

Minutes of the 5th Meeting in 2025
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 9 October 2025 (Thursday)
Time: 3:00 p.m. – 4:58 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, MH	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. KWAN Wing-yan	Social Work Officer 2 / Tai Po and North District Planning and Coordinating Team / Social Welfare Department (“SWD”)
Mr. WONG Man-yum, MH	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”)
Ms. WUN Tsz-wing, Charlotte	Town Planner / Tai Po 5 / PlanD
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Mr. CHEUNG Chi-hing	Administrative Assistant / Lands / District Lands Office, Tai Po (“TPDLO”) / Lands Department
Ms. LEE Che-ying	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)
Mr. HUI Wing-lok	Engineer / New Territories East Region (Headworks 1) / WSD
Mr. TSANG Ka-kin	Project Coordinator / New Territories East Regions (Headworks 4) / WSD
Dr. YUEN Cheuk-pun, Eddie	Deputy Hospital Chief Executive / Alice Ho Miu Ling Nethersole Hospital (“Nethersole Hospital”)
Miss LEUNG Yik-hang, Joyce	Youth and Education Officer (New Territories East) / Independent Commission Against Corruption (“ICAC”)
Mr. NG Man-kam, Keith	Structural Engineer / C2-3 / Buildings Department (“BD”)
Dr. KWAN Tan-sui, Daisy	Medical and Health Officer (Emergency Preparedness and District Relations) 4 / Department of Health (“DH”)
Ms. TAM Sau-wai	Registered Nurse (Emergency Preparedness and District Relations) / DH
Mr. FUNG Cheuk-pong, Ronald	Senior Engineer / Tai Po / Drainage Services Department (“DSD”)
Ms. HO Mei-yung	Engineer / Tai Po 2 / DSD
Mr. LAM Wing-chun, Vincent	Liaison Officer (5) / TPDO / HAD
Ms. HUEN Lai-yan, Sara	Senior Executive Officer (District Council) / TPDO / HAD

Opening Remarks

The Chairman welcomed participants to the 5th meeting in 2025 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 4th meeting in 2025 of the SHDC on 11 July 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 1 October and 7 October 2025 was between 208 and 259.
 - (ii) The bed occupancy rate of medical wards ranged from 112% to 125%.
 - (iii) The bed occupancy rate of paediatric wards ranged from 70% to 82%.
 - (iv) The bed occupancy rate of orthopaedic wards ranged from 72% to 85%.
 - (v) The HA had commenced the Seasonal Influenza Vaccination Programme on 25 September. Given the increased risk of influenza transmission during winter, the public was urged to receive vaccination as soon as possible. The vaccine would be effective for around 6 months.
5. Members did not raise any comments or questions.

III. Concerns over the preventive, control and treatment measures taken against chikungunya fever by hospitals in Tai Po District

(TPDC Paper Nos. SHD 39/2025 and SHD 39a/2025)

6. A Member went through Paper No. SHD 39/2025.
7. The representative of HA hoped to achieve the objective of “early identification, early testing and early treatment” for chikungunya fever (“CF”) cases. Should suspected cases be identified, hospitals would immediately report and carry out testing and treatment, as well as step up efforts in the implementation of mosquito prevention and control measures. As of 28 September 2025, there were only 23 confirmed cases throughout the territory.

8. The representative of DH went through Paper No. SHD 39a/2025.
9. The representative of DH supplemented as follows:
 - (i) As of 5 p.m. on 8 October 2025, Hong Kong had recorded a total of 28 confirmed CF cases, all of which were imported cases.
 - (ii) Following the start of the new school year, the Centre for Health Protection of DH had issued letters to schools, urging them to follow the anti-mosquito guidelines of the Food and Environmental Hygiene Department (“FEHD”) to strengthen efforts in clearing stagnant water on school premises and eliminating mosquitoes breeding sites. Staff members and students were reminded to implement mosquito prevention and personal protective measures at all times to guard against the spread of mosquito-borne diseases within school premises.
10. Members did not raise any comments or questions.

