

**Minutes of the 5<sup>th</sup> Meeting in 2022**  
**of the Planning, Housing and Works Committee**  
**of Tai Po District Council**

Date: 20 September 2022 (Tuesday)

Time: 9:33 a.m. - 12:09 p.m.

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

<b><u>Present</u></b>	<b><u>Time of Arrival</u></b>	<b><u>Time of Withdrawal</u></b>
<b><u>Chairman</u></b>		
Mr. AU Chun-ho	Beginning of the meeting	End of the meeting
<b><u>Members</u></b>		
Mr. HO Wai-lam	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	9:40 a.m.	End of the meeting
Mr. LI Yiu-ban, BBS, MH, JP	Beginning of the meeting	End of the meeting
Mr. MO Ka-chun, Patrick	Beginning of the meeting	End of the meeting
<b><u>Secretary</u></b>		
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”)		
<b><u>In Attendance</u></b>		
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. LEUNG Tik-yan, Catherine	Senior Engineer / 11 (North) / Civil Engineering and Development Department (“CEDD”)	
Mr. HO Ho-man	Senior Geotechnical Engineer / Mainland East 2 / CEDD	
Ms. MAK Pui-yan	Engineer / 19 (North) / CEDD	
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / CEDD	
Ms. LEE Che-ying, Emily	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)	
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. TSUI Chun-sing	Administration Assistant / Lands (Atg.) / District Lands Office, Tai Po (“TPDLO”) / Lands Department (“LandsD”)
Ms. POON Wing-chi, Gigi	Senior Engineer / Sewerage Projects 1 / Drainage Services Department (“DSD”)
Miss NGAI Sze-wing, Irene	Engineer / Sewerage Projects 5 / DSD
Mr. AU Chun-wai, David	Engineer / Sewerage Projects 25 / DSD
Ms. TSUI Yin-san, Rebecca	Environmental Protection Officer (Sewerage Infrastructure) 61 / Environmental Protection Department (“EPD”)
Ms. WAN Pui-wing	Environmental Protection Officer (Air Policy) 31 / EPD
Mr. LEE Wing-keung, Kenneth	Senior Engineer / Slopes / Highways Department (“HyD”)
Mr. TSANG Hing-fai	Maintenance Engineer / Slopes (East) / HyD
Mr. AU Kak-loi, Peter	Senior Transport Officer / Tai Po / Transport Department (“TD”)
Ms. KO Shuk-ching, Christina	Director of Projects / Binnies Hong Kong Limited (“Binnies”)
Ms. CHEUNG Kwok-yu, Amy	Technical Director (Environmental Impact Assessment) / Binnies
Mr. YUI Yeung-chung, Ted	Technical Director (Sewage Treatment) / Binnies
Mr. WONG Bing-chung	Project Engineer / Binnies
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Mr. WU Chi-hung, Derek	Senior Executive Officers (District Council) / TPDO / HAD

### **Absent**

Mr. TAM Yi-pui  
Mr. LAU Yung-wai

### **Opening Remarks**

The Chairman welcomed participants to this Planning, Housing and Works Committee (“PHWC”) meeting, and announced that Ms. CHAN Wai-mei, May, Senior Housing Manager (Tai Po, North and Sha Tin 2) of HD, would attend the meetings from now on in place of Mr. TO Chak-foo who had been posted out.

#### **I. Confirmation of the minutes of the 4<sup>th</sup> meeting in 2022 of the PHWC on 19 July 2022** **(TPDC Paper No. PHW 31/2022)**

2. The TPDC Secretariat (“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. Civil Engineering and Development Department District Annual Work Plan**

**(TPDC Paper No. PHW 32/2022)**

4. The Chairman welcomed Ms. LEUNG Tik-yan, Catherine, Senior Engineer / 11 (North) and Ms. MAK Pui-yan, Engineer / 19 (North) of the CEDD to attend the meeting for this agenda item.

5. Ms. LEUNG Tik-yan, Catherine went through TPDC Paper No. PHW 32/2022 and PowerPoint presentation (see Annex I). She added that the above paper provided a consolidated summary of the progress of the works items conducted in Tai Po District by the CEDD, WSD, DSD and HyD. Details of the items were set out in TPDC Paper No. PHW 32/2022. As the above government departments were involved in the work plan, the representatives of CEDD would make the effort to respond to Members' enquiries. If they could not provide an instant reply, they would record Members' enquiries and refer them to the relevant departments for follow-up as soon as possible, and furnish Members with the supplementary information and relevant replies later.

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

- (i) Government departments started consultation on the sewage treatment system in the area of Sai Kung North as early as 1994, but no progress had been made for nearly 30 years.
- (ii) To his understanding, it was planned to construct public sewers under the widening of Sai Sha Road, but he had not yet been contacted by the DSD for consultation on the connection of branch pipes and the construction of terminal manholes in rural areas of Sai Kung North. As such, he asked whether the works would be incorporated in "SZY1967 – Provision of trunk sewers to Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk in Tai Po" ("Project SZY1967").
- (iii) With the relocation of Sha Tin Sewage Treatment Works ("STSTW") to the caverns in Nui Po Shan, he hoped that the treatment capacity could be increased to properly treat the sewage from the area of Shap Sz Heung in Sai Kung North.

7. Ms. Catherine LEUNG responded that the DSD was planning to expand the Tai Po Sewage Treatment Works ("TPSTW") and would then conduct a comprehensive review of the overall drainage works in the district and its vicinity. Regarding the details of Project SZY1967 mentioned by Member, the DSD would reply at a later time.

8. Mr. LI Yiu-ban pointed out that the focus of his question was whether there were any public sewer works planned for the area of Shap Sz Heung in Sai Kung North.

9. Ms. Catherine LEUNG indicated that she understood Member's question, and the DSD would reply at a later time.

(Post-meeting note: The CEDD had referred the question in paragraph 8 above to the DSD for follow-up on 26 September 2022. The DSD replied that the sewage treatment system in Sai Kung North was part of the "4125DS Tolo Harbour Sewerage of Unsewered Areas Stage 2" ("Project 4125DS"). Besides, the DSD had also replied to Mr. LI Yiu-ban on 26 October 2022, stating that the above project was in the stage of design, consultation and preparation for publication in the Gazette, and the department would actively bid for resources to implement the works in phases.)

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

- (i) Noting that the pipe laying works of Project SZY1967 was smooth, he asked the EPD how soon it would write to inform the villagers nearby upon completion of the project so that they could make their own arrangements to carry out the drainage works for connection of sewers from the village entrance to village houses.
- (ii) He had contacted the building contractor of "4430DS – Tolo Harbour Sewerage of Unsewered Areas, Stage 2 – Phase 2" ("Project 4430DS") earlier, who pointed out that leakage from underground sewers was found during the course of the works, and thus auxiliary sewers were laid at the sewage gate on the side of the pump room to facilitate smooth water supply. To his understanding, the underground sewers there were complicated and heavily worn out. He had also received frequent reports from residents about malodour emitted in the afternoon, so he suspected that there was sewer leakage. He suggested the DSD keep an eye on the overall sewage discharge in the course of the works and follow up as soon as possible upon detection of any leakage and other problems.
- (iii) An accident had occurred during the course of Project 4430DS earlier. During trench excavation, workers had temporarily covered the ground with makeshift plastic road plates, which shifted after vehicles had passed by, causing pedestrians to fall into the pit and get injured. As such, he hoped that the relevant departments would remind the contractor to improve site safety measures.

11. Mr. HO Wai-lam said that the department had submitted to the PHWC the proposal on the Public Housing Development at Chung Nga Road West – Phase 2 but there was no follow-up on it subsequently. He asked whether the primary school building would still be built, and asked the relevant department to provide details.

