

Minutes of the 2nd Meeting in 2025
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 7 March 2025 (Friday)
Time: 9:30 a.m. – 1:00 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. LO Hiu-fung, MH	Beginning of the meeting	End of the meeting
<u>Vice-chairman</u>		
Mr. WU Cheuk-him	Beginning of the meeting	End of the meeting
<u>Members</u>		
Mr. YU Chi-wing, MH	Beginning of the meeting	End of the meeting
Mr. LEE Man-kit	Beginning of the meeting	End of the meeting
Mr. LI Wah-kwong, Rex, MH	Beginning of the meeting	End of the meeting
Mr. LEE Hon-cheung	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	Beginning of the meeting	End of the meeting
Mr. MUI Siu-fung	Beginning of the meeting	End of the meeting
Mr. MUI Ching-hung	Beginning of the meeting	End of the meeting
Mr. CHAN Cho-leung, MH, JP	Beginning of the meeting	End of the meeting
Mr. CHAN Yung-wa	Beginning of the meeting	End of the meeting
Ms. CHAN Kin-kwan	Beginning of the meeting	End of the meeting
Mr. CHAN Siu-kuen, MH, JP	Beginning of the meeting	End of the meeting
Mr. MAK Shing-ho, Gary	Beginning of the meeting	End of the meeting
Mr. WAN Koon-kau	Beginning of the meeting	End of the meeting
Mr. WONG Wai-tung	Beginning of the meeting	End of the meeting
Ms. WONG Pik-kiu, SBS, MH, JP	Beginning of the meeting	End of the meeting
Ms. LOK Siu-luen	Beginning of the meeting	End of the meeting
Ms. LAU Shui-ping, Daisy	Beginning of the meeting	End of the meeting
Ms. WONG Yan-yan, Jannie	Beginning of the meeting	End of the meeting
<u>Secretary</u>		
Miss FUNG Yu-kwan, Connie	Beginning of the meeting	End of the meeting
Executive Officer (District Council) 3 / Tai Po District Office (“TPDO”) / Home Affairs Department (“HAD”)		

In Attendance

Ms. NG Yuen-yee	Assistant District Social Welfare Officer (Atg.) (Tai Po/ North) 1 / Social Welfare Department (“SWD”)
Mr. WONG Man-yum	Senior Housing Manager / Tai Po, North & Shatin 3 / Housing Department (“HD”)
Mr. LAU Ka-wing, Kevin	Senior Town Planner / Tai Po 1 / Planning Department (“PlanD”)
Mr. WONG Po-kit, Jeffrey	Senior Town Planner / Tai Po 2 / PlanD
Mr. KEA Tak-lai, Terry	Senior Engineer / 5 / Project Unit / Civil Engineering and Development Department (“CEDD”)
Mr. WONG Wai-pui, Simon	Engineer / 3 / Project Unit / CEDD
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / CEDD
Mr. TSUI Chun-sing	Administrative Assistant / District Lands Office, Tai Po (“TPDLO”) / Lands Department
Ms. LEE Che-ying	Engineer / New Territories East (Distribution 4) / Water Supplies Department
Dr. SIN Ngai-chuen	Hospital Chief Executive / Alice Ho Miu Ling Nethersole Hospital (“Nethersole Hospital”) and Tai Po Hospital
Dr. LEUNG Kwan-wa, Maria	Chief of Service / Department of Family Medicine / New Territories East Cluster
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Nethersole Hospital and Tai Po Hospital
Mr. NG Man-kam, Keith	Structural Engineer / C2-3 / Buildings Department (“BD”)
Dr. CHIM Pak-wing	Senior Medical and Health Officer (Emergency Preparedness and District Relations) 2 / Department of Health (“DH”)
Dr. KWAN Tan-sui, Daisy	Medical and Health Officer (Emergency Preparedness and District Relations) 4 / DH
Ms. YU Wing-sze	Project Coordinator / Tai Po DHC Express (“DHC Express”)
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Ms. HUEN Lai-yan, Sara	Senior Executive Officer (District Council) / TPDO / HAD

Opening Remarks

The Chairman welcomed participants to the 2nd meeting in 2025 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 1st meeting in 2025 of the SHDC on 10 January 2025

2. No proposed amendments to the minutes had been received by the Secretariat prior to the meeting. The Chairman asked Members whether they had any proposed amendments.
3. No Members had put forward any proposed amendments, and the captioned minutes were confirmed.

