

Minutes of the 3rd Meeting in 2024
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 10 May 2024 (Friday)
Time: 9:30 a.m. – 11:42 a.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	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, BBS, MH, JP	Beginning of the meeting	End of the meeting
Ms. LOK Siu-luen	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. CHAN Sin-yee	Assistant District Social Welfare Officer (Tai Po/ North) 1 / Social Welfare Department (“SWD”)
Mr. SHUM Ka-wai	Housing Manager / Tai Po, North & Shatin 12 / Housing Department (“HD”)
Mr. LAU Ka-wing, Kevin	Senior Town Planner / Tai Po 1 / Planning Department (“PlanD”)
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Mr. TSUI Chun-sing	Admin Assistant / Lands (District Lands Office, Tai Po) (“TPDLO”) / Lands Department (“LandsD”)
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”)
Dr. LEUNG Kwan-wa, Maria	Chief of Service / Department of Family Medicine / New Territories East Cluster (“NTEC”)
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Nethersole Hospital and Tai Po Hospital
Ms. LAI Ka-wai	Assistant Youth and Education Officer / Independent Commission Against Corruption (“ICAC”)
Ms. WONG Sin-yee, Jade	Assistant Commissioner (Employment Services) / Labour Department (“LD”)
Miss FUNG Lai-hing, Karen	Senior Labour Officer (Employment Services)(Operation) / LD
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Ms. SING Hoi-shan, Wendy	Senior Executive Officer (District Council) / TPDO / HAD

Opening Remarks

The Chairman welcomed participants to the 3rd meeting in 2024 of the Social Welfare, Housing and Development Planning Committee (“SHDC”), and announced that Ms. LAI Ka-wai and Mr. SHUM Ka-wai, Assistant Youth and Education Officer of ICAC and Housing Manager / Tai Po, North & Shatin 12 of HD respectively, were attending the meeting in place of Ms. LING Wai-chi and Mr. WONG Man-yum, Senior Youth and Education Officer (New Territories East) of ICAC and Senior Housing Manager / Tai Po, North & Shatin 3 of HD respectively.

I. Confirmation of the minutes of the 2nd meeting in 2024 of the SHDC on 8 March 2024

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 (“A&ED”) of Nethersole Hospital every day between 2 May and 8 May 2024 was between 254 and 364.
 - (ii) The bed occupancy rate of medical wards ranged from 96% to 115%.
 - (iii) The bed occupancy rate of paediatric wards ranged from 67% to 103%.
 - (iv) The bed occupancy rate of orthopaedic wards ranged from 72% to 82%.
 - (v) The activities of seasonal influenza and other respiratory viruses persisted at a high level recently. The HA said that receiving seasonal influenza vaccination (“SIV”) offered protection against influenza and its complications and reduced the risk of severe cases and fatalities, and asked Members to encourage people around them to get vaccinated as soon as possible.
 - (vi) During Easter and Ching Ming Festival holidays, the number of waiting patients in A&ED of Nethersole Hospital remained persistently high. The special refund arrangement introduced on a trial basis earlier allowed patients in relatively stable conditions to have more flexibility in choosing alternative healthcare arrangements. A total of 999 applications for refund had been received in A&EDs of public hospitals, accounting for around 1.6 per cent of the total number of attendances. The measure was now operating smoothly in the hope of diverting patients and alleviating the service pressure on A&EDs.
5. Members’ comments and questions were as follows:
 - (i) Some members of the public had reflected that the waiting time in A&ED could be as long as five hours on weekday afternoons. Members hoped that the HA would arrange manpower to improve the situation.

- (ii) The number of cases of paediatric influenza had increased recently, but some of the needy children could not be admitted to hospital. Members would like to know about the bed occupancy rate of paediatric wards and whether there were any contingency plans in case the beds were fully occupied.
- (iii) Members commended Nethersole Hospital for heeding public views and setting up a refund mechanism for A&ED. On the other hand, Members noted that there was a rising trend in the bed occupancy rate of paediatric wards, and asked whether there were more cases of children infected with influenza or with COVID-19.
- (iv) Members had suggested at the last meeting that a letter should be issued to the Health Bureau (“HHB”) to express the urgent need for the expansion of Nethersole Hospital and asked if there was any progress. In view of the progressive intake of flats in new housing estates and completion of new developments in Tai Po District, they urged the HA to expedite the expansion of the hospital and make early planning so as to cope with the increasing demand for healthcare service in the district.

6. The representative of HA responded as follows:

- (i) The HA would deploy manpower as far as practicable and had put in place a special remuneration scheme to attract healthcare professionals to work overtime so as to shorten the waiting time in A&EDs. The hospital would also continue to monitor the utilisation of A&ED services.
- (ii) There was a greater number of cases of paediatric influenza, most of which were influenza A. At present, hospitals were adopting a high-cost but effective rapid test that could detect multiple viruses all-in-one, thus facilitating rapid diagnosis and understanding of the medical conditions. The HA hoped that this could expedite the diagnostic process to provide appropriate treatment for paediatric patients. The representative of HA appealed to children again to receive SIV.

7. The Secretary responded that to her knowledge, the HA was planning to include the expansion of Nethersole Hospital into the second ten-year Hospital Development Plan.