12. Ms. Catherine LEUNG responded as follows:

- (i) According to the DSD's estimation, Project SZY1967 would be completed in the coming one to two months. The DSD would then carry out acceptance inspection in accordance with established procedures and inform villagers after ensuring that the pipes were in serviceable condition. She said that the DSD would be specifically reminded to inform villagers as soon as possible and to keep an eye on the sewage discharge so as to examine whether other works were required to be conducted.
- (ii) The Government had an unshrinkable responsibility for the safety of the works and safety was its overriding concern. She understood that the situation mentioned by Members was unsatisfactory and would relay to the DSD later, reminding it to strictly monitor the contractor's projects in the district to protect the safety of the public and workers.
- (iii) Regarding "B813CL and B778CL – Site Formation and Infrastructure Works for Public Housing Developments at Chung Nga Road and Area 9, Tai Po" ("Projects B813CL and B778CL"), the department had summarised the progress of the projects in the report, and the work schedule for Phase 2 was still under review.

(Post-meeting note: The CEDD supplemented as follows:

- (i) The CEDD had referred the question related to Project SZY1967 in paragraph 10(i) above to the DSD on 26 September 2022 for follow-up.
- (ii) The DSD had written to Mr. Patrick MO on 26 October 2022 in reply to his question on Project 4430DS. Regarding the situation mentioned in paragraph 10(ii) above, the DSD indicated that the relevant repair works near the sewage gate of the Tai Po Kau Sewage Pumping Station were nearing completion, and the department would continue to closely monitor the condition of the sewage mains at that location and gradually carry out repair and maintenance works for aged mains in a timely manner. As for the situation mentioned in paragraph 10(iii) above, the department had immediately instructed the building contractor and all workers concerned to reinforce the makeshift plastic road plates and step up inspection, as well as to report regularly on the safety measures at the site.
- (iii) The Project Unit of CEDD had contacted the assistant of Mr. HO Wai-lam on 26 October 2022 and provided the information concerning Projects B813CL and B778CL. Regarding the enquiries in paragraph 11 above, the Project Unit of CEDD stated that the design of Phase 2 was underway, and it planned to commence the projects in 2023 upon completion of the relevant statutory procedures and funding applications. Upon completion of the site formation, the concerned site would be

developed for public housing, supporting facilities and a primary school site. The Hong Kong Housing Authority expected that the housing project would be completed in 2030.)

13. Mr. HO Wai-lam's comments and questions were as follows:

- (i) The department had carried out the site formation on the relevant lots for Projects B813CL and B778CL. As he opined that the government departments should have drawn up plans for the building projects, he hoped that they could consult PHWC as soon as possible.
- (ii) With the decline in the population of Primary One students in the territory and the existence of a primary school in Tai Po Area 9, he suggested that the department implement the "single site, multiple use" policy in the district and consider building a carpark or shops on the reserved primary school site for the above projects.
- (iii) After conducting Phase 1 of the above projects, there was only one carriageway for uphill and downhill traffic, which was unsatisfactory. However, as the road widening works had been commenced, the situation was irreversible. He had indicated that as that area was densely populated, relying on only a single carriageway would cause serious traffic congestion in the vicinity. Thus, he hoped that new roads could be opened on Ting Kok Road to facilitate the daily commute of residents.
- (iv) He had visited the Chung Nga Road area with the representatives of CEDD for the above projects earlier. To his understanding, the site formation involved the lay-by outside the Social Service Building at Fu Tip Estate. As that area was a popular bus stop, he hoped that the department would carry out the works at the lay-by first so as to cope with the pressure brought to the bus stop by the completion of Phase 1 of the project.

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

- (i) Project item "4430DS – Upgrading of Sewage Pumping Stations and Sewerage along Ting Kok Road – Investigation, Design and Construction" ("Project 4430DS") was originally carried out by the cut-and-cover method. However, as the project might affect the traffic in the area, it was finally decided to be carried out by the trenchless construction technology. He asked whether the project could be conducted as planned, and whether issues related to vetting and approval of applications for excavation permit to relevant government departments were smooth.
- (ii) The relevant departments had briefed Members on "9202WC – Implementation of Water Intelligent Network, stage 2" and "9196WC – Implementation of Water Intelligent Network, remaining works" ("Projects 9202WC and 9196WC"). He

hoped that the WSD could further introduce the content of the projects.

- (iii) In the past, DC Member of the constituency concerned would be notified when projects were about to commence in the district. Given that some seats in the district were currently left vacant, he hoped that the contractor would inform the Chairman of PWHC, he himself and DC Members of the adjoining constituency of the matters related to the projects before the commencement of the works.

15. Ms. Catherine LEUNG responded as follows:

- (i) Regarding the enquiry in paragraph 13(ii) above, the question involved the land use planning drafted by the PlanD and EDB. The project personnel would supplement the planning circumstances in Tai Po Area 9 in due course.
- (ii) The department responsible for Projects B813CL and B778CL had carefully assessed the traffic conditions before taking forward the projects. The assessment showed that the widening of Chung Nga Road could meet the traffic demand in the surrounding area. The department understood that opening new roads could facilitate residents but it was difficult to open other roads there due to geographical factors. As such, the department had planned to conduct Chung Nga Road widening works.
- (iii) She noted Member's views on the lay-by outside the Social Service Building at Fu Tip Estate. She would remind the persons-in-charge of the project to meet the current traffic needs during construction and review the construction method. The project details would be supplemented at a later time.
- (iv) Based on the information from the DSD, Project 4403DS was expected to be completed in December 2023. The trenchless construction technology used in the project had been adopted in Hong Kong for many years and it was believed that there would be no major difficulty. She would remind the DSD to liaise with TPDC Members and explain the works in a timely manner.

(Post-meeting note: The CEDD supplemented as follows:

- (i) Regarding the comments mentioned in paragraph 13(ii) above, the Project Unit of CEDD had enquired the EDB as to the construction of the primary school. Upon completion of the site formation at this stage, the concerned site would be developed for public housing, supporting facilities and a primary school. Regarding the comments mentioned in paragraph 13(iii) above, the Project Unit of CEDD stated that to coordinate the public housing developments at Area 9, Chung Nga Road East and Chung Nga Road West in Tai Po, the CEDD had employed a consultancy to carry out an assessment on the traffic impact arising from the public housing developments

to the vicinity (near Chung Nga Road and Chuen On Road). The traffic assessment included a number of traffic recommendations, of which the proposed improvement works had been completed and would be sufficient for coping with the additional traffic flow.

- (ii) Regarding the comments mentioned in paragraph 13(iv) above, the Project Unit of CEDD indicated that it would discuss with the HD on the completion date of the lay-by.
- (iii) The CEDD had referred the questions in relation to Project 4403DS in paragraph 14(i) above to the DSD on 26 September 2022 for follow-up. The DSD had subsequently replied to Mr. Patrick MO on 25 October 2022.)

16. Ms. LEE Che-ying, Emily, responded that she had no specific details on the Water Intelligent Network (“WIN”) contracts on hand and would contact Members together with the responsible person to give a detailed account after the meeting. In addition, she would remind the team of engineering consultants to contact and inform the Chairman of TPDC or the Chairman of PHWC before works commencement.

(Post-meeting note: The CEDD had referred the questions about Projects 9202WC and 9196WC in paragraph 14(ii) above to the WSD on 26 September 2022 for follow-up. The WSD had subsequently replied to Mr. Patrick MO on 24 October 2022, indicating that the department would inform DC Members and stakeholders concerned before the commencement of the construction works of an individual District Metering Area under the WIN in the future.)

