked the department to provide specific explanations for this.

24. Mr. TAM Yi-pui, the Vice-chairman, supported the captioned works. He considered it necessary to connect the sewage system in the villages of Sai Kung North to the sewage treatment plant, and asked whether the department planned to carry out similar works in other villages of Tai Po and Sai Kung North as well as the relevant works schedule.

25. Mr. Patrick MO's comments and questions were as follows:

- (i) He would like to know the reasons why there were no gravity sewers and manholes in some parts of Treasure Spot Garden and Shuen Wan Chan Uk, and asked whether residents living in the unsewered areas were required to connect the pipes on their own.
- (ii) He asked whether sewers would be connected to residences under this works.
- (iii) As the work site was close to Ting Kok Road, he wanted to ensure that the works would not cause any traffic impact on Ting Kok Road.

26. Mr. LAM Yick-kuen said that some locations were not covered by sewers and manholes. He opined that the department needed to communicate with the relevant village representatives and resident representatives.

27. Mr. Jacky CHAN responded as follows:

- (i) The scope of works discussed in this discussion covered not only Treasure Spot Garden in Tai Po and Shuen Wan Chan Uk, but also Chek Nai Ping Village in Sha Tin, where a sewage pumping station would be built. The whole project was expected to be completed within four years. As the scope of the sewerage works was not extensive, he believed that it could be completed within two to three years.
- (ii) The scope of the remaining works also covered other villages in Tai Po District (such as Fung Yuen, Cheung Shue Tan, Wong Nai Fai and Tai Po Mei). The department would consult the District Council ("DC") again at a later time.
- (iii) With the completion of Sai O Trunk Sewer Sewage Pumping Station in Sai Kung

North by the end of next year, the department would gradually arrange for the laying of trunk sewers, and the consultancy agreement for the village sewerage systems would be launched in a timely manner, in which around 13 villages in Sai Kung North would be involved. It was preliminarily expected to be completed gradually from 2029 onwards, but no specific schedule was available at present.

28. Mr. LAM Tin-chun responded as follows:

- (i) No works would be carried out on the carriageway of Ting Kok Road, and the works would be confined to cycle tracks or footpaths.
- (ii) He had conducted a site visit with the relevant village heads and the village representatives for the works at Shuen Wan Chan Uk. Some villagers had constructed sewers on their own at the unsewered areas mentioned in paragraph 23(iii) above, and the consultancy would connect the sewers following the topography under this works.
- (iii) Discussions had been held with the village head and villagers of Treasure Spot Garden during the district consultation stage, and it was learnt that villagers there had built sewers by themselves. With the completion of the project, the villagers could connect their self-constructed sewers to the newly-built sewer. The consultancy had also consulted with the village representative on the proposed location of manholes, and agreed on the location where the villagers could connect to the sewer in the future.

29. Mr. TAM Yi-pui, the Vice-chairman, said that there might be chances that the underground utilities works in villages would cause pipe burst through drilling, thereby affecting the water supply in the area. In addition, there were many private pipes in villages with complex systems. As such, he asked the department or the relevant government departments how to detect existing pipes and protect the existing facilities such as pipes and cables.

30. Mr. LAU Yung-wai suggested that, when consulting the DC in future, the department should mark clearly the location of the sewers built by the villagers on the plan to facilitate deliberation. As the proposed ancillary works included temporary closure of traffic lanes, he was worried that part of the traffic lanes on Ting Kok Road had to be closed during construction. In addition, village roads were narrow and large vehicles might not be able to park there. As such, he was worried that works vehicles parking on Ting Kok Road might cause traffic congestion.

31. Mr. LAM Tin-chun responded as follows:

- (i) The resident engineer would require the works contractor to conduct pipe detection and check existing records of utility services before commencement of project, as well as to ascertain the presence of any underground pipes before trenching.

- (ii) The resident engineer or staff would brief the village heads and villagers on the works prior to construction and ensure that the works contractor was aware of the condition of pipes.
- (iii) He understood that some village roads were narrow. The diameter of the sewer proposed to be built under this project was around 200 to 250 millimetres. He believed that there was no need to excavate too wide a trench. The resident engineer would gauge the needs of nearby residents before trenching, and try to accommodate their requests on such as the construction hours and temporary traffic arrangements.