(Post-meeting note: Information on the expansion plans of Nethersole Hospital and Wong Siu Ching Family Medicine Centre (“FMC”) was set out at Annex I.)

8. Members’ comments and questions were as follows:

- (i) The Ex-Jockey Club Swimming Pool Site was under construction. Members asked whether the progress could be provided before the next meeting.
- (ii) Members attended a briefing and exchange session on primary healthcare development organised by the HHB on 6 April 2024. They asked whether they

would have the opportunity to visit the District Health Centre or attend similar meetings in future.

- (iii) They suggested that the hospital should introduce Obstetrics and Gynaecology Department (“O&GD”) to cope with the population needs.
- (iv) At present, Tai Po Jockey Club General Out-patient Clinic (“Jockey Club GOPC”) provided evening out-patient service until 10 p.m., which was insufficient to cope with the population of 320 000 in Tai Po District. It was hoped that the clinic would extend its service hours to round the clock.

9. The Secretary responded that the HHB had indicated that it would send representatives to attend the SHDC meeting soon to present the progress of the works at the Ex-Jockey Club Swimming Pool Site.

10. The representative of HA responded as follows:

- (i) The provision of an additional O&GD had to tie in with the overall policy and Members’ views would be reflected to the Headquarters.
- (ii) At present, the HA had activated the Special Honorarium Scheme to increase the service capacity, and Jockey Club GOPC still provided general out-patient service during public holidays (for example, the Birthday of the Buddha). The HA hoped that the demand for healthcare service in Tai Po District could be further alleviated upon completion of Tai Po District Community Health Centre.

11. Members’ comments and questions were as follows:

- (i) Noting that the HHB would attend the SHDC meeting, it was suggested that Members’ views on medical services in Tai Po District could be collected first.
- (ii) They asked whether Mainland healthcare professionals taking up on-site clinical training in Hong Kong could alleviate the manpower shortage at Nethersole Hospital.
- (iii) They hoped that the building height restriction of the proposed complex at the Ex-Jockey Club Swimming Pool Site could be relaxed to provide an additional library and an underground car park.
- (iv) They suggested that a system showing the expected waiting time in A&EDs be set up and be widely promoted to the public.
- (v) They suggested that the Department of Health (“DH”) be invited to attend the next meeting to learn about the progress of the expansion of Wong Siu Ching FMC.

12. The representative of HA responded as follows:

- (i) The “NTEC AE Aid” mobile application was now available, which allowed users to enquire about the information on A&EDs, triage system and the real-time queue status information in Prince of Wales Hospital, Nethersole Hospital and North District Hospital of the NTEC.
- (ii) A total of 100 nurses from Guangdong Province had come to Hong Kong to engage in exchanges and clinical work, and some of them were assigned to hospitals of the NTEC, which could help alleviate manpower pressure on the healthcare system. Apart from nurses, Mainland doctors and experts also came to Hong Kong for exchanges. The HA would continue to strengthen exchanges with Mainland healthcare professionals and foster the sharing of skills and knowledge.

13. The Chairman suggested that the Secretariat first obtain information papers from the relevant departments for circulation by Members, and then collect views for reference by the HHB. In addition, the Chairman hoped that the Secretariat would invite the DH to attend the next meeting.

III. Social Welfare Department – Report on the data on major social services in Tai Po District
(TPDC Paper No. SHD 15/2024)

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

15. Members did not raise any comments or questions.

IV. Social Welfare Department – Report on the response to community activities held between March and April 2024 in Tai Po
(TPDC Paper No. SHD 16/2024)

16. The representative of SWD asked Members to take note of the captioned paper.

17. Members did not raise any comments or questions.

V. District Lands Office, Tai Po – Report on matters relating to the illegal structures on and illegal occupation of Government lands
(TPDC Paper No. SHD 17/2024)

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

19. A Member pointed out that there was illegal occupation of Government lands on the slope next to Chuen On Road Garden and asked the TPDLO to follow up on it after the meeting.

VI. 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 18/2024)

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

21. Members did not raise any comments or questions.

VII. 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 19/2024)

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

23. Members' comments and questions were as follows:

- (i) Members relayed the objection of Tai Po Fung Yuen Village Office and the village representatives to the planning application for the development of Mont Vert Phase 3. They said that the new blocks would increase the traffic demand in the village, causing burden on Ting Kok Road and Tolo Highway and aggravating traffic problems. The Government had earlier handed over the management of part of the natural river course to Mont Vert, but the housing estate was negligent in stream course clearance, resulting in flooding. Villagers worried that the private developer would spoil the rural environment and close the main entrances and exits of the village. As the developer refused to communicate with villagers in the past, it was hoped that the department would convey the views to the Town Planning Board ("TPB").
- (ii) Members relayed the objection of villagers of Wai Tau Tsuen in Lam Tsuen to the planning application for temporary dangerous goods godown and industrial use (No. A/NE-KLH/640). The village head said that the construction of the godown would cause pollution problems, and in the event of explosion or gas leakage, the lives of villagers would be endangered. In addition, as the entrance road of the village was a narrow one-way road, rescue vehicles might not be able to arrive at the scene at the same time, and it was hoped that the department would convey the views to the TPB.