II. Hospital Authority – Report on the provision of medical services in Tai Po District

4. The representative of Hospital Authority (“HA”) reported on the provision of medical services by HA in Tai Po District, details of which were as follows:

- (i) The number of people served by Accident and Emergency Department of Nethersole Hospital every day between 27 February and 5 March 2025 was between 219 and 292.
- (ii) The bed occupancy rate of medical wards ranged from 101% to 123%.
- (iii) The bed occupancy rate of paediatric wards ranged from 51% to 71%.
- (iv) The bed occupancy rate of orthopaedic wards ranged from 78% to 97%.
- (v) Two works projects were currently underway at Nethersole Hospital and Tai Po Hospital. Green Channels would be added to the walkways of the two hospitals to facilitate the smooth movement of wheelchairs and hospital beds. In addition, to improve the pedestrian accessibility to the hospitals, walkway cover improvement projects to connect the canopies of walkways were also underway at the two hospitals. The hospitals would place road markings to remind motorists of the diversion arrangements, and the works were expected to be completed within this year.
- (vi) To shorten the waiting time for prostate surgeries, Nethersole Hospital had adopted a new high-volume service delivery mode to perform prostate water vapour therapy or urolift surgery on patients under local anaesthesia, resulting in a treatment time that was four times faster than that of conventional surgeries. Arrangements would be made to perform at least one surgery session per week in the future.

5. Members’ questions and comments were as follows:

- (i) They asked whether Nethersole Hospital could make arrangements to perform minimally invasive surgeries on its own, and pointed out that the flexibility of the hospital could be enhanced if it could make arrangements in other aspects of

healthcare on its own.

- (ii) There were patients who wished to have follow-ups and further consultations in public hospitals after undergoing surgeries in private healthcare facilities. A Member asked the HA whether there was sharing of patient records with private healthcare facilities.

6. The representative of HA responded as follows:

- (i) Nethersole Hospital was under the management of the HA, and would seek the advice of the HA before introducing new services.
- (ii) The Public-Private Interface – Electronic Patient Record Sharing Pilot Project (“PPI-ePR”) launched by the HA allowed private healthcare providers who participated in the PPI-ePR to access its patient records, subject to the patients’ consent. However, if a private healthcare provider did not participate in the PPI-ePR or input patients’ information, the HA would not be able to access it.

III. Briefing on the services of Tai Po DHC Express

7. The representative of DHC Express gave a brief account of their services.

8. Members’ questions and comments were as follows:

- (i) It was hoped that DHC Express would cooperate with the District Services & Community Care Teams (“Care Teams”) in holding health talks, with DHC Express arranging the speakers, while Members recruiting members of the public and looking for suitable venues.
- (ii) The services of DHC Express should be widely publicised. Members could assist in publicising or promoting district activities, while publicity materials on DHC Express could also be distributed through Members’ ward offices.

9. The representative of DHC Express responded as follows:

- (i) DHC Express had jointly organised large-scale activities with some of the Care Teams, and she looked forward to strengthening cooperation in this regard.
- (ii) DHC Express had a number of service points providing different services, depending on the complementary facilities at and location of the venues loaned from friendly organisations. Taking Remembrance of Grace Centre of Remembrance of Grace Church at Tai Yuen Estate as an example, it had a larger space and was suitable for holding talks; whereas Hong Kong Federation of Women's Centres - Jockey Club

Tai Wo Centre collaborated with DHC Express to hold health exhibitions and mainly provided services such as consultation, membership registration and recruitment.

10. Members' questions and comments were as follows:

- (i) The quality of services provided by the family doctors referred by DHC Express varied, which might call for review and coordination.
- (ii) As the number of places for health talks by DHC Express was relatively small, they suggested that more places be made available.
- (iii) They suggested allowing members of the public to go to the other two centres in Tai Po for services when the main centre (Fu Shin Shopping Centre) of United Christian Nethersole Community Health Service ("UCN Community Health Service") was full.
- (iv) They asked whether DHC Express had joined the Tai Po Multi-service Centre for Senior Citizens ("TPMC for Senior Citizens"), such that Members would know the types of activities available and projects open for collaboration.
- (v) It was hoped that DHC Express would have clear publicity and guidelines.

11. The representative of DHC Express responded as follows:

- (i) There was limited space at the centres, and talks held at community halls were mostly co-organised with friendly organisations which recruited the majority of participants, hence the number of places allocated to DHC Express was relatively small.
- (ii) She thanked Members for their willingness to cooperate and exchange ideas. DHC Express would be pleased to arrange speakers to hold health talks.
- (iii) DHC Express had not joined the TPMC for Senior Citizens and was one of the centres under UCN Community Health Service. Although there were clinics at Kwong Fuk Estate and Fu Heng Estate, the services provided by these clinics were not exactly the same as those of DHC Express. The main centre at Fu Shin Shopping Centre mainly conducted assessments and matching for members, while the services at Kwong Fuk Estate were mainly for medical consultations and rarely held activities.
- (iv) DHC Express was in a working relationship with doctors, respecting the conduct of business of each doctor, and would look into incidents as a coordinator.