32. Mr. LI Yiu-ban's comments were as follows:

- (i) He had no strong views on the captioned works. Tai Mei Tuk and Lam Tsuen had been consulted under Tolo Harbour Sewerage Master Plan since 1994. Up to now, pipes had been built for more than 60 villages. He believed that the department had extensive engineering experience.
- (ii) Tolo Harbour was a bag-shaped bay and the sewage treated by the secondary sewage treatment works in the district could not be discharged into Tolo Harbour, but the progress of the sewerage projects in the district was unsatisfactory.
- (iii) With rapid development and continuous population growth, there were more than 100 septic tanks in Shap Sze Heung at present. When the septic tanks were full, the pumping of sewage by desludging vehicles would release foul odour and affect villagers. In addition, the septic tanks might overflow, causing the sewage to flow into Tolo Harbour through the stormwater drains, which was unsatisfactory.
- (iv) The department had consulted 13 villages in Shap Sze Heung during the planning of phase 1 of the works, but the width of Sai Sha Road could not accommodate the trunk sewers at that time. As such, part of the trunk sewer works was delayed until two years ago and commenced with the Widening of Sai Sha Road at the same time, where both works would be completed successively from 2024 onwards. By then, Sai O Trunk Sewer Sewage Pumping Station would also be completed. Therefore, it was necessary for the department to carry out early consultation and design of the branch sewers, which was believed to be effective in improving the overall sewage situation in Tolo Harbour.
- (v) A large-scale public housing development with over 3 000 units would be completed at Cheung Muk Tau. He had approached the CEDD over the sewage treatment of the project. The department replied that the sewers would be connected to the area of Wu Kai Sha. He had proposed the construction of terminal manholes and the connection of pipes to Cheung Muk Tau to replace septic tanks and reduce pollution. He hoped that the DSD would give it consideration.

33. Mr. TAM Yi-pui, the Vice-chairman, concurred with Members' views, and hoped that the

sewerage works in Sai Kung North could be expedited. He was also willing to assist the department in consulting the residents.

34. Mr. Jacky CHAN responded as follows:

- (i) Among the 118 villages in Tai Po District selected for the implementation of the Plan earlier, the works for 78 villages (i.e. more than 60 per cent) had been completed and the progress of the works was satisfactory.
- (ii) Sai O Trunk Sewer Sewage Pumping Station would be completed by the end of 2024. At that time, the trunk sewers would still need to be laid to fully cover the 13 villages in the area. The department would put the consultancy agreement out to tender in a timely manner.
- (iii) The department understood that some of the villages were densely populated with rapid development, and would review the priority of the works and commence them in order. The department had approached the CEDD over the public housing development at Cheung Muk Tau. As that project aimed at providing transitional housing units, sewers could not be connected to the area of Cheung Muk Tau Village, but the department would examine the possibility of prioritising the works at Cheung Muk Tau Village in future.

35. Mr. LI Yiu-ban's comments were as follows:

- (i) The scope of the Widening of Sai Sha Road covered Sai O Village to Tai Tung Tsuen. As the villages behind Tai Tung Tsuen (such as Sai Keng, Kei Ling Ha Lo Wai and Kei Ling Ha Sun Wai) were still not covered with trunk sewers, the sewage would be discharged into Tolo Harbour directly. He suggested that the department consider improvement options.
- (ii) Although the CEDD had never pledged to carry out sewerage works, he opined that the Government had to placate the villagers for their sacrifice for the development of the public housing project. Since the DSD planned to carry out branch sewer projects in the villages, the department should consider carrying out those projects together with the CEDD during the construction of public housing projects to solve the sewage problem in the villages.

36. Mr. Jacky CHAN responded that he would relay Members' comments to the CEDD and discuss further.

37. The Chairman said that the PHWC had to resolve whether to support the captioned works. He asked whether Members on the floor had any opposing views.

38. No Members on the floor raised objection. The Chairman announced that the PHWC supported the captioned works in principle.