- (iii) Members had no comments on Application No. A/TP/692. Regarding Application No. A/TP/694, Members hoped that the relevant departments would discuss with the village head or owners' corporations ("OCs") on the proposed social welfare facility, thereby improving the development planning and enhancing the community environment.
- (iv) Regarding the applications for car parks in rural areas, the current threshold for vetting by the TPB was high and it was suggested that the department provide assistance to applicants. In addition, the department had recently issued letters to landowners pointing out that car parking required application, which had led quite a number of landowners to consider cancelling the letting of their parking spaces. Besides, given the acute shortage of parking spaces in rural areas at present, and to tie in with the Government's promotion of new energy vehicles, it was hoped that the department would relax the application requirements for car parks with charging facilities.

24. The representative of PlanD responded as follows:

- (i) He noted the views of the villagers of Fung Yuen Village, and the TPB had also received their views on the application, which could be submitted to the TPB for deliberation and consideration.
- (ii) The TPB was currently accepting submissions of comments from the public on the planning application for Wai Tau Tsuen of Lam Tsuen. Residents were welcome to submit their views before the deadline on 21 May.
- (iii) Supplementary information in support of the application for Former Fish Marketing Organization Tai Po Primary School, Wong Yi Au, would be submitted to the TPB for deliberation on the afternoon of 10 May.
- (iv) The department had put in place an enquiry mechanism whereby relevant persons were welcome to contact the TPB and submit documents to the department before the submission of formal applications to the TPB, which would be helpful to the applicants in obtaining advice from the relevant departments and addressing the issues. Besides, the department would show leniency as far as possible in processing applications for temporary private car parks in "Village Type Development ("V")" zones, but applicants were still required to deal with the technical problems raised by other departments. Should there be Government land suitable for uses as car parks, the relevant persons might also apply to the LandsD for short term tenancy.
- (v) Regarding the applications in paragraphs 23(i) and (iii), the department had relayed to the applicants neighbouring residents' wish to have communications with them. However, as the applications were submitted by private developer or non-

governmental organisation, it would be difficult for the department to compel the applicants to communicate with neighbouring residents.

(Post-meeting note: The PlanD added as follows: The Rural and New Town Planning Committee of TPB approved the Planning Application (No. A/TP/694) in paragraph 24(iii) on 10 May 2024 and rejected the Planning Application (No. A/NE-KLH/640) in paragraph 24(ii) on 7 June, while the Planning Application Nos. A/TP/692 and Y/TP/38 in paragraph 24(i) were tentatively scheduled for deliberation on 21 June 2024 and 6 September 2024 respectively.)

25. Members' comments and questions were as follows:

- (i) It was out of date to reject applications for car parks in V zones. Although V zones were mainly intended for development of small houses by indigenous villagers, most of the villagers had to travel by car and there was a demand for parking spaces.
- (ii) It was suggested that suitable agricultural lands should be relaxed for conversion into car parks. As some of the agricultural lands had been left idle for decades, it was suggested that these lands be re-planned and used for better use of resources.
- (iii) As there was a lack of access roads in a village, the TPDO had approved and assisted in providing additional vehicular access roads on the periphery of rural areas and a refuse collection point ("RCP") was provided on roadside. The Food and Environmental Hygiene Department ("FEHD") had applied for the construction of a cover over the RCP, but the PlanD had so far rejected the application on the ground that the site was within the "Coastal Protection Area" ("CPA"). Members hoped that the PlanD would accept the application with regard to the actual circumstances.
- (iv) With a view to assisting Members in understanding the current planning development in Tai Po District, it was hoped that the department would go through the planned or future planned land uses in the district at the next meeting, such as the public housing programmes in the vicinity of She Shan in Lam Tsuen and the land use planning at Chung Nga Road West and Tsiu Hang. In addition, Members asked the department to provide the planning area numbers of the town plans.

(Post-meeting note: The location plan showing the planning area numbers of Tai Po was at Annex II.)

26. The representative of PlanD responded as follows:

- (i) It was necessary to balance the views of various departments in respect of applications for relaxing the conversion of agricultural lands into car parks. Having taken into account relevant factors such as the potential for agricultural

rehabilitation, the Agriculture, Fisheries and Conservation Department normally would not support such applications.

- (ii) He would ask Members about the application location that fell within CPA after the meeting for further follow-up.

(Post-meeting note: The PlanD responded to paragraphs 25(iii) and 26(ii) above as follows: The site in question was located on Government Land in D.D. 209 (i.e. offshore to the east of Sai Keng Tsuen), which had been mainly zoned “Site of Special Scientific Interest” in the Shap Sze Heung Outline Zoning Plan No. S/NE-SSH/11 (“the OZP”) and a small portion of it had been zoned as CPA. According to the Notes of the OZP, District Minor Works Projects or other public works co-ordinated or implemented by the Government in the above two zones were always permitted uses. Planning permission from the TPB was also not required if the FEHD carried out RCP improvement works at the site. However, the department must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as might be applicable, in carrying out the relevant development.)

- (iii) The planning area numbers were marked on the town plan and Area 33 referred to the area around Construction Industry Council and Tai Po Industrial Estate. The department would provide the plan to the TPDO after the meeting for circulation by Members.
- (iv) Enquiry as to details of the site formation works at Chung Nga Road West had to be made to the HD.