17. Mr. HO Wai-lam’s comments were as follows:

- (i) The parking facilities in the area of Chung Nga Road were inadequate and the widening of road surface would in fact only increase the space for illegal parking. He had repeatedly expressed his views, hoping that the government departments would identify lands to construct carparks, but no reply had been received so far.
- (ii) He opined that the widening of Chung Nga Road could not cope with the additional traffic demand arising from the intake of flats of public housing estates nearby, and asked whether the department had paid attention to the current traffic conditions on Chung Nga Road and Nam Wan Road during peak hours. He pointed out that the traffic congestion at the above section was so serious that it took 30 minutes for buses to complete a journey that normally took 10 minutes only.
- (iii) The department had replied earlier that it was difficult to open new roads. He also understood that the works had enter the final stage so it was difficult to formulate appropriate solutions. However, he emphasised that government departments did not consider the supporting facilities when carrying out projects and ignored the

views of local residents.

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

- (i) "9355WF – Water Supply to New Housing Developments in Sheung Shui and Fanling" ("Project 9355WF") was in full swing. To his understanding, fresh water would be provided to the new housing estates upon their completion by the Tai Po Fresh Water Pumping Station. As such, he would like to know more about the arrangements.
- (ii) As Project 9355WF would be completed in phases, he hoped that the department would explain to Members the approximate order of project completion.
- (iii) Currently, Project 9355WF was still facing disputes such as land resumption and residents' opposition. He asked whether this would affect the progress of the project.
- (iv) "7747CL – Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North and Fanling North New Development Areas" ("Project 7747CL") involved the relocation of a bus-bus interchange ("BBI"). It was learnt that the BBI was opened not long ago in tandem with the commissioning of Heung Yuen Wai Boundary Control Point. As such, he asked whether the relocation option was to relocate the bus stops or to change the ground markings of bus stops.

19. The Chairman opined that the Government was committed to tackle problems so as to achieve the goals, but he did not know why the Government had not responded to Members' previous suggestion of opening a new road on Ting Kok Road. After conducting various assessments, government departments always came to the conclusion that the relevant sections were sufficient to meet the demands. As such, he urged the relevant departments to inspect the actual situation with Members. As Projects B813CL and B778CL were about to be completed, he believed that it was difficult to open a new road at this stage. However, he reminded the departments that during the construction of public housing, they should not only focus on providing accommodation; instead, it was more important for them to consider the transport and daily needs of residents. He opined that the above problems could not be easily solved at present, and expected that the traffic congestion on Chung Nga Road during the morning peak hours would be further aggravated after the intake of public housing units.

20. Ms. Catherine LEUNG responded as follows:

- (i) She thanked Members for reflecting the actual situation in the district and said that the Government was also concerned about the illegal parking situation. The department would reflect to project team members the problems such as traffic congestion and the extended travelling time caused by illegal parking, and at the same

time request the TD and Hong Kong Police Force to co-ordinate and follow up on the problems so as to improve the situation and maintain smooth traffic flow.

- (ii) Noting Members' request for opening a new road on Ting Kok Road, she would reflect this to project team members and provide supplementary information later.
- (iii) The WSD would supplement on the questions concerning Project 9355WF.
- (iv) The relocation of BBI under Project 7747CL was mainly to tie in with the road works of the service road of Fanling Bypass (Eastern Section). Project team members concerned would elaborate on the detailed arrangements at a later time.

(Post-meeting note: The CEDD supplemented as follows:

- (i) Regarding the comments mentioned in paragraph 17(i) above, the Project Unit of CEDD stated that it had already referred the issue to the law enforcement department for follow-up.
- (ii) Regarding the comments mentioned in paragraph 17(iii) above, the Project Unit of CEDD stated that it was revealed in the traffic impact assessment report carried out earlier in connection with the public housing developments at Area 9, Chung Nga Road East and Chung Nga Road West in Tai Po that there was no need to build a road connecting to Ting Kok Road. As such, the CEDD did not recommend to take further follow-up actions on the scope of the relevant public housing projects.
- (iii) Regarding the questions in relation to Project 9355WF in paragraphs 18(i) to (iii) above, the CEDD had referred them to the WSD on 26 September 2022 for follow-up, and the WSD had subsequently contacted the assistant of Mr. Patrick MO on 25 October 2022 and provided relevant information.
- (iv) Regarding the questions on Project 7747CL in paragraph 18(iv) above, the responsible division of CEDD had met with Mr. Patrick MO on 5 October 2022 to explain the scope and progress of the project, the location of the relocated BBI as well as the arrangements for the phased relocation of BBI.)

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

- (i) Regarding "4454DS – Upgrading of Tolo Harbour Effluent Export Scheme – Investigation" ("Project 4454DS"), the plan showed that the sewage rising mains would be connected to STSTW along Tolo Harbour. He asked whether the main purpose of the connection project was to allow flexibility in sharing the discharge capacity among each sewage treatment works.
- (ii) To his understanding, Stage 3 of Project 4125DS was under design. He asked when the department would finalise the specific proposal after the preliminary design and

how long it was expected to take from planning to construction.

22. Ms. Catherine LEUNG responded as follows:

- (i) In response to the upgrading of TPSTW and the increased discharge from the planned new sewage treatment works in the North District, it was believed that Project 4454DS would play a co-ordination role among sewage treatment works, details of which would be supplemented by the DSD at a later time.
- (ii) She did not have the information on Stage 3 of Project 4125DS. The DSD would supplement on the planning timetables at a later time.

(Post-meeting note: The CEDD supplemented as follows:

- (i) The CEDD had referred the questions about Projects 4454DS and 4125DS in paragraph 21 above to the DSD on 26 September 2022 for follow-up.
- (ii) Regarding the questions in relation to Project 4125DS in paragraph 21(ii) above, the DSD had replied to Mr. Patrick MO on 26 October 2022, stating that the said project was at the stage of design, consultation and preparation for publication in the Gazette, and the department would actively bid for resources to implement the project in phases.)

23. Mr. LI Yiu-ban enquired as to whether the sewage treatment facilities would be upgraded under “4443DS – Upgrading of TPSTW”. To his understanding, TPSTW was a secondary sewage treatment plant and the treated sewage effluent could not be discharged directly to Tolo Harbour but had to be conveyed to STSTW through drainage pipes for subsequent discharge to Victoria Harbour, which was a huge project. He pointed out that if TPSTW could be upgraded to a tertiary sewage treatment plant under the upgrading works, the sewage could be discharged directly into Tolo Harbour, thus reducing the need for sewage conveyance and so on.

24. The Chairman said that the DSD would introduce the upgrading of TPSTW under agenda item IV at this meeting, and the representatives of the department could then be invited to give a detailed account.

### **III. Food and Environmental Hygiene Department – Refurbishment of Nai Chung Pier Public Toilet**

(TPDC Paper No. PHW 33/2022)

25. The Chairman welcomed Mr. LAM Chun-ting, Senior Health Inspector (Cleansing & Pest

Control) Tai Po 1 and Mr. CHONG Yiu-hung, Health Inspector (Cleansing Special Duties) Tai Po 2 of FEHD to attend the meeting for this agenda item.

26. Mr. LAM Chun-ting went through TPDC Paper No. PHW 33/2022.

27. Mr. LI Yiu-ban said that he welcomed the captioned refurbishment works. He pointed out that there were currently one cubicle with pedestal type water closet and three bowl type urinals (“urinals”) in the male toilet of Nai Chung Pier Public Toilet. Although the layout and area of the toilet would not be altered in the captioned works, there would only be one cubicle with pedestal type water closet and one urinal after refurbishment. As such, he asked whether this was adequate to cope with the needs of users, and hoped that the department would provide data on the usage of public toilets for reference.