IV. Request to give an account of the proposed development at She Shan Tsuen
(TPDC Paper Nos. PHW 15/2023 and PHW 15a/2023)

39. Mr. Patrick MO went through TPDC Paper No. PHW 15/2023.

40. The Chairman said that before the meeting, the Secretariat had invited the Development Bureau (“DEVB”) to send representatives to attend the meeting. The bureau indicated that it could not send anyone to the meeting, but had submitted a written reply. Members could refer to TPDC Paper No. PHW 15/2023.

41. Mr. LAM Yick-kuen was concerned about the transport facilities of the proposed development such as parking spaces, road works and public transportation. He pointed out that Lam Tsuen lacked transport facilities, but the plot ratio allowed for a 39-storey development, which was higher than the development project in Tai Po town centre. At present, the traffic in Lam Tsuen was already very heavy, especially during the Lunar New Year celebrations, and traffic accidents on Lam Kam Road often caused serious congestion. He asked the bureau to take into account the actual situation, and to consult the villagers in She Shan Tsuen and nearby villagers.

42. Mr. LAU Yung-wai’s comments were as follows:

- (i) He was dissatisfied with the bureau for not sending officers to the meeting to give a talk on the captioned development. He opined that the bureau’s remark that “the Government has identified no insurmountable problems with the application at this stage” was outrageous, and doubted whether the bureau considered that this option was acceptable. He also pointed out that the bureau needed to consult relevant stakeholders to understand the current problems in the area of Lam Tsuen. He opined that the PHWC had to relay to the bureau that the proposed option was not feasible.
- (ii) Whilst it was necessary to take into account of the surrounding facilities and landscape in the construction of buildings, the bureau’s traffic improvement measure still ended up diverting traffic to Lam Kam Road. At present, Lam Kam Road had reached its capacity. If there was no new road to connect it to other areas, the traffic volume would increase continuously and the traffic conditions would further deteriorate. He suggested that the bureau should consider connecting the development project to an expressway directly.

- (iii) He opined that the bureau should have a concrete improvement option so that the PHWC could conduct further discussions.

43. Mr. Patrick MO's comments were as follows:

- (i) There were deficiencies in the housing development under the Land Sharing Pilot Scheme ("LSPS") and the developers undertook to rezone some of the private land for public housing development. However, the type of public housing development that would be developed was not mentioned in the application form and the public was not informed of the corresponding distribution of public / private housing.
- (ii) He opined that the bureau should provide more information on the public housing such as neighbouring buildings, overall transportation support and distribution of communal facilities for discussion. To his understanding, the bureau expected to commence the statutory procedures on planning and road works in 2023, and part of the site formation works would be completed in 2028. However, the bureau had not released any information so far. Pushing through the implementation of project would cause adverse repercussions, and residents in the district would also need to bear the consequences.
- (iii) He considered that the traffic and supporting facilities of the project were causing serious problem. Lam Kam Road could not cope with the additional traffic load brought by the project. He also believed that the project would connect the public to MTR Tai Wo Station, but he doubted whether the Transport Department ("TD") had taken into account of the additional traffic demand at Tai Wo Station. He urged the DEVB to inform the DC of the latest information about the project as soon as possible in future to facilitate discussion.

44. The Chairman agreed that the traffic flow in Lam Tsuen and on Lam Kam Road was extremely high and it was particularly difficult for local residents to commute during festivals. He asked Mr. LAM Yick-kuen whether the bureau had approached Heung Yee Kuk N.T. or Tai Po Rural Committee ("TPRC") over the situation of the district.

45. Mr. LAM Yick-kuen said that the bureau had discussed with TPRC on the proposed development in question, and TPRC had also raised concerns over the traffic situation at that time.

46. The Chairman believed that local residents were most concerned about the traffic problem. The development would bring tens of thousands of people to the area and residents had to reserve more time for commuting. As such, he suggested that the Secretariat write to the DEVB in the name of PHWC to request for a special meeting so that Members could learn about the progress of the development and relay the residents' views to the bureau.

47. Mr. LAU Yung-wai proposed to invite the bureau to attend the PHWC meeting first. He pointed out that the current road planning in the area of Lam Tsuen was unable to meet the traffic demand of the 30 000 additional population, and the traffic improvement measures proposed by the developers could not effectively alleviate the traffic congestion. In addition, it was unacceptable that the government bureaux had not consulted the DC on large-scale development projects and works in the past.