27. The Chairman hoped that the department would listen more to the views of Members and residents in the course of planning. As She Shan in Lam Tsuen, Chung Nga Road West and Tsiu Hang concerned the future public housing development of Tai Po District, he hoped that the department would provide Members with the relevant planning documents.

(Post-meeting note: Regarding paragraphs 25(iv) and 27, the PlanD provided the relevant information at Annex III on 3 June 2024.)

VIII. 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 20/2024)

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

29. Members’ comments and questions were as follows:

- (i) They thanked and commended the HD for the arrangements made in regard to the intake of flats in Fu Tip Estate (Phase 2), and asked about the leasing date of the car park as well as the commissioning date of the public transport interchange (“PTI”). It was far from satisfactory for buses to park outside the housing estate at present, and a large number of vehicles were blocking the roundabout, resulting in lost trips of bus route 72K. In addition, Members asked about the leasing of shop premises at the shopping mall as well as its official opening date.
- (ii) They asked the department to follow up on the handover process when delivering vacant units to new tenants to ensure that the flats were equipped with standard internal installations and equipment or to explain to the new tenants that the previous tenants had altered the fixtures in the flats. Taking the Mandatory Window Inspection Scheme in Tai Wo Estate as an example, not a few tenants had reflected that they were unaware that the previous tenants had replaced the iron-framed windows with aluminium-framed ones, and thus they had to bear the alteration expenditures for no reason.
- (iii) They were very concerned about objects being thrown from height in housing estates, among which the situation was particularly serious in Fu Shin Estate. As the Marking Scheme for Estate Management Enforcement (“Marking Scheme”) was not applicable to Tenants Purchase Scheme (“TPS”) estate tenants at present, they asked whether there were ways to prevent and deter the throwing of objects from height. They also asked the department to expedite the installation of closed-circuit televisions.
- (iv) The CEDD had earlier on invited Members to inspect the formation works of the public housing site at To Yuen Tung. They noticed that the present proposal had been put to the Legislative Council for approval and funding application. The HD would handle and follow up on details of the public housing development, such as the number of flats, supporting facilities and transport arrangements.
- (v) They were very concerned about public housing development, and suggested that public housing planning be included as a regular agenda item.
- (vi) As there were only 81 vacant storage rooms in Kwong Fuk Estate, tenants had to wait for a long time. They would like to discuss improvement methods with the department after the meeting.
- (vii) The hygiene conditions of the area around the food waste bins outside the lobbies of housing estates were poor. They hoped that the contractors would deploy more manpower to step up cleansing work.
- (viii) The current store of GREEN@COMMUNITY at Kwong Chi House, Kwong Fuk Estate was small in size, making it difficult to carry out sorting and recycling there.

30. The representative of HD responded as follows:

(i) For the letting of parking spaces in car parks, the balloting for monthly parking spaces in car parks of new intake estates depended on the demand for hourly and monthly parking spaces as well as the works progress. Generally speaking, the demand for hourly parking spaces in new intake housing estates was high at first. When flat intake procedures were near completion, the demand would shift to monthly parking spaces and balloting would commence by then. There were two car parks in Fu Tip Estate (Phase 2), one of which had been commissioned while the other was expected to be completed by the end of June. Balloting would then be made together. The completion dates of the PTI and shopping mall were expected to be the end of May and June respectively.

(ii) He would contact Members after the meeting to learn about the handover of flats before taking further follow-up actions.

(Post-meeting note: The HD added after the meeting that under normal circumstances, tenants had to reinstate the original fixtures of HD, including the altered windows, when surrendering their tenancy right.)

(iii) Although owners of the TPS estates were not subject to the Marking Scheme, the OCs had to comply with the Building Management Ordinance (“BMO”). The department would follow up on tenants involved in throwing objects from height.

(Post-meeting note: The HD added after the meeting that the OCs had to manage the common areas of TPS estates after the sale of flats in TPS estates by virtue of the powers granted under the BMO (Cap. 344) and the Deed of Mutual Covenant (“DMC”). Having said that, the Hong Kong Housing Authority (“HKHA”) would enforce the Marking Scheme in the public rental housing flats in these TPS estates to control the misdeeds committed by tenants (such as accumulating a large quantity of refuse inside the flat and throwing objects from height). The HKHA would also take tenancy enforcement action against its tenants in response to the actual circumstances.)

(iv) The department planned to build three domestic blocks at To Yuen Tung, providing about 2 400 flats. There would be non-domestic facilities including social welfare facilities, a kindergarten, retail facilities, open spaces, children’s playgrounds and parking facilities. The CEDD was carrying out the formation works and design of the infrastructure at present, the construction of which was expected to commence in 2024. After site formation, the site would be handed over to the HKHA for commencement of foundation and construction works in 2028.

(v) It was planned to build one domestic block at Chung Nga Road West, providing about 1 030 flats to accommodate 2 900 households. Parking spaces for private vehicles, light goods vehicles and motorcycles would also be provided. The

CEDD had handed over the site to the HKHA and the formation works had commenced. The block was expected to be completed in 2030.