IV. Follow up on the progress of planning for the community health centre building

(TPDC Paper No. SHD 8/2025)

12. The Chairman went through the captioned paper and expressed concern over the planning for the community health centre building (“CHC building”).

13. Please see Paper No. SHD 8a/2025 for the response of the Health Bureau (“HHB”).

14. Members’ questions and comments were as follows:

- (i) They asked the departments to provide more information on the design, details and draft plans of the building, such as the location of its entrance/exit, as early as possible. In addition, they also hoped that other existing planning initiatives, such as the TD’s walkway cover project, would tie in with the completion of the building. A Member suggested that the walkway cover be available to cover the bus stops at Nam Wan Road and connect to the CHC building and Nethersole Hospital.
- (ii) It was hoped that the building would make full use of the plot ratio to construct a smart car park. If it was not possible to increase the building height, consideration might be given to a horizontal development or using the vacant land next to the main block to lower the construction cost.
- (iii) They suggested using the ground floor as a smart car park. Tai Po District currently had the least number of electric vehicle (“EV”) charging spaces for public access throughout the territory, and complementary facilities of charging spaces should be actively increased.
- (iv) The site of the building, which was currently used as a temporary parking lot, could accommodate more than 200 vehicles. It was hoped that the number of parking spaces (“PSs”) in the CHC building would be increased.
- (v) They hoped that the bureau would reconsider opening up PSs for staff for public use on holidays or at night time.
- (vi) They hoped that the bureau would supplement a definite timetable on the planning progress of the CHC building after the meeting, and asked whether the building was still under preliminary planning or was applying for funding, when it could be completed, as well as whether the design could be revised if the application for funding had yet to be submitted.
- (vii) It was suggested that public PSs in the building be allocated for use by patients seeking consultation and visitors.
- (viii) They hoped that the departments would alleviate the problem of insufficient PSs in the district, and suggested that DC Members write to the relevant departments to reflect their views.

- (ix) They asked whether the four storeys of the Tai Po District Health Centre (“TPDHC”) referred to in the paper included the ground floor.

(Post-meeting note: With respect to the third paragraph of Paper No. SHD 8a/2025, the HHB made the following correction and addition: TPDHC would occupy one storey of the proposed building, while the CHC of HA would occupy four storeys (excluding the ground floor).)

- (x) They opined that one more year could be taken to apply for relaxation of the building height restriction (“BHR”).
- (xi) They said that it was inadvisable to make further significant change to the number of storeys of the building. If BHR had to be relaxed, only an addition of one to two storeys could be considered. An excessive tall building could cause a wall effect and affect the air quality on On Pong Road.

15. The Chairman asked about the reasons for the bureau not sending staff to attend the meeting, and asked the Secretariat to invite the bureau to send staff to attend the next meeting to explain the planning progress and design of the building. In addition, it was mentioned in a paper of September 2024 that an application for funding to the Legislative Council was planned to be made in 2026, but it was not brought up in this paper. He would like to know more about the situation.

(Post-meeting note: Regarding the provision of public PSs in the proposed building and the timetable for the planning progress, the HHB would provide Members with a written reply and consult the DC when there were significant updates to the project.)

16. Members’ comments were as follows:

- (i) It was suggested that the library be reprovisioned to the upper storeys with floor-to-ceiling glass windows to give a more spacious view and a stronger sense of comfort.
- (ii) They opined that the details of the building, such as the vehicular ingress/egress points or the facing of air-conditioning ducts, should be discussed.

17. The Chairman asked the relevant department to explain the difference between TPCHC and TPDHC, as well as the details of other facilities in the building.

18. The representative of DHC Express responded that she had no relevant information.

19. The representative of DH responded that the Maternal and Child Health Centre, which provided health check-ups for women and neonatal health services, would occupy one storey of the CHC building; whereas the dental clinic and Elderly Health Centre would occupy another storey. As for CHC and DHC, the department did not have information in this regard.