48. Mr. TAM Yi-pui, the Vice-chairman, concurred that the bureau should attend the PHWC meeting to consult Members. He pointed out that there was an incident of illegal dumping of inert construction material at the site in 2003 and the government departments failed to solve the problem at that time. The site eventually evolved from agricultural land to developable land. As such, the bureau had to explain to the public whether there was any conflict of interest involved under the LSPS.

49. The Chairman recommended that a letter be sent to the bureau to express Members' views and invite the bureau to attend the next PHWC meeting to explain the project and listen to residents' views. Besides, he asked the TPDO to reflect Members' concerns to the bureau.

50. Mr. LAU Yung-wai opined that as it was the responsibility of the bureau to gauge the needs of residents, he strongly requested the bureau to attend the next PHWC meeting. Otherwise, he would condemn the bureau for disregarding public opinion.

51. The Chairman agreed that it was necessary to request the bureau to attend the next meeting, and asked the Secretariat to take note of the relevant matters.

(Post-meeting note: The Secretariat had written to the DEVB on 21 April 2023.)

V. **Request to give an account of the relocation technical details and the latest operating arrangements relating to the transitional housing development at Wong Yue Tan**

(TPDC Paper Nos. PHW 16/2023, PHW 16a/2023 and PHW 16b/2023)

52. Mr. Patrick MO went through TPDC Paper No. PHW 16/2023.

53. The Chairman said that before the meeting, the Secretariat had invited the Housing Bureau ("HB") and Lok Sin Tong Benevolent Society Kowloon ("LST") to send representatives to attend the meeting. Both the bureau and LST indicated that they could not send officers to the meeting, but had submitted written replies respectively. Members could refer to tabled papers (namely TPDC Paper Nos. PHW 16a/2023 and PHW 16b/2023). The HB indicated that no officers could

be sent to the meeting due to some urgent duties, but the bureau was willing to report to the PHWC when there was tangible progress of the construction works under the captioned item.

54. Mr. Patrick MO's comments were as follows:

- (i) He said that the last paragraph of TPDC Paper No. PHW 16/2023 should be amended as "send its staff to attend the meeting".
- (ii) It was stated in the written reply of LST that multiple local consultations had been conducted since 2020. He pointed out that these consultations did not include the TPDC.
- (iii) The written reply of LST mentioned some of the traffic improvement measures, including the widening of bus lay-by near The Beverly Hills and the improvement of some sections of Fung Yuen Road, but he had not received any information from the relevant government departments or LST, which was unacceptable.

55. Mr. LAU Yung-wai's comments were as follows:

- (i) It was the responsibility of the bureau to send its staff to explain the works and collect views from residents. As such, he opined that the bureau's remarks that it did not attend the meeting due to urgent duties was outrageous.
- (ii) The building contract of the works commenced at the end of August 2022, but the bureau and LST had yet to explain the planning for ancillary facilities to the PHWC, and Members knew nothing about the various aspects of the works. As such, he found the situation unacceptable.
- (iii) The bureau and LST had conducted public consultation since 2020, but the DC was not included. He therefore opined that the bureau and LST disregarded public opinion.

56. Mr. HO Wai-lam said that the captioned works were controversial and many villagers had also expressed opposing views. The PHWC had discussed the subject item and had also requested the bureau to attend meetings. He believed that the bureau had kept the specific information of the works but it had not given an account to Members so far, which was unacceptable. In addition, he emphasised that Mr. SO Tat-leung, the then DC Member of the constituency concerned, had not received any information on the captioned works.

57. Mr. Patrick MO's questions were as follows:

- (i) He asked whether the bureau originally intended to attend the meeting but was unable to do so due to some urgent matters.

- (ii) He asked whether the TD had submitted a written reply in response to Members' questions.

58. Mr. WU Chi-hung, Derek, responded as follows:

- (i) To his understanding, the bureau was unable to attend the meeting due to some urgent Legislative Council ("LegCo") business.
- (ii) TPDC Paper No. PHW 16a/2023 was a consolidated written reply provided by the bureau having consulted the TD, and the traffic information provided by the department was set out in the fifth paragraph of the paper.