- (vi) The department would study after the meeting whether to provide an update on public housing development at each meeting.
(Post-meeting note: The HD added after the meeting that it was inappropriate to include public housing programmes as a regular agenda item. The department would take the initiative to report on the latest development if any.)
- (vii) He said that information on the allocation of new flats in Kwong Yan House was not available for the time being and would supplement on this in due course.
(Post-meeting note: The HD added after the meeting that alteration works for the 14 new flats in Kwong Yan House, Kwong Fuk Estate had just been completed, pending the installation of facilities such as water, electricity and LPG meters. Upon completion of the installation, the flats would be handed over to the Allocation Section of HD to arrange for allocation, which was expected to take place from September this year onwards.)
- (viii) Issues relating to storage rooms, food waste bins and GREEN@COMMUNITY would be further discussed after the site visit.
(Post-meeting note: The HD added after the meeting regarding the waiting time for storage rooms, the HD currently let out the storage rooms on a first-come, first-served basis at a lease term of three months without automatic renewal. As for the hygiene condition of the area around the food waste bin outside the lobby of Kwong Fuk Estate, the Kwong Fuk Estate Property Services Management Office (“Management Office”) had arranged for cleansing workers to clean the area around the food waste bin thrice a day in the morning, afternoon and evening respectively. As for GREEN@COMMUNITY, the Management Office would contact the person-in-charge of GREEN@COMMUNITY at Kwong Chi House to provide appropriate assistance.)

31. Members’ comments and questions were as follows:

- (i) They thanked the departmental representative for his response on the situation of To Yuen Tung and Chung Nga Road West, and hoped that the department would provide a detailed paper for Members’ reference after the meeting. They would also like to learn about the public housing development in Cheung Muk Tau.
(Post-meeting note: The supplementary information provided by the HD after the meeting was at Annex IV.)
- (ii) It was suggested that the department consider providing additional parking spaces during the planning of single-block public rental housing. Taking Fu Tip Estate

(Phase 1) as an example, there were only some 20 parking spaces available in the entire estate, showing that there was a severe shortage of parking spaces.

- (iii) They had reservations about including public housing planning as a regular agenda item as they found it inappropriate to report at each meeting that there was no new development. It was suggested that the department take the initiative to report on new information.
- (iv) They asked whether the department had planning for land in Fu Ming Sun and to deal with the illegal parking blackspots.

(Post-meeting note: The HD added after the meeting that it had no information on planning for land in Fu Ming Sun. Fu Shin Estate (a TPS estate), Ming Nga Court (a Home Ownership Scheme estate) and Sun Hing Garden (a Private Sector Participation Scheme estate) had their own OCs. As the OCs had to manage the common areas of the buildings by virtue of the powers granted under the BMO (Cap. 344) and DMC, they would deal with the problem of illegal parking blackspots accordingly. The HD would reflect the situation to and communicate with the OCs.)

- (v) They pointed out that the residents of Fu Shin Estate had placed bicycles near the smoke doors and staircases, causing obstruction to passageways. They thanked the department for its affirmative response and action, and hoped that the department would continue to monitor the situation.
- (vi) They suggested that consideration should be given to the provision of new facilities, such as food waste recycling facilities, public libraries, elderly fitness equipment and car parks, in the planning of new public housing developments such as To Yuen Tung. It was suggested that the department communicate more with Members during the planning to learn about the needs of the district, such as ancillary transport facilities and site location of entrance/exit.
- (vii) As the road surface of the entrance/exit of Tai Wo Estate Car Park was uneven, the department was asked to request the OC, Link Real Estate Investment Trust (“Link”) or departments concerned to resurface the road to ensure the safety of residents. In addition, Members asked whether the TPDO could coordinate and invite the OC, HD and Link to a meeting for follow-up.
- (viii) They had reservations about the construction of a kindergarten in the future public housing development at To Yuen Tung due to the serious under-enrolment of kindergartens in Tai Po District at present. It was suggested that a discussion be conducted with the Education Bureau on whether there was a need to construct a kindergarten.

32. The representative of TPDO responded that he understood that the uneven road surface of the entrance/exit of Tai Wo Estate Car Park had affected motorists, but he had to find out whether

it was a common area there. If the road surface was managed by the OC, the HD should be asked to reflect to and communicate with the OC.

33. The representative of HD responded that the department had representatives appointed to attend the management committee (“MC”) of that OC and would discuss with the OC.

(Post-meeting note: The representatives of HD reflected the said matter at the MC meeting held on the evening of 30 May 2024. The OC indicated that there was no relevant repair arrangement for the time being due to the high maintenance cost.)

34. The Chairman noted that the Director of Housing had stated that she would maintain close liaison with the local DC Members and residents and accept views to improve the environment. As such, it was suggested that the HD and Members discuss the public housing at To Yuen Tung and planning of various types of housing in Tai Po District.