IV. Suggestion for a comprehensive improvement of the drainage system in Tai Po District
(TPDC Paper Nos. SHD 40/2025, SHD 40a/2025 and SHD 40b/2025)

11. The Vice-chairman went through Paper No. SHD 40/2025.
12. The representative of DSD responded as follows:
 - (i) The department had all along been committed to enhancing the flood prevention capacity of the drainage system in Tai Po District, and large-scale flooding had significantly decreased in recent years.
 - (ii) In response to extreme weather, the department would continue to invite the TPDO, the Highways Department (“HyD”), WSD and FEHD, to participate in joint-departmental meetings before the rainy season each year, for discussions on locations that were prone to flooding in Tai Po District, as well as on the preparedness and response work of departments during the rainy season. The department, in conjunction with the TPDO, HyD and CEDD, also conducted drills for the contingency plan for emergency response operations in the district.
 - (iii) The department would regularly carry out repairs and maintenance, such as regular inspections, desilting and repairs, of drainage systems managed by the DSD. The desilting works, which included cleaning drains, removing and trimming any vegetation and clearing debris blocking river flow, would be completed before the rainy season. In addition, the department would clear stormwater pipes immediately as required for daily operations. While the DSD, HyD, HAD and

FEHD all conducted frequent inspections and clearing of roadside gullies and inlets, this could not entirely prevent sudden blockages from occurring during rainstorms.

- (iv) In the long run, the department planned to implement drainage improvement works in Tai Po, such as the construction of an underground stormwater storage tank and a stormwater pumping station at Tai Po Old Market Playground, the upgrading and construction of stormwater drains at Tai Po Old Market, as well as the construction of flood walls along Lam Tsuen River, to upgrade the capacity of the drainage system concerned and alleviate the flood risks within the district.
 - (v) In enhancing emergency response capability, the department had introduced powerful pumping robots capable of quickly removing and discharging large amounts of accumulated water from flooding areas.
13. The representative of WSD went through Paper No. SHD 40a/2025.
14. Please refer to Paper No. SHD 40b/2025 for the written response from the HyD.
15. Members' comments and questions were as follows:
- (i) During the rainy season, many large rocks were washed into the tributaries of Lam Tsuen River, thereby reducing its drainage capacity. A Member suggested that the relevant departments be invited to jointly study proposals for clearing the channel of Lam Tsuen River, with the expectation of formulating a timetable for river channel clearance or future drainage works to improve the drainage system before the onset of the next rainy season.
 - (ii) The flooding situation at She Shan, Ping Long, Tai Om Village, Tai Hang Village and Ma Wat River (in the areas of Yuen Leng and Kau Lung Hang) was serious. It was hoped that the department could complete local drainage improvement works expeditiously.
 - (iii) They asked whether there were any departments responsible for the management of slopes near river channels or drains to prevent landslides and large amounts of debris being washed downstream due to soil erosion.
 - (iv) Extreme weather had caused flooding in areas such as Yuen Leng and Wong Yue Tan where flooding used to be relatively rare. The drains in these locations were in good condition and showed no signs of blockage, but were flooded due to excessive water flow. They asked the relevant departments to examine the drainage capacity of the drains in the said locations.
 - (v) The riverbed had become shallow due to accumulation of debris over time and drainage capacity had reduced. They asked the DSD to regularly clear the riverbeds at flooding black spots.

- (vi) They pointed out that the waiting time from application to commencement of flood protection works was lengthy, and suggested that the DSD carry out some of the works in advance based on urgency and streamline the application procedures.
- (vii) They suggested that the TPDO coordinate the response work against issues such as river overflow, drain blockage and trees falling during typhoons, and set up an ad hoc interdepartmental working group.
- (viii) They suggested that closed-circuit televisions be installed on the external walls of Tai Po Tung Cheong Street Leisure Building, Plover Cove Garden and Tai Po Complex Carpark to monitor the flooding situation.
- (ix) They praised the timely updates of information during the recent typhoon, which prevented the public from approaching closed roads in the district, and the proper arrangement of emergency supplies such as sandbags. A Member hoped that departments could work closely together, and also urged other Members to immediately inform the relevant departments upon receiving district information.
- (x) The problem of stormwater overflow at drainage inlet at No. 19 Ko Tong Village, Pak Tam Road had persisted for two to three years without improvement, and it was hoped that the DSD would update on the progress after the meeting.
- (xi) They commended the DSD and CEDD for having drawn up plans for the planned construction of drains at Cheung Muk Tau Village to alleviate the flooding problem.
- (xii) To ensure the safety of residents, the relevant departments should instruct the responsible parties to repair the collapsed river channel at Fung Yuen Tsuen as soon as possible. Members were asked to continue following up on the issue after the meeting.