20. The representative of PlanD responded that the relevant departments could apply to the Town Planning Board (“TPB”) for a slight relaxation of the BHR on the CHC building. As it would take about two months from submission to approval, and possibly a year or more if the time for technical assessment was included, the department would strive to tie in with the planning proposals of the relevant departments. As for the design of the building, it would have to wait for the response from the HHB or the Architectural Services Department.

21. A Member suggested that DC Members write to the HHB and the Development Bureau (“DEVB”) on the planning and development of the CHC building.

22. The Chairman pointed out that the current term of TPDC considered the provision of additional car parks particularly important, and hoped that the bureau would give more consideration to it. In addition, if the relevant departments could not spare the time to attend the next meeting, Members could also adjust their schedules to meet outside the meeting time.

(Post-meeting notes: The HHB supplemented as follows:

As a district healthcare services and resource hub, DHCs served to connect multi-disciplinary healthcare professionals from the public and private sectors, provide district-based prevention-oriented primary healthcare services, including the promotion of Life Course Preventive Care Plan, health risk assessment, disease screening, chronic disease management and community rehabilitation, and assist the Government in the implementation of the Chronic Disease Co-Care Pilot Scheme.

Meanwhile, service users of CHCs under the HA mainly comprised the elderly, low income families and chronic disease patients. The CHCs strived to provide patients with integrated multi-disciplinary healthcare services such that, other than medical consultations by doctors, patients would be offered more comprehensive primary healthcare services, thereby reducing their need for hospitalisation. In addition, a range of diverse nursing and allied health services, including conducting health risk assessments and providing targeted care for chronic disease patients with diabetes mellitus or hypertension, etc., would also be provided.)

V. Concerns over primary healthcare in Tai Po District
(TPDC Paper No. SHD 9/2025)

23. The Vice-chairman went through the captioned paper.

24. The representative of DH went through Paper No. SHD 9a/2025.

25. The representative of HA went through Paper No. SHD 9b/2025.

26. Members' questions and comments were as follows:

- (i) Members and the Care Teams could teach the elderly to use the "HA Go" mobile application ("HA Go").
- (ii) It was hoped that the construction and redevelopment of the CHC building, Wong Siu Ching Family Medicine Centre ("Wong Siu Ching FMC") and Tai Po Jockey Club General Out-patient Clinic ("Jockey Club GOPC") would be expedited.
- (iii) They hoped to clarify whether the services of Wong Siu Ching FMC would be temporarily or permanently relocated to the CHC building after its completion.
- (iv) It was hoped that the service contents of DHC Express could be enhanced and would not be limited to primary services.
- (v) It was suggested that after the relocation of the services of Wong Siu Ching FMC to the CHC building, the space vacated be converted into a multi-storey car park with additional motorcycle PSs and EV charging devices.
- (vi) It was suggested that patients in relatively stable condition, such as those taking medication for hypertension or diabetes mellitus, be allowed to collect more medication at one time to reduce the frequency of follow-up consultations.
- (vii) They asked whether the implementation of the Community Dental Support Programme ("CDSP") would be in mid or late 2025, and whether any organisations in Tai Po had joined the programme.
- (viii) It was hoped that there could be a third GOPC in Tai Po to deal in advance with the burden on healthcare brought about by the aging population.
- (ix) There had yet to be a timetable for the enhancement measures for the waiting area of Jockey Club GOPC, and they hoped that efforts would be made to strive for the commencement of the construction works within the year.

27. The representative of DH responded as follows:

- (i) He thanked Members for their useful and practicable comments. The department would attach importance to the comments and make its best effort to follow up.
- (ii) After the relocation of Wong Siu Ching FMC facilities to the CHC building, the department planned to reserve the original premises for the temporary relocation of other clinics when necessary. In so doing, it helped shorten the time needed for renovation works. As for the long-term planning for the site of the said clinic, the Government would give due regard and consult the DC in due course.
- (iii) It was planned that collaboration with non-government organisations ("NGOs") would be made under the CDSP to increase the emergency dental services, as well

as to expand service capacity and service points, in the hope of providing a service capacity of at least two times the current capacity. The department invited interested NGOs to submit proposals on 6 November 2024 and would announce the details of the programme in due course.

28. The representative of HA responded as follows:

- (i) He thanked Members for their support for the use of “HA Go”. The Authority would also invite volunteers to set up stalls at clinics to step up the publicity of “HA Go”.
- (ii) Regarding a third GOPC, the TPCHC would provide comprehensive public primary healthcare services, including general out-patient services, and thus there would be significantly increase in the capacity of public primary healthcare services in the district upon completion of the building. Meanwhile, the existing Jockey Club GOPC and Wong Siu Ching FMC in Tai Po would continue to maintain service.
- (iii) Regarding follow-up consultations for chronic disease patients and drug refills arrangement, the follow-up consultation period for stable cases was generally 16 to 18 weeks at present, and earlier follow-up consultation might be arranged for individual patients according to their clinical needs (such as adjustment of dosage).