VIII. Any other business

35. Members did not raise other comments or questions.

IX. Date of next meeting

36. The next meeting was scheduled to be held at 9:30 a.m. on 5 July 2024 (Friday).

37. There being no other business, the meeting was adjourned at 11:42 a.m.

Tai Po District Council Secretariat
June 2024



醫院管理局
HOSPITAL
AUTHORITY

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大埔區議會社會福利、房屋及發展規劃委員會
羅曉楓主席
(大埔區議會秘書處行政主任馮裕君女士代收)

羅主席：

有關雅麗氏何妙齡那打素醫院及王少清家庭醫學中心的擴建計劃

本院收到大埔區議會社會福利、房屋及發展規劃委員會(委員會)秘書處於5月21日的電子郵件,表達委員會委員對雅麗氏何妙齡那打素醫院(那打素醫院)及王少清家庭醫學中心擴建計劃的關注,院方謹回覆如下:

醫院管理局(醫管局)在規劃和發展各項公營醫療服務時以聯網為基礎,並會考慮一系列因素,包括人口增長和人口變化所導致的服務需求增長、慢性疾病日漸普及、科技發展、人手供應,以及各聯網的服務安排。醫管局會監察各項醫療服務的使用情況,並根據香港各區的人口推算參數和政府的發展計劃,以規劃公營醫療服務。

醫管局在《2021年行政長官施政報告》公布北部都會區發展策略後,正檢視最新的人口推算和政府的發展計劃,並相應修訂服務需求推算,以規劃第二個醫院發展計劃。由於預計北部都會區人口有所增長,加上從政府的最新人口推算預計各區人口分布和人口統計數據有變動,醫務衛生局和醫管局正檢視和籌備第二個醫院發展計劃。第二個醫院發展計劃的原來項目清單會予以修訂,並將在檢視後適時公布詳情。

醫管局會推算最新的服務需求,並分析新界東聯網以及大埔區居民的醫療服務使用情況和需求,規劃時並將一併考慮那打素醫院及大埔醫院的發展計劃,務求兩間醫院提供的服務模式和設施,長遠滿足大埔區居民的需要,並將在檢視後適時向委員會公布詳情。

Alice Ho Miu Ling
Nethersole Hospital
Hospital Authority
11 Chuen On Road,
Tai Po, N.T.
Tel: (852) 2689 2000
Fax: (852) 2662 1690

雅麗氏何妙齡那打素醫院
醫院管理局
新界大埔全安路11號
電話:(852) 2689 2000
傳真:(852) 2662 1690



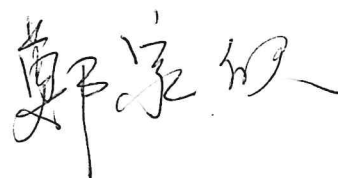


擴建王少清家庭醫學中心方面，新界東醫院聯網家庭醫學部、醫院策劃及設施管理部及那打素醫院及大埔醫院藥劑部部門代表，於三月二十二日與多個政府部門包括衛生署的母嬰健康院、長者健康中心、牙科診所、診所行政及策劃科，建築署及機電工程署的代表進行會議，當中有關王少清家庭醫學中心的翻新及擴建計劃，與會者表示支持。

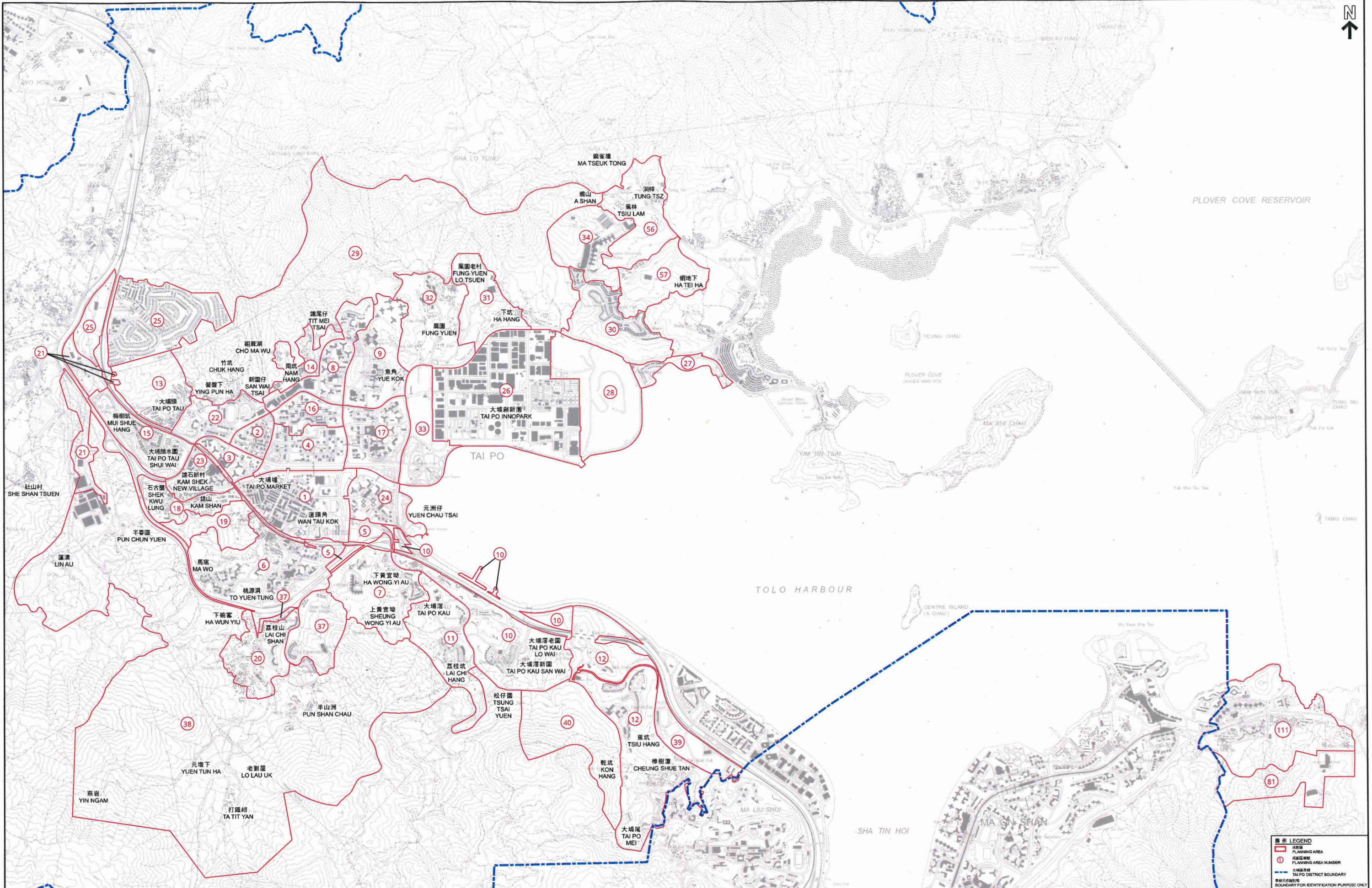
初步計劃透過是次擴建工程，以期改善候診環境及理順診症流程，如：增加診症室數目、擴大病人等候區及藥劑部面積、加強感染控制設施等；有關細節仍須與相關部門磋商及作進一步評估，待計劃內容落實後，院方會向委員會匯報。