59. Mr. Patrick MO asked whether the bureau had originally intended to send its staff to attend the meeting but due to the unanticipated attendance at LegCo, the bureau eventually failed to attend the PHWC meeting. In addition, he would like to confirm whether the bureau would attend the next meeting.

60. Mr. Derek WU responded that the bureau had indicated that it was willing to report to the PHWC on the captioned works in future but had not undertaken to attend the next meeting or make future arrangements.

61. Mr. Patrick MO said that he believed that the bureau had kept the information of the captioned works and hoped that the bureau would arrange a special meeting to brief Members on the works and provide the relevant traffic details.

62. Mr. LAU Yung-wai asked which LegCo meeting was attended by the bureau. To his understanding, there was no LegCo meeting related to the HB on the day of the PHWC meeting. Besides, he agreed with Member's suggestion that the HB and LST should convene a special meeting to brief Members on the works.

63. The Chairman asked the Secretariat to write to the HB and LST to request for a special meeting to brief Members on the works and its latest progress.

64. Mr. LAU Yung-wai said that the LegCo meeting related to the business of the HB was to be convened in the afternoon, so it was unacceptable for the bureau to not attend the PHWC meeting on this pretext. He asked the Secretariat to relay this to the bureau.

65. Mr. Derek WU clarified that the bureau said that it had to deal with some urgent LegCo business but did not mention the need to attend LegCo meeting.

66. The Chairman said that it was necessary for PHWC to write to the HB and LST to put forth

the above requests regardless of whether the bureau had any urgent duties.

(Post-meeting note: The Secretariat had written to the HB on 21 April 2023.)

VI. Request to enhance the mobile network coverage in Hoi Ha

(TPDC Paper Nos. PHW 17/2023 and PHW 17a/2023)

67. The Chairman welcomed Messrs YEUNG Ka-lok and YUNG Siu-ye, Senior Telecommunications Engineer (Regulatory 12) and Telecommunications Engineer (Regulatory 12) of OFCA respectively, to attend the meeting for this agenda item.

68. Mr. Patrick MO went through TPDC Paper No. PHW 17/2023.

69. Mr. YEUNG Ka-lok went through TPDC Paper No. PHW 17a/2023.

70. Mr. TAM Yi-pui, the Vice-chairman's comments and questions were as follows:

- (i) During the earlier refurbishment of Hoi Ha Public Toilet, nearby villagers had reflected that the mobile network reception was poor. He was pleased to learn that the reception problem had been resolved. To his understanding, the FEHD and the relevant network operator (namely Hong Kong Telecommunications Limited ("HKT")) had not verified the delineation of powers and responsibilities during the construction period at an early stage, thus greatly affecting the mobile network coverage. He opined that the situation was far from satisfactory and agreed that there was a need to introduce additional radio base stations ("RBSs") in the vicinity.
- (ii) He would like to avoid the recurrence of similar incident. As such, he asked whether the roof cover of any government buildings in Tai Po District was installed with RBSs, and whether mobile signal reception would be affected when refurbishment works were carried out in these buildings.
- (iii) He said that the signal reception in Tung Ping Chau was also far from satisfactory.

71. Mr. LAM Yick-kuen's comments were as follows:

- (i) Poor mobile network coverage was a common problem in rural areas. For example, some villagers of Lam Tsuen were worried about the negative health impact brought by radiation from rooftop RBSs, so they did not renew the contract upon expiry. As a result, a number of RBSs were required to be removed and villagers were unable to receive mobile network in their houses. He opined that owners in the area might gradually remove the rooftop RBSs from their village houses, and therefore hoped

that government departments could install RBSs in nearby government buildings as soon as possible to avoid affecting the mobile network reception of residents.

- (ii) He learnt that the Government intended to gradually provide wireless network in public toilets, but he found that the signal reception in public toilets was rather poor. He hoped that the Government could consider enhancing the signal reception to minimise the inconvenience caused to visitors.