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

- (i) To his understanding, the usage of this public toilet was not high on weekdays but it had a higher usage on weekends as members of the public would go to the vicinity of Nai Chung Pier for picnics, fishing and camping, etc. As such, he considered that it was unsatisfactory to reduce the number of urinals to one.
- (ii) The hygiene condition of the public toilet was unsatisfactory. There was frequent leakage at the entrance, which affected the pavement. He hoped that the department would thoroughly examine the condition of the underground drainage in the vicinity of the public toilet when carrying out the refurbishment works so as to avoid the reoccurrence of leakage after completion of the works.
- (iii) He pointed out that the entrance / exit of the public toilet was narrow, and asked whether the department would consider introducing barrier-free facilities (such as special access) for the convenience of wheelchair users and persons with disabilities.

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

- (i) The captioned refurbishment works would upgrade public toilet facilities as prescribed by law. According to the design requirements for public toilets as set out in “Design Manual: Barrier Free Access” (“Design Manual”), if more than one urinal was provided, at least one urinal shall have a clear levelled space of the length and width required in the Design Manual in front. Due to the limited space in the male toilet of Nai Chung Pier Public Toilet, it was not possible to provide two urinals and at the same time making one of them to comply with the above requirement. As such, the department proposed to provide one urinal after consulting DC Member of the constituency concerned.

- (ii) The department would inform the Architectural Services Department (“ArchSD”) of the sewage condition outside the public toilet and pay attention to it when carrying out the works.
- (iii) Due to the geographical and location constraints, the department could not provide barrier-free facilities at that public toilet and users had to gain access by stairs.

30. Mr. LI Yiu-ban indicated that as Nai Chung Pier Public Toilet was not an accessible unisex toilet (“AUT”), reducing the number of urinals to meet the requirements of the Design Manual was putting the cart before the horse and causing inconvenience to the public. He opined that the department could consider providing an AUT in the vicinity so as to meet the different needs of the public.

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

- (i) The refurbishment works conducted by the department mainly aimed at increasing the space within the public toilet for the use by persons with disabilities. However, they were in fact unable to use it due to accessibility problem. Still, the department reduced the number of urinals to one, which was contradictory.
- (ii) He suggested that the department consider expanding the public toilet onto the adjacent site or identifying a site nearby to provide an AUT for use by persons in need. Besides, he also suggested that the department consider introducing facilities for persons with disabilities (e.g. ramps) at the entrance of Nai Chung Pier Public Toilet, so as to facilitate users.

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

- (i) In designing the refurbishment works, the department had done its utmost to meet the requirements of the Design Manual in respect of the width and height of the facilities within the site constraints.
- (ii) As the riser height of the staircase at the entrance / exit of the public toilet was quite short, the gradient would be rather steep if a ramp was added. Thus, it was not suitable for wheelchair users to negotiate the staircase by a ramp.
- (iii) There was an underground sewage tank adjacent to the public toilet, so it was structurally not suitable for expansion. The department would relay the comments to the ArchSD and explore other arrangements. The department would inform Members of any other arrangements in due course.

33. Mr. LI Yiu-ban was disappointed with the reply of the department. He considered that on the premise that persons with disabilities were unable to use the public toilet, it was unreasonable to

follow the statutory requirement of reserving space for urinals and reducing the number of urinals, thereby sacrificing the interest of other users. Furthermore, the road there was uneven and seldom used by persons with disabilities. The Nai Chung Bus Terminus, which was about 200 metres away from the Nai Chung Pier, was demolished earlier to facilitate the widening of Sai Sha Road. He believed that there would be a better public toilet for use after the redevelopment of the bus terminus. He hoped that the department could adjust the statutory requirement in light of site constraints rather than sacrificing the interest of the public.

34. Mr. Patrick MO said that he believed that the department had other solutions at the technical level, such as changing the layout of the female toilet or considering expanding the public toilet into a two-storey public toilet. He suggested giving the department the room to further discuss and explore other options and then discussing again at PWHC meeting.

35. The Chairman shared Members' views and opined that it was putting the cart before the horse for the department to convert the public toilet, which was actually inaccessible to persons with disabilities, in accordance with law and led to only one cubicle and one urinal at the end. As such, he hoped that the department could discuss again at PHWC meeting after studying the relevant comments.

36. Mr. LAM Chun-ting responded that the FEHD would discuss and examine other feasible measures with the ArchSD and give an account of the details to Members in future.

37. The Chairman pointed out that the captioned works would be discussed again after further study by the departments.

(Post-meeting note: The FEHD added that the ArchSD informed in response to its enquiry that due to the site and structural constraints, it was not possible to conduct refurbishment or expansion works and retain more than one urinals in the male toilet on the premise of complying with the design requirements as prescribed by law. The department would continue to explore other feasible options with the ArchSD before submitting them to the PHWC for discussion.)

#### **IV. Drainage Services Department – Upgrading of Tai Po Sewage Treatment Works**

(TPDC Paper No. PHW 34/2022)

38. The Chairman welcomed the following participants to attend the meeting for this agenda item:

DSD

Ms. POON Wing-chi, Gigi, Senior Engineer / Sewerage Projects 1

Miss NGAI Sze-wing, Irene, Engineer / Sewerage Projects 5

Mr. AU Chun-wai, David, Engineer / Sewerage Projects 25

EPD

Ms. TSUI Yin-san, Rebecca, Environmental Protection Officer (Sewerage Infrastructure) 61

Binnies

Ms. KO Shuk-ching, Christina, Director of Projects

Ms. CHEUNG Kwok-yu, Amy, Technical Director (Environmental Impact Assessment)

Mr. YUI Yeung-chung, Ted, Technical Director (Sewage Treatment)

Mr. WONG Bing-chung, Project Engineer

39. Ms. POON Wing-chi, Gigi, went through the background of the upgrading of TPSTW and asked Mr. YUI Wing-yeung, Ted and Ms. CHEUNG Kwok-yu, Amy to report on the progress of the works and the environmental impact assessment (“EIA”) study brief.

40. Mr. Ted YUI and Ms. Amy CHEUNG went through TPDC Paper No. PHW 34/2022 and the PowerPoint presentation (see Annex II).

41. Mr. LI Yiu-ban said that as TPSTW was a secondary sewage treatment plant and the treated sewage effluent could not be discharged directly to Tolo Harbour but had to be conveyed to STSTW through pipes for discharge to Victoria Harbour, he asked the department whether the current sewage discharge situation was about the same.

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

- (i) He asked whether the sludge would be delivered to sludge treatment facilities or the relevant facilities for treatment in the sewage treatment plant after going through processes such as filtration, compression and dewatering.
- (ii) He asked whether it was a new technology for the plant to produce reclaimed water by water reclamation facilities.

43. Ms. Amy CHEUNG responded that the captioned works continued to adopt the current treatment method and the treated sewage effluent would be discharged to Victoria Harbour through pipes.

44. Ms. Gigi POON responded as follows:

- (i) The procedure of sludge treatment of the STW would remain unchanged after the upgrading. The sludge would undergo processes such as anaerobic digestion and dewatering in the plant. Upon completion, the sludge would be transported to

“T-PARK”, a sludge treatment plant situated in Tsang Tsui, by dump trucks for further treatment.

- (ii) At present, some of the sewage treatment works of DSD (including TPSTW) were equipped with water reclamation facilities, which could further process some of the treated sewage effluent for internal use within the plants so as to reduce the consumption of water resources.