29. A Member opined that many dental care service providers had conducted inappropriate use of Health Care Vouchers (“HCVs”). In addition, it was hoped that the department would prioritise dental extractions.

30. The representative of DH responded that dental service charges depended on clinical conditions and dentists had their own professional regulatory mechanism. As for HCVs, there was also a regulatory mechanism put in place on the use of HCVs to prevent inappropriate use of HCVs by healthcare service providers.

VI. Follow up on the progress of the opening of shops at Fu Tip Shopping Centre of Fu Tip Estate (Phase 2) and its car park charges
(TPDC Paper No. SHD 10/2025)

31. The Vice-chairman went through the captioned paper.

32. The representative of HD went through Paper No. SHD 10a/2025.

33. Members’ questions were as follows:

- (i) They asked about the types of the 12 shops undergoing fitting-out and whether there were a restaurant and a supermarket among them.
- (ii) They asked when more shops would commence service, as residents were worried that the shops would keep stalling the fitting-out without opening for business.
- (iii) They asked whether Fu Tip Estate Carpark could make reference to Po Heung Estate and provide tenants with day and night parking concessions.

34. The representative of HD responded as follow:

- (i) The project for commercial ancillary facilities at Fu Tip Estate (Phase 2), which was planned to provide 33 units in total (including 31 shops and two kindergartens), was progressing steadily and the overall progress was satisfactory. To date, 12 shops and a kindergarten had completed the intake procedures and had commenced fitting-out works, among which, a clinic and a grocery store had commenced operation. It was expected that more commercial tenants would successively open for business in the second quarter of 2025. The specific progress was as follows:
 - 1. **Commercial Tenants who had moved in:** 12 shops (including a Chinese medicine clinic and a houseware shop, etc.) and a kindergarten would open for business by late April tentatively.
 - 2. **New move-ins in March:** 11 shops and another kindergarten were going through the formalities, and the two specialty restaurants which were introduced strategically would be open soon for business.
 - 3. **Commercial Tenants to be dealt with:** two shops were still pending open tender and one had to be re-processed as the tenderer had withdrawn its tender; five shops (including a chain supermarket) would also be open for business as soon as possible after rectifications and repairs of the units to serve residents.

Some commercial tenants were lagging behind in progress due to pending approval from the Fire Services Department, application for structural alteration or the commissioning of large equipment. The estate office had assisted in expediting the process and following up on the weekly progress.

- (ii) Ever since the intake of flats in Fu Tip Estate (Phase 2) in early 2024, there had been a sharp increase in demand for parking due to the large number of tenants carrying out fitting-out works. As such, the estate office adopted ascending scale for hourly PSs to control the flow of vehicles into the estate. As demand for PSs dropped significantly in February 2025, the estate office then abolished the ascending scale for PSs on 24 February and resumed the standard hourly charges.

- (iii) There were differences between Fu Tip Estate and Po Heung Estate in terms of the positioning of carparks, PS supply and resident needs. As Fu Tip Estate (Phase 2) was located on a hill, the core purpose of its car park was to serve its tenants, and vehicular flow from the outside was relatively small. With the current supply shortage in PS resources, the planning of the estate had to give priority to catering for the residents' basic parking needs. As for the proposed concessionary scheme, the department would seriously consider and comprehensively analyse the utilisation data on the existing PSs, including parking demand during different periods and residents' parking habits, etc. On the premise of upholding management regulations, ensuring parking order and striving to meet residents' demands, the department would look into enhancement plans suitable for the actual situation of Fu Tip Estate. The department would conduct a feasibility study on the provision of day and night parking concessions for hourly PSs of the Fu Tip Estate (Phase 2) car park, and release the results and follow up accordingly.

35. Members' questions and comments were as follows:

- (i) On the tendering of a Chinese restaurant, some Chinese restaurant operators hoped that the rental deposit could be adjusted in the light of the current economic environment.
- (ii) Some residents in the neighbourhood had reflected that they were unsuccessful in getting a monthly PS through balloting. It was suggested that PSs be converted from hourly to monthly charges if the utilisation rate of hourly PSs was not high.
- (iii) Some Fu Tip Estate residents hoped that the department could provide the names of the commercial tenants, and expressed concern over the opening date of the supermarket as well as whether there would be a Chinese restaurant in the estate.