16. The representative of DSD responded as follows:

- (i) The department carried out desilting work at river channels managed by the DSD during the dry season each year.
- (ii) The pipework design standards established by the department had taken into account the impacts of extreme weather, and it would maintain close communication with the Works Section of TPDO to provide relevant drainage technical advice.
- (iii) The department was currently carrying out the detailed design for the Drainage Improvement Works in Tai Po — Remaining Works, which comprised the expansion of Tai Po Market floodwater pumping station, as well as the drainage improvement works to be carried at locations in the district such as Ma Po Mei, Ping Long and She Shan Tsuen in Lam Tsuen Valley. The department would conduct public consultation on the said works in due course, and seek funding approval for the works in accordance with the progress of the design work and the relevant

established procedures for public works projects, in hopes of taking forward the relevant works in the pipeline as early as practicable. The department would take temporary measures such as arranging for sandbags and installing plastic flood barriers in response to the conditions in the district.

- (iv) Regarding individual flooding locations, the department would conduct site visits to assess whether feasible improvement measures could be implemented.

(Post-meeting note: The DSD had contacted the TPDO to understand and follow up on the case of drainage inlet at No. 19 Ko Tong Village, Pak Tam Road, and would provide the TPDO with drainage technical advice.)

V. Concerns over the repair and maintenance service of food waste processors in the public housing estates in Tai Po

(TPDC Paper Nos. SHD 41/2025, SHD 41a/2025 and SHD 41b/2025)

17. A Member went through Paper No. SHD 41/2025.

18. Please refer to Paper No. SHD 41a/2025 for the written response from the Environmental Protection Department (“EPD”).

19. The representative of HD went through Paper No. SHD 41b/2025.

20. Members’ questions and comments were as follows:

- (i) They asked why the EPD did not send representative to attend the meeting, and requested that representative of EPD to attend the next meeting.
- (ii) Some members of the public had complained that the inner bin of the smart food waste bin (“SFWB”) at Kwong Lai House was not being replaced. Sometimes, before the truck arrived for food waste collection, the food waste would be placed at a side in plastic bags, emanating foul odours that attracted cockroaches and rats. There had also been rat sightings in units on upper floors of Kwong Shung House, and it was suggested that the EPD increase the frequency of food waste collection.

(Post-meeting note from the EPD: On the above matter, the EPD had reminded the estate office of HD to pay attention to the usage and hygiene condition of SFWBs at Kwong Lai House and Kwong Shung House, as well as increase the frequency of inner bin replacement and step up cleaning work during peak periods to prevent residents from disposing of food waste next to the fully loaded SFWB. The department would continue to monitor the operation and closely communicate with the HD and its estate office to maintain environmental hygiene. In addition, the department would regularly review the arrangements for food waste collection and

make appropriate adjustments according to the situation of each collection point.)

- (iii) Ms. WONG Pik-kiu declared that she was the Executive Chairman of Joyteam Volunteers Alliance Limited, which was the contractor of GREEN@COMMUNITY at Kwong Fuk Estate and Tai Yuen Estate and did not provide SFWB services.
- (iv) Food waste disposed of by commercial tenants at Kwong Fuk Estate already took up over half of the capacity of SFWBs, and it was suggested that more SFWBs and recycling bins be provided.

(Post-meeting note from the EPD: At present, each domestic block of Kwong Fuk Estate had been installed with food waste smart recycling bins (“FWSRBs”). As there was no limit on the frequency of inner bin replacement, there was also no limit on the daily amount of food waste collected by each FWSRB. The department would remind the estate office to replace inner bins in a timely manner, and provide sufficient inner bins for back-up to ensure uninterrupted food waste recycling services. In addition, commercial tenants in the estate could use the food waste collection point inside Kwong Fuk Market for food waste recycling.)