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

- (i) As the treated sewage effluent from TPSTW had to be conveyed to Victoria Harbour for discharge and the cost of constructing and repairing facilities such as pipes and pump rooms were high, he asked whether the department would consider upgrading TPSTW to a tertiary sewage treatment plant through this project so that the treated sewage effluent could be discharged to Tolo Harbour and the transportation cost could be reduced.
- (ii) As Ngong Ping Sewage Treatment Works (“NPSTW”) was a tertiary sewage treatment plant, the treated sewage effluent could be directly discharged to the river without the use of dedicated pipes. He suggested that the department consider whether it would be more expensive to upgrade sewage treatment facilities or to continue conveying sewage to Victoria Harbour for discharge.
- (iii) As the reclaimed water obtained from salt water used for toilet flushing and treated by water reclamation facilities could not be used for irrigation or cleansing, he asked the department whether it was possible to desalinate the reclaimed water through appropriate procedures (e.g. membrane filtration technology) for wider use.

46. Ms. Gigi POON responded as follows:

- (i) After carrying out the EIA, the department decided to maintain TPSTW as a secondary sewage treatment plant. She asked Ms. Amy CHEUNG to further elaborate.
- (ii) The water reclamation facilities in TPSTW would reprocess the sewage by filtration and disinfection. As the reclaimed water was mainly used for purposes such as toilet flushing, diluting compounds and simple cleansing within the plant, there was no need to desalinate the recycled water through the process of reverse osmosis for the time being.

47. Ms. Amy CHEUNG responded as follows:

- (i) As the expected treatment capacity of TPSTW was 160 000 cubic metres per day,

certain residual nutrients would still remain in the treated sewage effluent even after tertiary treatment. Tolo Harbour was an enclosed water body and the data showed that it had high algae concentration and low water molecular dispersion capacity, so there was a higher risk of red tides. Compared to Victoria Harbour, as the fisheries development in Tolo Harbour was robust with the presence of fish culture zone and abundant seafood, the price for the occurrence of red tides was relatively high. The EIA results recommended that all pollutants be transported to Victoria Harbour for discharge to avoid affecting the fisheries development in Tolo Harbour.

- (ii) Members mentioned that tertiary sewage treatment plants such as NPSTW could discharge treated sewage effluent directly into rivers. To her understanding, some tertiary sewage treatment plants discharged treated sewage effluent to Deep Bay, which had proper emission reduction measures to tie in with such discharge and thus would not create a net increase in pollution load. Should tertiary treated sewage effluent be discharged to Tolo Harbour in future, the pollution load would be increased, which was unsatisfactory.

48. Mr. LI Yiu-ban pointed out that there was no centralised sewage system in the villages around Shap Sz Heung and Ma On Shan, and therefore villagers used septic tanks to discharge sewage. With the growth in population, the discharge capacity of septic tanks had weakened with overflow of septic tanks often occurred, resulting in overflowing pollutants into Tolo Harbour through stormwater overflows. He hoped that the DSD and EPD could conduct sewage system construction works in the area of Shap Sz Heung so as to connect the main effluent outfall built in the widening of Sai Sha Road widening earlier to the branch drains in villages.

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

- (i) Members visited TPSTW earlier and the data showed that the facilities were approaching their maximum handling capacity at that time. As such, he was pleased with the relevant improvement works planned by the department. Mr. LAU Yung-wai had suggested that the department should consider discharging treated sewage effluent to places other than the sea such as drawing them to rivers like Tai Po River and Lam Tsuen River so as to increase the overall oxygen content of water and dilute polluted water to reduce pollutants. He believed that such proposal was worth considering in the long run.
- (ii) Behind TPSTW was the green belt of the previously restored landfill. He suggested that the department should plan early on whether the site should be acquired for further expansion of TPSTW in the long run or leased out the land nearby to organisations engaged in the environmental industry on short-term tenancy. The tenancy of Mil Mill, the pulp mill that recycled beverage cartons, had been

prematurely terminated earlier due to land resumption. He suggested that the PlanD and TPDLO consider the overall planning and layout of the site and examine whether the area was suitable for waste treatment.

50. Mr. HO Wai-lam pointed out that this upgrading works had released land for the provision of food waste and sewage sludge anaerobic co-digestion facilities. He asked whether the department had any plans to take this opportunity to plan for the long-term development of food waste recycling in the district.

51. Ms. TSUI Yin-san, Rebecca, responded as follows:

- (i) TPSTW had implemented the Food Waste / Sewage Sludge Anaerobic Co-digestion Trial Scheme since 2019, which mainly aimed at collecting food waste from Tai Po Industrial Estate and, after treatment, sending them to the existing sewage sludge anaerobic digestion system at TPSTW for anaerobic co-digestion, with a view to converting food waste and sewage sludge into energy at the end.
- (ii) The above trial scheme was expected to be completed in 2025. With the experience gained and data collected from this scheme, the EPD would then develop the existing facility into “food waste pre-treatment facilities” of a large scale to cater for the additional food waste treatment capacity arising from the co-location of sewage sludge and food waste co-digestion facilities in the plant upon the upgrading of TPSTW. Members would be briefed and consulted on the project in due course.
- (iii) As for the scheme on food waste collection in Tai Po, the EPD had invited open tenders for the food waste collection contract in the New Territories at the end of May and was now vetting the tenders. The project was expected to be launched in the first quarter of 2023. The service locations of the project covered mainly premises generating larger quantities of food waste, which included public premises (e.g. shopping centres of public housing estates, cooked food centres and public markets) and private commercial and industrial premises (e.g. food factories, hotels and large shopping malls).

**V. Proposal to introduce dedicated quick charging facilities for electric taxis and commercial vehicles**

(TPDC Paper Nos. PHW 35/2022, PHW 35a/2022, PHW 35b/2022 and PHW 35c/2022)

52. The Chairman welcomed Ms. WAN Pui-wing, Environmental Protection Officer (Air Policy) 31 of EPD to attend the meeting for this agenda item.

53. Mr. Patrick MO went through TPDC Paper No. PHW 35/2022.
54. The Chairman said that, before the meeting, the Secretariat had invited the EPD and TD to send representatives to attend the meeting. The TD said that it could not send anyone to the meeting but had made a written reply, and Members could refer to TPDC Paper No. PHW 35c/2022.
55. Ms. WAN Pui-wing went through TPDC Paper No. PHW 35a/2022.
56. Mr. TSUI Chun-sing went through TPDC Paper No. PHW 35b/2022.
57. Mr. HO Wai-lam's comments were as follows:
- (i) As he had suggested at the meeting of Traffic and Transport Committee ("TTC") that charging facilities for public vehicles should be provided in newly-built bus termini in the district, he supported the captioned motion.
  - (ii) He was pleased to learn that the EPD would formulate long-term plans and consider converting all petrol filling stations ("PFSs") in Hong Kong.
  - (iii) Although he supported the captioned motion, he opposed the provision of charging facilities at Chuen On Road Public Transport Interchange ("PTI"). As Fu Tip Estate near Alice Ho Miu Ling Nethersole Hospital ("Nethersole Hospital") was close to completion, he believed that the vehicular traffic flow would be high at that time and worried that the installation of charging facilities would affect ambulances from travelling.
58. Mr. LAM Yick-kuen's comments and questions were as follows:
- (i) He asked whether the department had planned to, by making reference to the practice of the United Kingdom, install medium electric vehicle ("EV") chargers at on-street parking spaces.
  - (ii) He asked about the incentives and conditions offered by the department to the trade in respect of electric taxis.
  - (iii) Apart from taxis and buses, he asked whether the department would implement an electric public light buses ("e-PLBs") scheme. He also suggested that the department increase the seating capacity of e-PLBs as an incentive for operators.
59. Mr. Patrick MO's comments and questions were as follows:
- (i) He enquired about the mode of operation (e.g. the charging time, etc.) for the 10 dedicated electric-taxi quick chargers ("e-taxi chargers") which would soon be

commissioned in Sai Kung and Lantau Island at a later time.