72. Mr. LI Yiu-ban said that the wireless mobile reception in country parks and remote areas in the New Territories had always been weak. To his understanding, the Government allocated \$700 million in early years to implement the Subsidy Scheme to Extend Fibre-based Networks to Villages in Remote Areas (“Subsidy Scheme”), under which HKT provided services to more than ten villages in Sai Kung North by installing high-speed broadband services and wireless mobile service points in the villages. He opined that even if the mobile reception was poor, Voice over Internet Protocol service could also be used by then. As such, he asked when the relevant works at Hoi Ha would be completed.

73. Mr. Patrick MO’s comments and questions were as follows:

- (i) He asked about the exact location of the RBS in Hoi Ha other than the one on the roof cover of Hoi Ha Wan Public Toilet.
- (ii) He had conducted a site visit upon completion of the refurbishment of Hoi Ha Public Toilet, and found that the signal reception in the waters off Hoi Ha Marine Life Centre, Tai Tan Country Trail, Wan Tsai (Nam Fung Wan) and Lan Lo Au was very weak. As such, he asked OFCA whether there were specific RBSs covering the above locations.
- (iii) The optical fibres under the Subsidy Scheme was only connected to the entrances of villages so the representatives of the villages and residents were required to arrange for the network reception within the villages and their houses on their own. In addition, he believed that the Subsidy Scheme failed to cover areas further away from the village entrances (such as Hoi Ha Marine Life Centre) and asked whether OFCA had made any special arrangements.
- (iv) At the above locations, the signal reception of HKT and its telecommunications providers (such as CSL Limited (viz. “csl.”) and 1010) was not bad, while the signal reception of other telecommunication providers (such as Hutchison Telephone Company Limited (viz. “3”)) was relatively weak. He opined that the Subsidy Scheme was unfair to other telecommunication providers and asked whether OFCA had any special countermeasures.

74. Mr. YEUNG Ka-lok responded as follows:

- (i) He agreed that there was room for improvement in the relocation arrangements for RBSs during the construction period. OFCA would endeavour to co-ordinate with network operators and relevant government departments on the relevant work arrangements for government building, with a view to minimising the impact of the works on mobile network coverage near the RBSs.
- (ii) He understood that the mobile network coverage in some locations of Tung Ping Chau and Hoi Ha was far from satisfactory. OFCA welcomed Members' recommendations on the suitable locations / buildings for the installation of RBSs in Tung Ping Chau and Hoi Ha for network operators to consider the feasibility of the recommendations.
- (iii) OFCA had also taken note of the situation mentioned by Members in paragraph 71(i) above and had previously explored with TPDC Members and operators on government buildings in Lam Tsuen that were suitable for the installation of RBSs. If there were buildings suitable for the installation of RBSs, OFCA would communicate with network operators and invite them to consider the feasibility of the recommendations.
- (iv) Based on OFCA's understanding, the works on fibre-based networks in Hoi Ha Village under the Subsidy Scheme had been completed, and the relevant telecommunication operator had provided fibre-based broadband services in the village.
- (v) He believed that the Subsidy Scheme would not give rise to the situation mentioned by Members in paragraph 73(iv) above. According to the requirements of the Subsidy Scheme, the selected fixed network operators ("FNOs") were required to open up the network facilities subsidised under the Subsidy Scheme for use by other FNOs. During the installation of RBSs, mobile network operators ("MNOs") could use the data transmission lines provided by FNOs of their choice for the connection purposes. As such, the selected FNOs would not impose restrictions on the provision of services by MNOs.

75. Mr. YUNG Siu-ye added that the other RBS in Hoi Ha was located at Hoi Ha Lowland Raw Water Pumping Station.

76. Mr. Patrick MO's comments were as follows:

- (i) There was no problem with signal reception along Hoi Ha Road, but the location with poor signal reception mentioned in paragraph 73(ii) above was far away from the two RBSs.
- (ii) He learnt that Hoi Ha Marine Life Centre had earlier intended to invite HKT to set

up a RBS nearby, but the centre could not afford to bear the installation cost as it exceeded a million dollars.