- (v) It was hoped that the EPD would explain the process of inner bin replacement for SFWBs and food waste collection by trucks.

(Post-meeting note from the EPD: The FWSRBs were equipped with both built-in fill level and weight sensors. When the inner bin reached 70 per cent of its capacity, the system would automatically send a phone message reminding the cleansing staff to replace the inner bin in advance; in case the inner bin was already fully loaded with food waste, the system would automatically send messages to the estate office and cleansing staff, notifying them for immediate follow-up. Cleansing staff would temporarily place recycling bins loaded with food waste at designated collection points at the estate (such as the central refuse storage room), and the EPD contractor for food waste collection would send trucks daily to the estate collection points for food waste collection on schedule, and transport it to food waste treatment facilities.)

- (vi) Some private housing estates and Tenants Purchase Scheme (“TPS”) estates had been unsuccessful in applying for SFWBs. It was hoped that the EPD would explain the application procedures and progress.

(Post-meeting note from the EPD: As of mid-October, the Pilot Scheme on FWSRBs in Private Housing Estates had received a total of ten applications from housing estates in Tai Po District, two of which were TPS estates. Currently, the EPD had approved applications from Ming Nga Court, Fu Heng Estate, Elegance Garden and Serenity Park I. The remaining applications were still under review, including follow-ups on applicant housing estates that had not yet submitted required documents and negotiations on the installation locations of FWSRBs, etc. The department would contact the applicants and, upon confirmation that the required

documents had been submitted and the relevant application requirements met, would proceed to consider the grant of approval.)

- (vii) They suggested collaborating with district publicity to promote food waste processors.

(Post-meeting note from the EPD: Through funding projects, the EPD and the Environment and Conservation Fund provided promotional and educational support to public housing estates (“PHEs”) participating in Food Waste Recycling Programme. Taking Tai Po District as an example, since the fourth quarter of 2024, promotional activities had been held at different PHEs in the district each month, including distributing leaflets containing information on food waste recycling and announcements in the public interest, providing domestic food waste buckets, displaying promotional posters and arranging green ambassadors to assist residents in using GREEN\$ services. Green ambassadors would also guide residents on the proper ways to use FWSRBs and to practise source separation of food waste at home. The department would continue to step up publicity and education in the community to encourage more members of the public to participate in food waste recycling. For the latest promotional schedule, please visit the Facebook page of Sum Yee (website: <https://www.facebook.com/p/%E5%BF%83%E6%84%8F%E7%BF%92-100070439949826/>.)

- (viii) They suggested that the EPD send representatives to attend the next meeting and conduct a site visit.

21. The representative of HD responded that the department had requested the service contractor to step up monitoring and strictly implement inner bin replacement and cleansing of SFWBs. If a SFWB was out of order, residents could call their estate office. The department would notify the EPD for follow-up and provide a purple food waste bin for residents’ temporary use. Additionally, the department would place a covered rubbish bin near the SFWB as needed to facilitate residents’ disposal of non-recyclable waste.

22. A Member pointed out that the usage rate of SFWBs was higher than expected, and suggested that the EPD consider identifying suitable locations to install additional SFWBs in government facilities other than PHEs (such as markets) for public use.

(Post-meeting note from the EPD: The EPD had set up fixed and mobile Public Food Waste Recycling Points in Tai Po District for the convenience of small business operators and nearby residents whose premises were unable to install food waste recycling bins due to insufficient space (e.g. single-block residential buildings and “three-nil” buildings). The department had set up Public Food Waste Recycling Points at three public refuse collection points in the district, namely Evergreen Court, Plover Cove Road and Yan Hing Street Refuse Collection Points. Furthermore, starting from October this year, the department had expanded the service coverage of Food Waste Recycling Spots in the district from two to six, namely Nam Wan Road, Tai Ming Lane, Kwong

Fuk Road, On Chee Road, Tai Po Tai Wo Road and Po Nga Road. The service hours of Food Waste Recycling Spots had also been extended from two to three hours each evening, with GREEN\$ points awarded to members of the public participating in recycling. Last year, the department explored the installation of FWSRBs in Tai Po Hui Market, but it failed to gain the support from relevant stakeholders during the consultation phase.)