- (ii) The tenders for PFS sites had been awarded on 22-year land grants by the LandsD in the past. He asked the department whether the lease term would still be remained at 22 years for recent lease renewal or would be modified as appropriate according to individual needs and the plan of the Government.

60. Ms. WAN Pui-wing responded as follows:

- (i) The relevant unit of EPD was studying the provision of EV chargers at appropriate on-street parking spaces and considering implementing a trial scheme. She indicated that since on-street parking spaces were used by multiple vehicles at the same time, it was believed that the chargers could not supply electricity on a large scale, and thus they would be more suitable for use by private vehicles.
- (ii) The department was currently taking forward a pilot scheme on e-taxis under the New Energy Transport Fund, inviting the trade to apply for subsidy and considering other incentives to encourage the trade to participate in the trial.
- (iii) The relevant unit of EPD was also planning to launch a trial scheme on e-PLBs and relevant charging facilities would be provided at minibuss stands. The tendering exercise would be carried out at a later time.
- (iv) The tender for e-taxi chargers on Lantau Island had been awarded and the e-taxi chargers were expected to commence operation next year. The department was discussing the mode of operation and details with the contractor and they inclined to adopt a booking system in general. There would be a mobile application for drivers to check the real-time EV charger availability and reserve a charging time slot to avoid the queuing problem. The public tender for the e-taxi charging facilities in Sai Kung would be forthcoming.

(Post-meeting note: The EPD supplemented as follows:

- (i) Regarding the provision of charging facilities at on-street parking spaces, the Government would, by making reference to the usage and effectiveness of the on-street charging facilities in Mui Wo (commenced operation in mid-July 2021) and Tai O (to commence operation in the fourth quarter of 2022), explore the feasibility of providing charging facilities at on-street parking spaces in other locations. The Government would continue to monitor the development of charging facilities in the market and review the relevant policies and measures in a timely manner.
- (ii) In terms of promoting the use of e-PLBs, the Government had earmarked \$80 million to subsidise about 40 e-PLBs and their associated charging facilities for the

implementation of the trial scheme on e-PLBs. The EPD, together with relevant government departments (including the TD, Electrical and Mechanical Services Department and ArchSD, etc.), had carried out site inspection on minibus termini and PTIs that had potential for installing charging facilities and conducting the trial to confirm whether the concerned venues were suitable for setting up quick charging facilities and conducting the trial for e-PLBs. Among the PTIs preliminarily identified by the department as locations for conducting the trial for e-PLBs and installing their associated charging facilities, no PTI in Tai Po District had been included.

- (iii) Taking into account the lead time for developing and manufacturing e-PLBs and the associated charging facilities, the department anticipated that the trial scheme on e-PLBs could commence in mid-2023. The Government would closely monitor the latest development of e-PLBs in the market and the views from the trade so as to formulate policies on promoting the use of e-PLBs.)

61. Mr. TSUI Chun-sing responded that the LandsD was in on-going discussion with the EPD on the use of PFS sites upon the expiry of the lease and therefore could not provide the relevant details for the time being. In general, the LandsD would consult the respective bureaux or departments before the expiry of the PFS lease to examine the future land use arrangements of the site and handle the issue according to the applicable procedures.

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

- (i) He encouraged Members to propose other suitable locations for adding charging facilities to the department in due course.
- (ii) He had enquired with the LandsD about the date of expiration of the PFS leases in Tai Po District earlier. To his understanding, the leases of two PFSs in the district (including Esso Filling Station at 1M Kwong Fuk Road and Caltex Filling Station at 1R Kwong Fuk Road) expired back in 2018 and were currently being renewed on a monthly basis. Members might consider giving comments on the land use of the above locations later. The lease of Sinopec Filling Station at 151 Tai Po Road, Tai Po Kau (near Deerhill Bay) would expire in 2025. Members might consider discussing its potential planning before the lease expired.
- (iii) He hoped that the LandsD would strengthen communication with members of the public and other departments in respect of land lease renewal. If the department granted a lease with a longer term, the room for discussion would be narrowed. As such, he hoped that the relevant departments would take note of Members' views and strengthen communication.

(Post-meeting note: The EPD added that Mr. Patrick MO provided the department with the effective dates and expiry dates of a total of seven land leases for PFSs or dedicated liquefied petroleum gas (“LPG”) filling stations in Tai Po District via e-mail on 21 September 2022. The department had replied to Mr. MO on 28 October 2022 regarding the policy of converting PFSs or dedicated LPG filling stations to EV charging stations as well as the development plan for the PFS sites at 1M and 1N Kwong Fuk Road in Tai Po.)

63. Mr. HO Wai-lam’s comments and questions were as follows:

- (i) As the TD had advised the EPD on the introduction of quick charging facilities for commercial vehicles, he asked whether the EPD had any further plans.
- (ii) He hoped that communication among the respective departments would be strengthened to ensure a smooth implementation of the long-term plan.

64. Ms. WAN Pui-wing responded that the TD had provided advice on the safety and road use of the related issues, while the EPD would collect views from other relevant departments to study the feasibility of these locations and report to Members at a later time.

65. Mr. TSUI Chun-sing responded that the department had noted Members’ views. As the department was currently discussing the project details with the EPD, further supplementary information was not available for the time being but would be provided to Members after it was finalised.

66. Mr. Patrick MO suggested that when the department dealt with the lease renewal of PFSs or LPG filling stations in future, the DC Member of the constituency concerned and TPDC or its committees should be notified to ensure that DC Members were aware of the matter.

67. The Chairman concurred with the views of Mr. Patrick MO, and added that as Members had no knowledge of the lease renewal of the LPG filling station on Kwong Fuk Road earlier, he hoped that the department would notify the Chairman of TPDC or PWHC when dealing with similar issue in future.

## **VI. Matters arising from the 4<sup>th</sup> meeting in 2022 of the PHWC on 19 July 2022**

### **Request the Government to provide details of the urgent clearance and maintenance works on roadside slopes in Tai Po District**

(TPDC Paper No. PHW 40/2022)

68. The Chairman welcomed Mr. HO Ho-man, Senior Geotechnical Engineer / Mainland East 2

of CEDD, Mr. LEE Wing-keung, Kenneth and Mr. TSANG Hing-fai, Senior Engineer / Slopes and Maintenance Engineer / Slopes (East) respectively of HyD, as well as Mr. AU Kak-loi, Peter, Senior Transport Officer / Tai Po of TD to attend the meeting for this agenda item.

69. Mr. HO Ho-man went through TPDC Paper No. PHW 40/2022.

70. Mr. AU Kak-loi, Peter, responded as follows:

- (i) The TD had noted the comments put forth by Members at the last meeting.
- (ii) Following the landslide incident, the department had arranged emergency ferry services plying between Wong Shek Pier and Ma Liu Shui during peak hours. To tie in with the above ferry services, the department had also arranged temporary minibus service connecting the district to Wong Shek Pier.
- (iii) The department, together with various departments, maintained close liaison with public transport operators and arranged appropriate public transport services to meet the need of residents as far as the affected road section was partially opened and the road conditions permitted.
- (iv) The department also disseminated information related to road closure and temporary transport arrangements through the website and mobile application “HKeMobility”.