36. The representative of HD responded as follows:

- (i) The deposit was generally calculated on the basis of two months' rent under the tenancy and the department would examine the feasibility of adjusting the deposit. As for the rental adjustment, if commercial tenants considered that there was room for reviewing the existing rent, they might apply to the department, which would then refer the case to an estate surveyor for a professional assessment for further deliberation.
- (ii) The department would monitor the use of PSs on a monthly basis and would review whether to take the suggestion of converting PSs from hourly to monthly charges if the utilisation rate of hourly PSs continued to fall below the established standards.
- (iii) There would be a large supermarket in Fu Tip Shopping Centre of Fu Tip Estate (Phase 2) and the heat rejection equipment of its chilling system required

considerable space. The relevant departments were currently coordinating the installation matters at the premises in hopes that the supermarket could commence service as soon as possible. As for the Chinese restaurant premises in the shopping centre, no contractor had yet been approached for tenancy discussion and open tenders would continue to be invited.

37. A Member asked about the occupancy rate of Fu Tip Estate and opined that the department could observe whether there were shops renting the premises first but not opening for business until the intake of flats had almost completed. It was suggested that a mechanism be put in place requiring shops to open for business within a specified period of time. If the occupancy rate of the housing estate was insufficient, consideration might be given to reducing rent or offering concessions.

38. The representative of HD responded that the occupancy rate of Fu Tip Estate (Phase 2) was very high with 123 vacant flats, 97 of which were newly completed public rental flats. The department aimed to have at least 80 per cent of the shops open for business by late March.

39. A Member hoped that the department would step up its efforts in following up with the contractor on the rectifications and repairs of the shops and complete the greening works in Fu Tip Estate expeditiously.

VII. Social Welfare Department – Report on the data on major social services in Tai Po District (TPDC Paper No. SHD 11/2025)

40. The representative of SWD went through the captioned paper.

41. A Member asked about the situation of childcare services in Tai Po District.

42. The representative of SWD responded that a new standalone childcare centre had been added at Fu Tip Estate, providing about 100 childcare places. Detailed information would be supplemented after the meeting.

(Post-meeting note: The SWD provided the relevant Member with supplementary information on the situation of childcare services in Tai Po District on 11 March 2025.)

VIII. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between January and February 2025 in Tai Po (TPDC Paper No. SHD 12/2025)

43. The representative of SWD went through the captioned paper.

44. Members did not raise any comments or questions.

IX. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands
(TPDC Paper No. SHD 13/2025)

45. The representative of TPDLO went through the captioned paper.

46. Members' comments and questions were as follows:

- (i) They said that the problem of unauthorised building works (“UBWs”) was serious in urban and rural areas, and hoped to explore ways to deal with it. They also opined that the regulations in Hong Kong were relatively strict, especially there was a lack of inflexibility in retrospective applications.
- (ii) They would like to know more about the situation of law enforcement against the illegal occupation of Government lands at Nam Hang and above Serenity Villa.
- (iii) The DEVB intended to amend the Buildings Ordinance (“Ordinance”) on serious UBWs, such that a person who knowingly assists an owner in acquiring a property with a serious UBW, such as a lawyer or property agent involved in the property sale, would be deemed guilty of and held liable to an offence, and the BD might initiate prosecution against the relevant person. A Member declared interest as a holder of an estate agent’s licence and opined that a property introducer or lawyer might not be aware of whether or not a property had UBWs in the course of property transaction, and legal sanction would be unreasonable if they were oblivious. It was hoped that the bureau would extend the consultation period for the public to express more views.
- (iv) The Government introduced the Reporting Scheme for UBWs in New Territories Exempted Houses (“Reporting Scheme”) in 2012, under which New Territories UBWs completed before 28 June 2011 imposing lower potential risks and constituting less serious contravention of the law would not be subject to immediate enforcement action once reported. However, there were many who had not reported in time owing to various reasons, and it was hoped that the department would re-launch the Reporting Scheme to facilitate the management of UBWs.

47. The representative of TPDLO responded as follows:

- (i) Comments on the Ordinance would have to be addressed by the BD. The UBWs reported by the TPDLO were mainly related to agricultural land.

- (ii) Regarding the illegal occupation of Government lands at Nam Hang and Serenity Villa, updates on the work progress would be supplemented to Members after the meeting.