- (iii) Wan Tsai campsite was spacious and there was a public toilet nearby. He suggested that OFCA consider installing a RBS on the roof cover of the public toilet, which was believed that this could improve the signal reception on the waters off Ko Lau Wan and Tap Mun.

77. Mr. LAU Yung-wai's comments were as follows:

- (i) He visited Hoi Ha two years ago. At that time, the signal reception along Tai Tan Country Trail was weak and there was even no signal at Hoi Ha Marine Life Centre. As such, he believed that the signal reception problem had nothing to do with the recent refurbishment of Hoi Ha Public Toilet.
- (ii) Apart from calling for help, visitors also had communication need so he hoped that OFCA would come up with a solution. In addition, as the public toilet at Wan Tsai campsite was far away from residential areas, it was believed that this would help allay public concern. He also suggested that OFCA should make good use of government buildings in Hoi Ha to improve the overall network coverage there.

78. Mr. YEUNG Ka-lok responded that he would relay Members' comments to MNOs for consideration of the feasibility of installing RBSs.

79. Mr. Patrick MO's comments and questions were as follows:

- (i) Most of the RBSs in rural areas were installed on the roof cover of government buildings or village houses, and they would be removed subject to villagers' wish on contract renewal. He asked whether this would cause instability in the network coverage in rural areas.
- (ii) He suggested that OFCA liaise with the relevant department on the installation of RBSs on idle sites. He believed that no complicated procedures would be involved and the overall mobile coverage would become more stable.

80. Mr. LI Yiu-ban opined that it was relatively easy to identify locations for the installation of RBSs, but the corresponding power supply facilities had to be taken into consideration. As such, he suggested that OFCA liaise with Country and Marine Parks Authority for the installation of RBSs and solar panel facilities for power supply in country parks.

81. Mr. TAM Yi-pui, the Vice-chairman, said that he had approached CLP Power Hong Kong Limited ("CLP") a few months ago over the solar power supply on the power supply of Tung Ping

Chau. CLP replied that the relevant practice had not been adopted in Hong Kong so far, but it was open to the suggestion. As such, he opined that if solar panels were feasible, the power supply problem in some locations could be solved, thereby pushing ahead the installation of RBSs.

82. Mr. YEUNG Ka-lok responded that RBSs had already been installed in rural sites. If MNOs would like to install RBSs in rural areas, they had to apply to the relevant government departments and OFCA would co-ordinate the applications. OFCA was also open to Members' suggestion on the use of solar panels for power supply, but a number of technical factors were involved in the installation of RBSs and therefore, it would be considered on a case-by-case basis.

83. Mr. Patrick MO was pleased with the positive response of OFCA. In the long run, he hoped that OFCA could identify vacant sites in areas such as Lam Tsuen and Sai Kung North, which were far away from residential areas, for the installation of RBSs to improve the network coverage of some popular locations in countryside areas (such as Hoi Ha, Wan Tsai, Lai Chi Chong, Sham Chung and Tolo Channel).

VII. Request to improve lighting on both sides of Tai Wo Bus Terminus

(TPDC Paper Nos. PHW 18/2023 and PHW 18a/2023)

84. Mr. Patrick MO went through TPDC Paper No. PHW 18/2023.

85. The Chairman said that before the meeting, the Secretariat had invited Link Asset Management Limited ("Link") to send representatives to attend the meeting. Link indicated that it could not send officers to the meeting, but had submitted a written reply, and Members could refer to TPDC Paper No. PHW 18a/2023.

86. Mr. Patrick MO was pleased with the reply of Link, and asked Members to follow up with Link if necessary.

VIII. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of government lands

(TPDC Paper No. PHW 19/2023)

87. Mr. TUNG Wai-lam went through TPDC Paper No. PHW 19/2023.

88. Mr. LI Yiu-ban's comments and questions were as follows:

- (i) The TPDLO issued 15 warning letters against illegal structures in February, and all

the cases were located in San Uk Ka. As such, he asked whether unexceptional circumstances did exist in San Uk Ka.