71. Mr. LI Yiu-ban pointed out that natural disasters were inevitable. He had also maintained close liaison with the TPDO on relevant matters after the incident, and believed that all departments had done their utmost to make appropriate arrangements under the emergency situation and limited resources. Besides, since Pak Tam Road was built in the 1970s, he believed that the building standards for slopes might not be very stringent in the past. As such, he hoped that the department would monitor slopes showing signs of slurry of rock and mud in a timely manner to prevent similar incidents from happening.

72. Mr. HO Ho-man responded that the CEDD would examine the potential risks of roadside slopes along Pak Tam Road and considered various factors. Where individual slopes were identified to be with higher potential risks, they would be prioritised for detailed assessment under “The Landslip Prevention and Mitigation Programme” and stabilisation works would be carried out where necessary. The department had commenced stabilisation works, including the installation of soil nails and the construction of drainage channels and concrete surface, for the failed slope (slope no. 8NW-D/C5) in July.

73. Mr. LEE Wing-keung, Kenneth, responded that the HyD would carry out scheduled maintenance inspection, including gullies cleansing and maintenance of slope surface, on slopes at the roadsides of Pak Tam Road maintained by the HyD every six months to two years according to

the “Geoguide 5 - Guide to Slope Maintenance” (“Guide to Slope Maintenance”) published by the CEDD. According to the Guide to Slope Maintenance, the department would engage professional geotechnical engineers every five to ten years to conduct special inspection on slopes and review whether upgrading works were required for the slopes. After the incident, the department had arranged inspection for 40 slopes with similar height to that of the failed slope in late June and conducted routine maintenance works such as clearance of rubbish from drainage outlets.

74. Mr. HO Wai-lam’s questions were as follows:

- (i) He asked about the department’s progress on the inspection of slopes along Pak Tam Road.
- (ii) In the past, he did not find that the relevant department had carried out slope maintenance works (other than the removal of undesirable vegetation) on the slope outside Fu Heng Bus Terminus near Nethersole Hospital (slope no. 7NW-B/C119). He pointed out that as several large trees there had collapsed in the absence of typhoon, which was probably due to loose ground conditions, he hoped that the department would follow up and carry out inspection.

75. Mr. Kenneth LEE responded that the HyD had completed inspection of about 40 slopes along Pak Tam Road. Regarding the issue of the slope near Nethersole Hospital mentioned by Members, the department would check whether it was maintained by the HyD and then inform the relevant officers or departments to follow up in due course.

(Post-meeting note: The HyD said that it had commissioned the contractor to remove the collapsed trees from the relevant slope (slope no. 7NW-B/C119).)

76. As Members at the meeting did not have other questions, the Chairman suggested deleting the captioned agenda item which could be discussed again in the future as necessary.

77. Members at the meeting did not have any objection. The captioned agenda item would be deleted from the items to be discussed at the next meeting.

**VII. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands**  
(TPDC Paper No. PHW 36/2022)

78. Mr. TSUI Chun-sing went through TPDC Paper No. PHW 36/2022.

79. Members noted the captioned report.

**VIII. 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 37/2022)

80. Mr. TSUI Chun-sing went through TPDC Paper No. PHW 37/2022.

81. Mr. LAM Yick-kuen was pleased to see the increase in the number of cases vetted and approved by the TPDLO and hoped that it would continue to expedite the vetting and approval progress. He indicated that the consultation with the DSD took a long time in the course of the vetting and approval processes, which delayed the overall processing progress for cases. As such, he hoped that the DSD could expedite the relevant procedures.

82. The Chairman proposed writing to the DSD in the name of PHWC to make comments.

(Post-meeting note: The Secretariat had submitted the above comments to the DSD by e-mail on 30 September 2022.)

83. Mr. TSUI Chun-sing noted Members' comments.

84. Mr. LI Yiu-ban said that many village houses in the district had collapsed and there were even no village roads to enter the villages. However, villagers did not have enough resources to apply for large-scale redevelopments. If the basic supporting facilities in the villages could be repaired so that villagers could redevelop their village houses and stay on to live in their own villages, he believed that this could attract some villagers to return from overseas, thereby promoting social development.

85. Mr. TSUI Chun-sing pointed out that as the TPDO was responsible for the construction and maintenance of village roads, he suggested the office consider the relevant comments.

86. Mr. LUI Kan-man, Raymond, noted Members' comments. He pointed out that the Works Section of TPDO was responsible for the construction and maintenance of village roads. Members could make relevant comments to the office for follow-up.

**IX. 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 38/2022)

87. Mr. LAU Ka-wing, Kevin, went through TPDC Paper No. PHW 38/2022.

88. Members noted the captioned report.

**X. 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 39/2022)**

89. Ms. May CHAN went through TPDC Paper No. PHW 39/2022.

90. Members noted the captioned report.

**XI. Any other business**

**(1) Matters relating to the salt water supply in Tai Po**

91. The Chairman pointed out that the issue of discolouration of salt water in the district had been discussed at the last meeting and Members had shown concerns over the salt water quality in the district. The WSD had issued a reply letter to Members earlier, stating that the flushing water quality in the district had returned to normal, and the water quality test results of flushing water samples from late July to present had all met the department's water quality objectives of saltwater for flushing supply. The department would also flush the government pipes in a timely manner, closely monitor with the EPD and DSD, and continue to monitor the flushing water quality and its water supply system. He then invited the WSD to report on the current follow-up situation.

92. Ms. Emily LEE pointed out in response that subsequent to the last letter issued to Members, the WSD had been closely monitoring the flushing water quality with the EPD and DSD. At present, the quality of seawater collected at the Tai Po Salt Water Pumping Station ("TPSWPS") was normal. The department also arranged regular flushing of government pipes in the district in the hope of continuously improving the salt water quality in the district.

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

- (i) The replacement of flushing water valve on Po Yick Street earlier had affected the salt water supply in the vicinity. He asked the department whether the flushing water valve had resumed normal operation.
- (ii) Works were being carried out in the above-mentioned location. As such, he asked whether the works were related to the salt water supply in the district.

94. Mr. HO Wai-lam indicated that there had been several incidents of discolouration of salt water in the district. To his understanding, it was due to turbidity at the water source. As such, he asked whether additional filtering facilities could be provided at the intakes of the salt water pumping station.

95. Ms. Emily LEE responded as follows:

- (i) Due to the failure of the flushing water valve on Po Yick Street, the WSD had commenced the replacement of valve on 17 August. According to the records, the department had completely turned off the flushing water valve at 1 p.m. on 17 August and turned on the flushing water valve at 3 a.m. on 18 August upon completion of the replacement of the flushing water valve. The affected period was about 14 hours. The affected area was mainly the southern residential area of Tai Po and the salt water supply system had subsequently returned to normal.
- (ii) The works referred to in paragraph 93(ii) above were the improvement works of salt water and fresh water mains at Po Yick Street (“Po Yick Street Improvement Works”). She would provide additional information later.
- (iii) At present, the intakes of TPSWPS had been equipped with strainers, and suction intake screens had also been added to the strainers earlier to achieve double filtration. In view of the fluctuating seawater quality in summer, the department had arranged to step up the cleansing of the suction intake screens to once every fortnight. If the monitoring results showed that the water quality had changed, the department would further increase the cleansing frequency.

(Post-meeting note: The WSD added that regarding the Po Yick Street Improvement Works mentioned in paragraph 93(ii) above, the department had referred it to the project team to follow up with Members on 20 September.)

96. The Chairman pointed out that Kwong Fuk Estate had salt water supply problems from time to time. As such, he invited the HD to explain whether the current problem of salt water supply in Kwong Fuk Estate was due to damaged material or other problems.