感謝委員對本院及普通科門診服務關注。如有任何垂詢，歡迎致電 2689 2071 與下開簽署人聯絡。

雅麗氏何妙齡那打素醫院及大埔醫院
醫院行政總監
(鄭家欣代行)

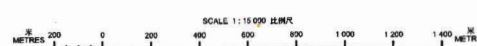


二〇二四年五月三十一日



位置圖 LOCATION PLAN

本圖係根據2024年5月31日現狀
EXTRACT PLAN PREPARED ON 31.5.2024



1. 位於林村社山的土地共享先導計劃申請

此項計劃由發展局轄下的土地共享辦事處統籌，有關計劃的資料及申請摘要請參閱以下連結。(土地共享先導計劃網頁：

https://www.devb.gov.hk/tc/issues_in_focus/land_sharing_pilot_scheme/index.html)

申請編號	位置	摘要
LSPS/003	新界大埔社山路及林錦公路	https://www.devb.gov.hk/filemanager/tc/content_1154/LSPS_003_Gist.pdf
LSPS/004	新界大埔林村田禾路及社山路以南	https://www.devb.gov.hk/filemanager/tc/content_1154/LSPS_004_Gist.pdf

2. 頌雅路西公共房屋發展

有關核准規劃大綱請參閱以下連結，最新發展參數及進度請向房屋署查詢。

https://www.pland.gov.hk/file/resources/approved_pb/hd_pb/pdf/Tai_Po_Area_9_Chung_Nga_Road_East_and_Chung_Nga_Road_West.pdf

3. 位於蕉坑的房屋發展

申請人(Ford World Development Limited)根據《城市規劃條例》第 12A 條，於 2019 年向城市規劃委員會(「城規會」)申請修訂圖則(申請編號：Y/TP/28)。城規會轄下的鄉郊及新市鎮規劃小組委員會於 2021 年同意有關申請，並於同年修訂大埔分區計劃大綱核准圖，將該用地由「住宅(丙類)10」用地改劃為「住宅(乙類)11」和「住宅(乙類)12」地帶，用作房屋發展。行政長官會同行政會議於 2022 年已核准大埔分區計劃大綱草圖。有關用地資料如下：