(Post-meeting note: The slope across from Nam Hang near Chung Nga Court was private land, and the structures on three plots of private land were unauthorised structures. The TPDLO had already issued warning letters to the owners of the said three plots of private land, which had been sent for registration at the Land Registry (commonly known as “encumbrance imposition”) as the lease breaches had yet to be rectified. The TPDLO, under the prevailing mechanism, would take further lease enforcement action according to the priority of the encumbrance imposition case. On the other hand, the structures on another plot of private land were surveyed squatters which, under the prevailing squatter policy, could be “allowed to exist” until proscribed due to necessary clearance for development plans, environmental improvement or safety reasons, or were phased out through natural wastage such as the structure’s being unoccupied or ceasing to exist.

In addition, the structures on the Government land above Serenity Villa were all licensed structures. On the flooding problem caused by the piling of sundry items, TPDLO staff had carried out a joint site visit with staff of the management company of Serenity Villa and the Food and Environmental Hygiene Department (“FEHD”) in December 2024 to confirm the location of the household refuse and sundry items to be cleared. At that time, other than household refuse, a large amount of sundry items and construction waste had also been found discarded near a construction site on the periphery of Serenity Villa. The TPDLO then put up a notice ordering the occupants to cease their occupation of Government land, while reaching out to the person-in-charge of the construction site to understand the situation, and advised the said person-in-charge to clear the relevant sundry items and construction waste from Government land, cease their occupation of the Government land and maintain environmental cleanliness at all times. Later, subsequent to the joint site visit last December, the FEHD cleared the household refuse on the periphery of Serenity Villa. TPDLO staff visited the site again on multiple occasions between January and February 2025 and found no more sundry items and construction waste piled. The TPDLO would check in on the matter of the relevant licensed structures from time to time and take appropriate action when necessary.)

48. The representative of BD responded as follows:

- (i) The DEVB had conducted consultation on the rationalisation of the policy on handling UBWs, but was not yet in a position to provide detailed information. Any comments or suggestions on the amendment of the Ordinance could be reflected to the bureau directly.

- (ii) The Reporting Scheme ended on 31 December 2012 and had yet to start accepting new applications. Any views could be reflected to the bureau or the department.

X. 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. SHD 14/2025)

49. The representative of TPDLO went through the captioned paper.

50. Members did not raise any comments or questions.

XI. 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. SHD 15/2025)

51. The representative of PlanD went through the captioned paper.

52. A Member asked whether Planning Application No. Y/NE-TK/19 at Tung Tsz was proposed to be a public residential care home for the elderly (“RCHE”).

53. The representative of PlanD responded that the rezoning application was submitted by an individual who intended to use the site for a private RCHE. At present, the applicant had submitted basic information to the TPB.

XII. 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. SHD 16/2025)

54. The representative of HD went through the captioned paper.

55. Members’ comments and questions were as follows:

- (i) They asked whether the department had new measures to regulate electric mobility devices (“EMDs”).
- (ii) They reflected that the policy against tenancy abuses was very stringent and asked whether the SWD could intervene in some of the cases where tenants had to move out of public rental housing (“PRH”) units.

56. The representative of HD responded as follows:

- (i) The department had taken note of the comments on regulating EMDs and there was no news in this respect at the moment.
- (ii) The department would provide those rendered homeless with temporary accommodation at Po Tin Transit Centre, and would normally also give a one-month time to move out after the issuance of a notice to quit. Households in need could request to move into interim housing, and the department could also make referrals to the SWD.

57. Members' comments and questions were as follows:

- (i) It was hoped that the department would flexibly handle certain cases. Taking Kwong Fuk Estate as an example, Members suggested that the department exercise discretion to allow the elderly required to move out to remain in residence.
- (ii) A Member pointed out that it was unreasonable to delete PRH households who had entered into provisional agreements for sale and purchase ("ASPs") for their properties without ensuring that there was other accommodation. It was suggested that deletion of households be made after the signing of formal ASPs instead.
- (iii) It was suggested that the deletion mechanism of PRH be reviewed so that members of PRH tenants who had lost contact with each other or were unwilling to sign would not be dragged into the trouble when their families would like to purchase flats.

58. The representative of HD responded that the department was currently reviewing and enhancing the policy against tenancy abuses, and would consider by situation when handling cases. In addition, Members' comments on the deletion mechanism had been noted.

XIII. Buildings Department – Report on details of work in handling illegal structures in private properties in Tai Po District

(TPDC Paper No. SHD 17/2025)

59. The representative of BD went through the captioned paper.

60. Members did not raise any comments or questions

XIV. Any other business

61. The Chairman had received a joint letter from several owners' committees suggesting that the vehicular ingress/egress points of the new housing estate at To Yuen Tung be relocated to Tat Wan Road, and hoped to discuss the matter with Members and departments.