23. The Chairman suggested that the above-mentioned environmental protection and food waste policy issues be included under Matters Arising, and also invited the representative of EPD to attend the meeting, emphasising that the meeting served as an effective communication platform and that departments should make every effort to attend.

VI. Social Welfare Department – Report on the data on major social services in Tai Po District
(TPDC Paper No. SHD 42/2025)

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

25. Members did not raise any comments or questions.

VII. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between July and August 2025 in Tai Po
(TPDC Paper No. SHD 43/2025)

26. The representatives of SWD and ICAC went through the captioned paper.

27. Members did not raise any comments or questions.

VIII. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands
(TPDC Paper No. SHD 44/2025)

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

29. Members' questions and comments were as follows:

- (i) They requested the TPDLO to check out the suspected illegal occupation of Government land at the slope area opposite Fu Tip Estate (Phase 2).

(Post-meeting note: The TPDLO would closely monitor the situation and take appropriate action in the event of any contravention.)

- (ii) They had reflected to the bureau that the accumulation of debris above Serenity Villa had led to flooding, hoping that the TPDLO would actively collaborate by stepping up management and law enforcement, or installing wire fences for enclosure to prevent rubbish from flowing into drainage channels.

30. The representative of TPDLO responded that the TPDLO would closely monitor the situation above Serenity Villa and take appropriate action in the event of any contravention.

31. A Member suggested that the TPDLO conduct a joint site visit to the area above Serenity Villa with relevant Members after the meeting.

IX. District Lands Office, Tai Po – Report on the progress of processing redevelopment applications of small houses and old houses in Tai Po District
(TPDC Paper No. SHD 45/2025)

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

33. Members' questions and comments were as follows:

- (i) They hoped that the TPDLO would increase manpower to expedite the processing of applications.
- (ii) Some villagers had reflected that they needed to obtain a Certificate of Compliance ("CC") before moving in, but the waiting time was far too long.
- (iii) Some village heads had enquired about the reasons for the prolonged delay in approving applications for redevelopment of old houses, asking whether it was due to time-consuming process, insufficient manpower or lack of documentation.
- (iv) The application of Yuen Leng Village had been rejected by the TPDLO on grounds of sewage discharge. After consultation, the EPD had indicated no objection to the use of eco septic tank. Members might later invite the TPDLO to reconsider the case.
- (v) Communication among departments should be strengthened to expedite the processing of small house applications. If needed, applicants might also seek assistance from village heads and Rural Committees as well as supplement information required.
- (vi) They suggested that consideration be given to reverting to the arrangement of moving in first prior to obtaining the CC.

34. The representative of TPDLO responded that if an applicant had applied for a CC for a completed house and had not received approval for a long time, he/she might enquire about the progress with the TPDLO, which would explain to the applicant what documents were missing so as to shorten the approval time.

X. Planning Department – Report on the progress of processing planning applications in Tai Po District by the Town Planning Board and its Rural and New Town Planning Committee
(TPDC Paper No. SHD 46/2025)

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

36. Members' questions and comments were as follows:

- (i) They would like to know about the decision made by the Town Planning Board ("TPB") on 18 August regarding the proposed housing developments under the Land Sharing Pilot Scheme ("LSPS") at Lo Fai Road and Ting Kok Road, Tai Po.
- (ii) They asked about the progress of the Pak Shek Kok development project, especially when the large-scale planning consultation would commence.