- (ii) Since some landowners in the New Territories had emigrated to foreign countries, he believed that illegal occupation of land for building illegal structures would be more rampant in future, and opined that the existing legislation did not provide sufficient protection for indigenous residents. He pointed out that it was hard for the Government to enforce the law on private land and the only option was to confiscate the land, which would in effect undermine the interest of landowners. At present, the relevant department could carry out lease enforcement actions on private land against illegal structures. As such, he opined that the Government should stop the illegal activities at an early stage instead of taking enforcement actions only after they had been reported by media.

89. Mr. TUNG Wai-lam responded that, in general, the LandsD would consider taking lease enforcement actions against illegal structures on private land. The situation mentioned by Members involved both private land disputes and illegal occupation of land, and the relevant landowners might seek their own legal advice or seek help from the Police. Besides, he would furnish Members with the relevant information on the warning letters issued in San Uk Ka after the meeting.

(Post-meeting note: Regarding the enquiry in paragraph 88(i) above, the TPDLO added that, during the inspection in the San Uk Ka Village area, the TPDLO found that there were temporary scaffolds / structures on the private land there, which was in breach of lease conditions. As such, the TPDLO issued a total of 15 warning letters in February this year, requesting the relevant landowners to rectify the irregularities within a prescribed period of time.)

90. Mr. LI Yiu-ban said that he understood that it was difficult for the Government to deal with private land disputes. He opined that the TPDLO's current practice of issuing warning letters against illegal structures was passive, and suggested that it should take the initiative to demolish the illegal structures under construction, which was believed that this could effectively curb the irregularities and protect the Government and landowners.

91. Mr. TUNG Wai-lam noted Members' comments and would examine whether the current processing of cases relating to illegal structures could be expedited at a later time.

92. Members noted the captioned report.

IX. District Lands Office, Tai Po – Report on the progress of processing redevelopment applications of small houses and old houses in Tai Po District

(TPDC Paper No. PHW 20/2023)

93. Mr. TUNG Wai-lam went through TPDC Paper No. PHW 20/2023.

94. Members noted the captioned report.

X. Planning Department – Report on the progress of processing planning applications in Tai Po District by the Town Planning Board and its Rural and New Town Planning Committee

(TPDC Paper No. PHW 21/2023)

95. Mr. LAU Ka-wing, Kevin, went through TPDC Paper No. PHW 21/2023.

96. Members noted the captioned report.

XI. Housing Department – Report on the information relating to the vacant housing units, execution of the Marking Scheme for Estate Management Enforcement, and the vacant storage rooms in the public housing estates in Tai Po District

(TPDC Paper No. PHW 22/2023)

97. Ms. CHAN Wai-mei, May, went through TPDC Paper No. PHW 22/2023.

98. The Chairman reflected that the lighting system of Kwong Chi House, Kwong Fuk Estate, had been switched off before dawn. He asked the HD to adjust the automatic lighting timer according to the sunshine duration. Besides, he noticed that the ball bulbs in Fu Shin Estate were burnt out, and asked the department to relay this to the incorporated owners (“IOs”).

99. Ms. May CHAN noted the comments of the Chairman, and said that she would relay this to the property management agency of Kwong Fuk Estate and the IOs and property management agency of Fu Shin Estate.

(Post-meeting note: The HD said that the timer of the lighting system of Kwong Chi House, Kwong Fuk Estate, had been adjusted and the lighting would only be switched off after 6:30 a.m. Besides, the department had reflected the malfunctioning of ball bulbs to the IOs of Fu Shin Estate.)

100. Mr. HO Wai-lam said that he had recently filed a complaint to the Tenancy Management Office (“TMO”) of Fu Heng Estate, but had not received any replies. He learnt that there was a change of staff in the TMO recently and asked the department to address the issue of manpower shortage.

101. Ms. May CHAN responded she would approach Members over the tenant involved in the relevant complaint.

(Post-meeting note: The HD said that the officers of Tai Po, North & Shatin District Tenancy Management Office (8) had contacted Mr. HO Wai-lam after the meeting and followed up on the above matters.)

XII. Any other business

102. Members did not have any other business.

XIII. Date of next meeting

103. The next meeting was scheduled to be held at 9:30 a.m. on 16 May 2023 (Tuesday).

104. There being no other business, the meeting was adjourned at 12:29 a.m.

Tai Po District Council Secretariat

May 2023