62. The representative of CEDD responded that the site formation and infrastructure works for public housing development at To Yuen Tung had commenced on 30 September at the junction of Tat Wan Road and Ma Wo Road. The department had consulted nearby residents earlier on the construction arrangements of the works, and was aware that they hoped to have the entrance/exit of the works site at Tat Wan Road. The department was currently studying with the contractor the feasibility of providing a works junction at Tat Wan Road.

63. The representative of CEDD explained that with regard to the entrance/exit arrangements for the new housing estate at To Yuen Tung, an early traffic assessment had proposed that an entrance/exit be provided at Ma Wo Road on the basis that Ma Wo Road was a secondary road in comparison to Tat Wan Road. The entrances/exits of housing estates were usually located on secondary roads. The department had assessed that the provision of an entrance/exit at Ma Wo Road upon completion of the road improvement works at the junction of Tat Wan Road and Ma Wo Road would not affect the performance of the junction thereat.

64. Members' comments and questions were as follows:

- (i) They asked whether the current site formation works would continue or had to be put on hold until the completion of the feasibility study on the provision of a works junction at Tat Wan Road.
- (ii) They asked whether the traffic flow assessment had taken into account the population of the new residential properties, and opined that there was a significant discrepancy between the traffic assessment and the actual situation.
- (iii) The entrance/exit of Wan Tau Tong Estate opposite To Yuen Tung was also located on Tat Wan Road, and they opined that not setting up the entrance/exit on a trunk road was an unconvincing claim.
- (iv) They asked whether the bus stop would be set up at Ma Wo Road or Tat Wan Road.
- (v) The housing estates on the periphery generally did not favour the provision of the entrance/exit of the housing estate at To Yuen Tung at Ma Wo Road. It was hoped that the department would reconsider the issue.

65. The representative of CEDD responded as follows:

- (i) The contractor was in the course of exploring with the TD the feasibility of providing the entrance/exit of the works at Tat Wan Road. The site formation works would continue and it was hoped that a consensus could be reached with the TD in the next one to two months.
- (ii) The traffic assessment had taken into account the population of the new residential development at the end of Ma Wo Road.
- (iii) Wan Tau Tong Estate was a special case as it was bounded by Tat Wan Road on one side and the even busier Nam Wan Road on the other side, as such, the junction was located at Tat Wan Road. If the TD found it necessary to provide an additional bus route, a bus stop would be set up near Ma Shing Path.
- (iv) The contractor and the department had been communicating with residents of nearby housing estates, and would contact them again if there were further developments in the junction design.

66. Members' comments and questions were as follows:

- (i) They said that there was still room for widening the periphery of Tat Wan Road, and suggested the construction of a footbridge or the provision of a junction for connecting to the Shatin Bypass, thereby realising a point-to-point traffic connection from Lam Tsuen to the West Kowloon. They suggested that the Chairman invite the TD and stakeholders for a site visit.
- (ii) There was currently an expressway on the southbound of Ma Wo Road, and they suggested that an additional entrance/exit be provided on the northbound.

67. The representative of CEDD noted Members' comments on hoping to add a northbound entrance/exit, and would relay them to relevant departments for study.

68. The Chairman did not believe that there was a framework stipulating that the PRH entrances/exits had to be set on secondary roads. In addition, he hoped that the department would disclose the data on the traffic flow assessment such that its discrepancy with the actual traffic situation could be observed. Lastly, he was aware that the department was applying to the TD for using Tat Wan Road as the entrance/exit of the construction site, and hoped to know when the result would be available.

69. A Member opined that it would be more appropriate to discuss the To Yuen Tung matters at the meetings of the Traffic and Transport Committee or TPDC.

70. The representative of HD responded that the CEDD was taking charge of the relevant project and details could be obtained from the CEDD.

71. The Chairman asked the CEDD to actively study and respond on the location of the vehicular ingress/egress points and the site entrance/exit of the public housing development at To Yuen Tung.

(Post-meeting note: On 17 March 2025, the TPDO invited DC Members and relevant departments (including the CEDD, TD and Highways Department) to a site visit at To Yuen Tung, to reflect the views of the residents as well as to study the arrangements for vehicles during the works, the vehicular ingress/egress points of the future housing estate and road planning.)

XV. Date of next meeting

72. The next meeting was scheduled to be held at 9:30 a.m. on 9 May 2025 (Friday).

73. There being no other business, the meeting was adjourned at 1:00 p.m.

Tai Po District Council Secretariat
April 2025