37. The representative of PlanD responded as follows:

- (i) The TPB exhibited the draft Tai Po Outline Zoning Plan ("OZP") (No. S/TP/31) for public inspection under the Town Planning Ordinance on 28 March this year, with a total of 958 valid representations received during the exhibition period. Upon consideration, the TPB decided on 18 August not to uphold the representations and not to amend the draft OZP to meet the representations, and the draft OZP would be submitted to the Chief Executive in Council for approval shortly. The minutes and details of the meeting were available on the TPB website.
- (ii) He understood that Members were very concerned about traffic issues. The Chairperson of TPB had requested the LSPS applicant to conduct a traffic review within approximately three months to examine the proposed entrance/exit locations of the public housing estate and the impact of traffic condition on Tai Po East Fire Station. During the review process, the department would consult the Transport Department ("TD") and the Land Sharing Office ("LSO") of the Development Bureau ("DEVB") would also consult the relevant stakeholders. The applicant had to complete all road improvement works prior to the flat intake of the housing development project and incorporate the above-mentioned requirements into the relevant land lease conditions where appropriate. Regarding the long-term traffic issues and public transport arrangements for Ting Kok Road, the department also

suggested that the TD explore whether relevant measures needed to be implemented to improve the current situation.

- (iii) The DEVB was currently discussing the Pak Shek Kok development project with the MTR Corporation Limited (“MTR”) and planned to make announcement in the first quarter of next year.

38. Members’ questions and comments were as follows:

- (i) They asked whether the LSPS applicant would consult the TPDC after submitting the proposed entrances/exits of the public housing estate and the improvement work plans for the eight proposed road junctions. If not, they asked the PlanD to provide the latest updates.
- (ii) They would like to know about the subsequent procedures following the TPB’s approval of the LSPS.
- (iii) They were concerned that the works for the eight proposed road junctions might cause serious congestion on Ting Kok Road during construction. Additionally, if the improvement work plans for the proposed road junctions were not satisfactory, they asked whether the works would proceed or the applicant would be required to submit a new plan.
- (iv) The announcement of the Pak Shek Kok development project had been postponed from the third quarter of this year to the first quarter of next year. They asked whether it would be the case that a consultation on the annual planning be conducted or the development plan for the MTR Pak Shek Kok Station be announced by then.
- (v) They asked whether the traffic improvement works on Ting Kok Road would proceed should the applicant give up on the LSPS implementation, and asked why the improvement works for the eight proposed road junctions on Ting Kok Road needed to be carried out by the private developer of the LSPS rather than by the Government.
- (vi) They opined that the development of MTR Pak Shek Kok Station would help alleviate the traffic problem in Tai Po District, and suggested the construction of a large shopping centre and private housing.

39. The representative of PlanD responded as follows:

- (i) The department consulted the TPDC on the proposed road improvement works under the LSPS in January this year. Regarding the traffic review conducted by the applicant, the LSO of DEVB would consult the relevant stakeholders, with the related arrangements to be confirmed.
- (ii) Following completion of the town planning procedure, the applicant would

complete the applicable land administration procedures within 18 months.

- (iii) The department would convey Members' views on the vision and development direction for Pak Shek Kok to the DEVB.

40. The Chairman did not understand why the announcement of the Pak Shek Kok development project had been postponed, and hoped that the departments concerned would listen to and consider incorporating the TPDC's views before announcing the plan in the first quarter of next year. Regarding the LSPS, he hoped that the applicant or department would report to the TPDC on the proposed improvement work plan for the road junction on Ting Kok Road in due course.

41. Members said that they would continue to monitor the development of Pak Shek Kok and hoped to invite representatives from the DEVB to attend the next meeting.

XI. Housing Department – Report on the information relating to the vacant housing units, execution of the Marking Scheme for Estate Management Enforcement, and the vacant storage rooms in the public housing estates in Tai Po District
(TPDC Paper No. SHD 47/2025)

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

43. Members did not raise any comments or questions.

XII. Buildings Department – Report on details of work in handling illegal structures in private properties in Tai Po District
(TPDC Paper No. SHD 48/2025)

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

45. Members did not raise any comments or questions.

XIII. Any other business

46. Members did not raise any comments or questions.

XIV. Date of next meeting

47. The next meeting was scheduled to be held at 9:30 a.m. on 7 November 2025 (Friday).

48. There being no other business, the meeting was adjourned at 4:58 p.m.

Tai Po District Council Secretariat
October 2025