97. Ms. May CHAN responded as follows:

- (i) If an individual tenant reported to the Property Services Management Office that his / her flushing device was damaged, staff members of the office would arrange repair after inspection. During the repair, it was necessary to turn off the flushing water valve and the salt water supply would be suspended temporarily.
- (ii) Under the Total Maintenance Scheme launched by the HD earlier, In-flat Inspection

Ambassadors would be dispatched to visit tenants and took the initiative to check the indoor conditions of flats for the tenants. If the flushing device in the flat was found to be leaking or damaged, repair would be arranged and it might affect the salt water supply.

- (iii) According to the records, there was no suspension of flushing water supply in Kwong Fuk Estate due to the burst of flushing water mains in the past three months. It was believed that the salt water supply would only be suspended for a short period of time as the replacement or repair of indoor flushing devices in individual flats would normally be completed on the same day.

98. The Chairman pointed out that there were a large number of tenants in the estate, and the flushing water valves were wearing out successively. As such, he asked whether the frequent suspension of salt water supply was unavoidable.

99. Ms. May CHAN responded that the HD had engaged contractors to regularly inspect and maintain salt water supply facilities in the estate (including the equipment in the pump room and the water supply facilities in the rooftop tanks, etc.). If the fittings of the pedestal toilet in the flat or the flushing cistern (such as syphon, handle and shutoff valve) were damaged due to natural wear and tear or improper use affecting the flushing device, it was necessary to suspend the salt water supply in order to carry out repair for tenants.

100. Mr. HO Wai-lam pointed out that a large amount of salt water had leaked from the rooftop of Ban Tip House in Fu Tip Estate earlier. He enquired whether the same situation had recurred recently.

101. Mr. Patrick MO indicated that water works related to the salt water supply were being carried out recently in the vicinity of Kau Hui Chik Street in Tai Po (near Sing Kung Cho Tong). According to his observation, the drains there were often found leaking or broken. As such, he asked the WSD about the defects of the salt water supply facilities.

102. Ms. May CHAN responded that she did not have relevant information on the leakage of salt water at Ban Tip House in Fu Tip Estate at the moment, and would follow up and provide additional information later.

(Post-meeting note: The HD added that the department had contacted Mr. HO Wai-lam after the meeting to explain the relevant information.)

103. Ms. Emily LEE responded that she did not have information on the pipe burst on Kau Hui Chik Street in Tai Po, and would respond after obtaining the information.

(Post-meeting note: The WSD added that the department had followed up with Members on the water works near Sing Kung Building on Ting Kok Road immediately after the meeting. The water works was to lay salt water mains to Sing Kung Building for the sake of providing salt water for flushing at Sing Kung Building in future.)

**(2) Sewage problem at Po Heung Estate Carpark**

104. The Chairman indicated that at the TTC meeting on 9 September, Mr. HO Wai-lam had mentioned the sewage problem at Po Heung Estate Carpark (including water leakage and odour problems), and the TTC agreed to refer the matter to the PHWC for follow-up. He invited Mr. HO to go through the situation.

105. Mr. HO Wai-lam thanked the Chairman for allowing to follow up the relevant problem at the PHWC meeting. He pointed out that Po Heung Estate had been completed for a long time, and the problem of sewage leakage at the carpark mentioned earlier had not yet been resolved. The foul odours in the carpark (especially at night) were deplorable, and the problem of water leakage from the ceiling remained. The HD, however, was only using sand bags to enclose the affected area and the problem had not been completely eradicated. He asked the relevant department when the problem would be completely eradicated, or it was the design of the carpark that made the problem unsolvable.

106. Mr. Patrick MO pointed out that he had also inspected the carpark, and the odour was particularly strong at dusk, mainly concentrated in the vicinity of the lifts at the carpark. He asked if there were other factors that had prevented the problem from being resolved.

107. Ms. May CHAN responded that on 5 September, the HD found that the grease tank next to sewer manhole number 3 was overflowing, causing sewage seepage and affecting the parking spaces nearby. The department had immediately sent its staff to enclose the area with sewage spillage on the ground with sand bags and carried out cleansing and disinfection. Subsequently, the department deployed a vacuum desludging truck to pump up the sewage and found that the two pumps in sewage manhole number 3 were malfunctioned. After inspection, the two pumps were found to be damaged beyond repair. Thus, the department arranged replacement for those pumps. The department completed the replacement of the pumps on 16 September and the sewerage system was operating normally at present. She would check with the Property Service Manager on the odour problems and follow up on it.

108. Mr. HO Wai-lam indicated that the HD solved the above problems mainly through various repairs but similar problems recurred. The relevant problem should not appear in Po Heung Estate as it was a relatively new public housing estate in the district. By contrast, similar problem did not

occur in carparks of older housing estates. He found the situation unacceptable and thus asked whether the department had considered replacing the whole set of the facilities and examine the existing grease trap facilities to eradicate the problem.

109. The Chairman pointed out that the pipes there had been covered with canvas and the department did not address the problem properly. He suggested that the HD invite Members and representatives of Funing Property Management Limited (“Funing”) for site visit to understand the problem.

110. Mr. HO Wai-lam added that apart from the area mentioned by the Chairman, the area with the most serious spill was the grease trap next to the entrance of the carpark.

111. Ms. May CHAN responded that the grease trap concerned was used by the food premises within the shopping centre (i.e. Po Heung Shopping Centre) above the basement carpark. The HD would notify the food premises to pump away the oil more frequently to prevent the grease trap from overflowing again. Besides, she would conduct a site inspection with the Property Service Manager, representatives of Funing and Members and look for solutions.

(Post-meeting note: The HD added that it had conducted the site inspection with Mr. AU Chun-ho, the Chairman, Mr. HO Wai-lam and Mr. Patrick MO on 29 September 2022.)

**(3) Matters relating to television reception problems in Tai Po District**

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

- (i) He had received a report from a Sha Tin DC Member on television reception problems of some television stations in the area of Chek Nai Ping earlier, and believed that it was related to the re-assignment of the spectrum in the 700 MHz band originally used for analogue signal to the provision of mobile telecommunications services by the Office of the Communications Authority earlier. He reminded Members to pay attention to the television reception in various areas of Tai Po, especially the rural and urban fringe areas, upon the official launch of the fifth generation mobile network base stations.
- (ii) While he had not received any relevant complaints or comments yet, he would like to take this opportunity to remind the PlanD to inform Member of the constituency concerned if it had received any planning applications involving base stations. He asked whether the department had received any relevant planning applications recently.

- (iii) To his understanding, the reception of HK Open TV (Fantastic Television Limited digital television channel 77) and RTHK TV 31 (Radio Television Hong Kong digital television channel 31) was relatively poor, and the antenna broadcast distribution systems might need to be adjusted. As such, he drew the attention of Members, HD and outsourced contractors to the situation.

113. The Chairman indicated he had also received reports from residents on the situation earlier, particularly in experiencing severe interruption while watching HK Open TV. He asked the HD to assist in understanding the situation.

114. Mr. Kevin LAU responded that four telecommunications providers had recently submitted a joint application for the provision of a telecommunications radio base station near Pak Ngau Shek in Lam Tsuen, Tai Po (application no. A/NE-LT/729). The application was approved by the Rural and New Town Planning Committee of the Town Planning Board on 26 August.

## **XII. Date of next meeting**

115. The next meeting would be held at 9:30 a.m. on 15 November 2022 (Tuesday).

116. There being no other business, the meeting was adjourned at 12:09 p.m.

Tai Po District Council Secretariat  
November 2022