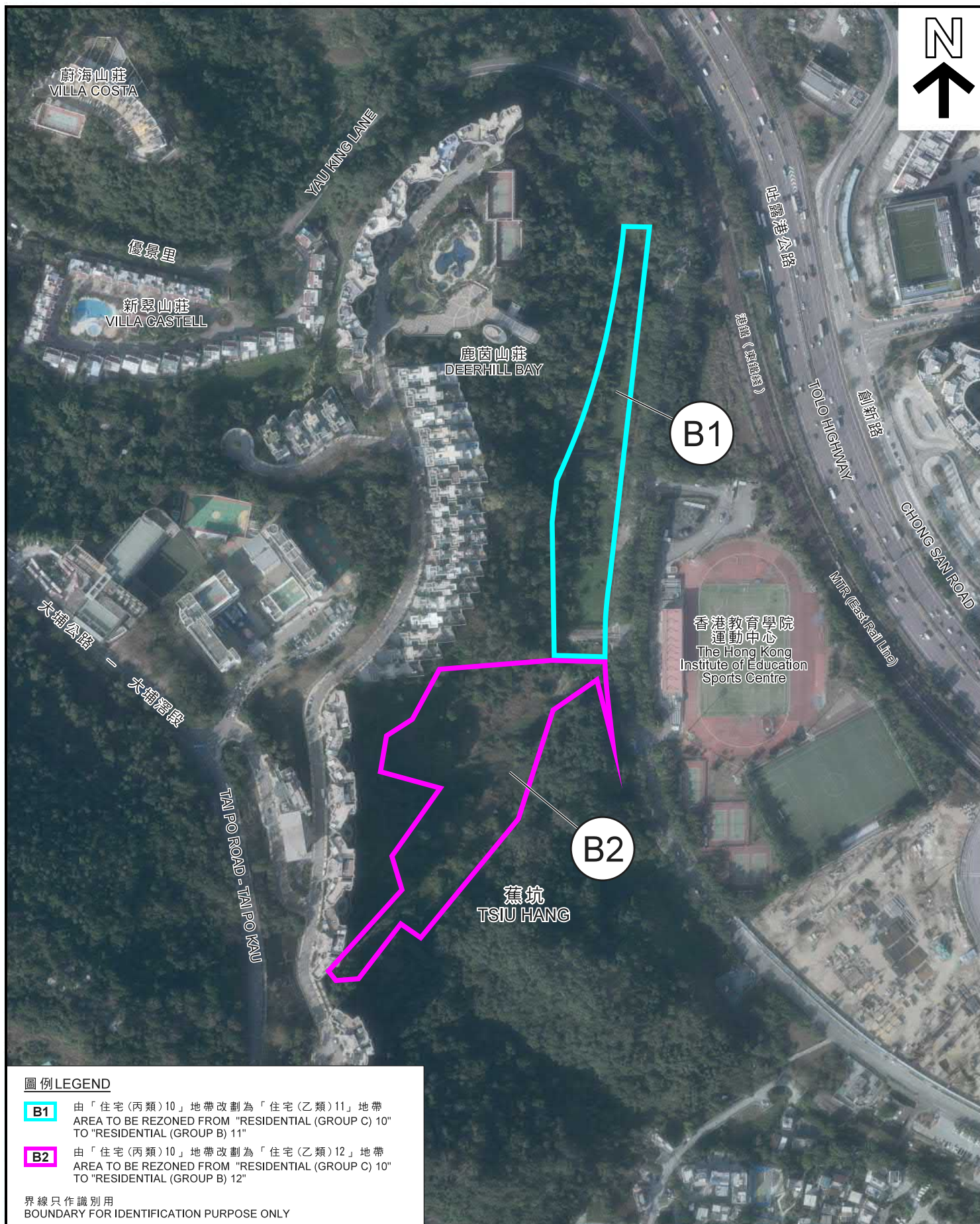
根據第 12 A 條申請(編號 Y / T P / 28)所提交的指示性發展計劃
(節錄自城市規劃委員會文件第 10816 號)

位置／地址	大埔蕉坑丈量約份第 34 約及第 36 約的多個地段和毗鄰的政府土地	
住宅發展	「住宅(乙類)11」 地帶 (項目 B 1 用地) (由政府處理土地發展事宜)	「住宅(乙類)12」 地帶 (項目 B 2 用地) (由申請人發展)
地盤面積	約 14161 平方米	約 22283 平方米
整體總樓面面積	約 50981 平方米	約 80217 平方米
擬議樓宇幢數	3 幢	6 幢
預計單位數目	912 個	1286 個
最高建築物高度	不多於主水平 基準上 55 米	不多於主水平 基準上 65 米
樓層數目 (地庫停車場不計算在內)	14 至 15 層	10 至 18 層
預計人口 ¹	2554 人	3601 人
社會福利設施 ²	嚴重弱智人士宿舍 (60 個宿位) 展能中心 (60 個名額)	安老院舍 (160 個宿位) 長者日間護理單位 (30 個名額)
公眾停車場 ³	157 個泊車位	158 個泊車位

¹ 假設每個單位有 2.8 人。

² 在換地申請階段，社會福利設施的供應或會按社會福利署的意見作出調整。有關設施的樓面面 積不會計入總樓面面積。

³ 在換地申請階段，公眾停車場的泊車位供應或會按運輸署的意見作出調整。



圖例 LEGEND

- B1** 由「住宅(丙類)10」地帶改劃為「住宅(乙類)11」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"
TO "RESIDENTIAL (GROUP B) 11"
- B2** 由「住宅(丙類)10」地帶改劃為「住宅(乙類)12」地帶
AREA TO BE REZONED FROM "RESIDENTIAL (GROUP C) 10"
TO "RESIDENTIAL (GROUP B) 12"

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年7月23日擬備，
所根據的資料為地政總署
於2020年1月14日拍得的航攝照片
編號E087260C、E087262C、
E087494C及E087495C
EXTRACT PLAN PREPARED ON 23.7.2021
BASED ON AERIAL PHOTOS No.
E087260C, E087262C, E087494C
& E087495C TAKEN ON 14.1.2020 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂
(項目B1及B2)
PROPOSED AMENDMENTS TO THE APPROVED
TAI PO OUTLINE ZONING PLAN No. S/TP/28
(ITEMS B1 & B2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TP/21/07

圖 PLAN
3b

2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2021年7月27日擬備，
所根據的資料為攝於2020年6月1日
的無人駕駛航拍照片
PLAN PREPARED ON 27.7.2021 BASED ON
UNMANNED AERIAL VEHICLE PHOTO
TAKEN ON 1.6.2020

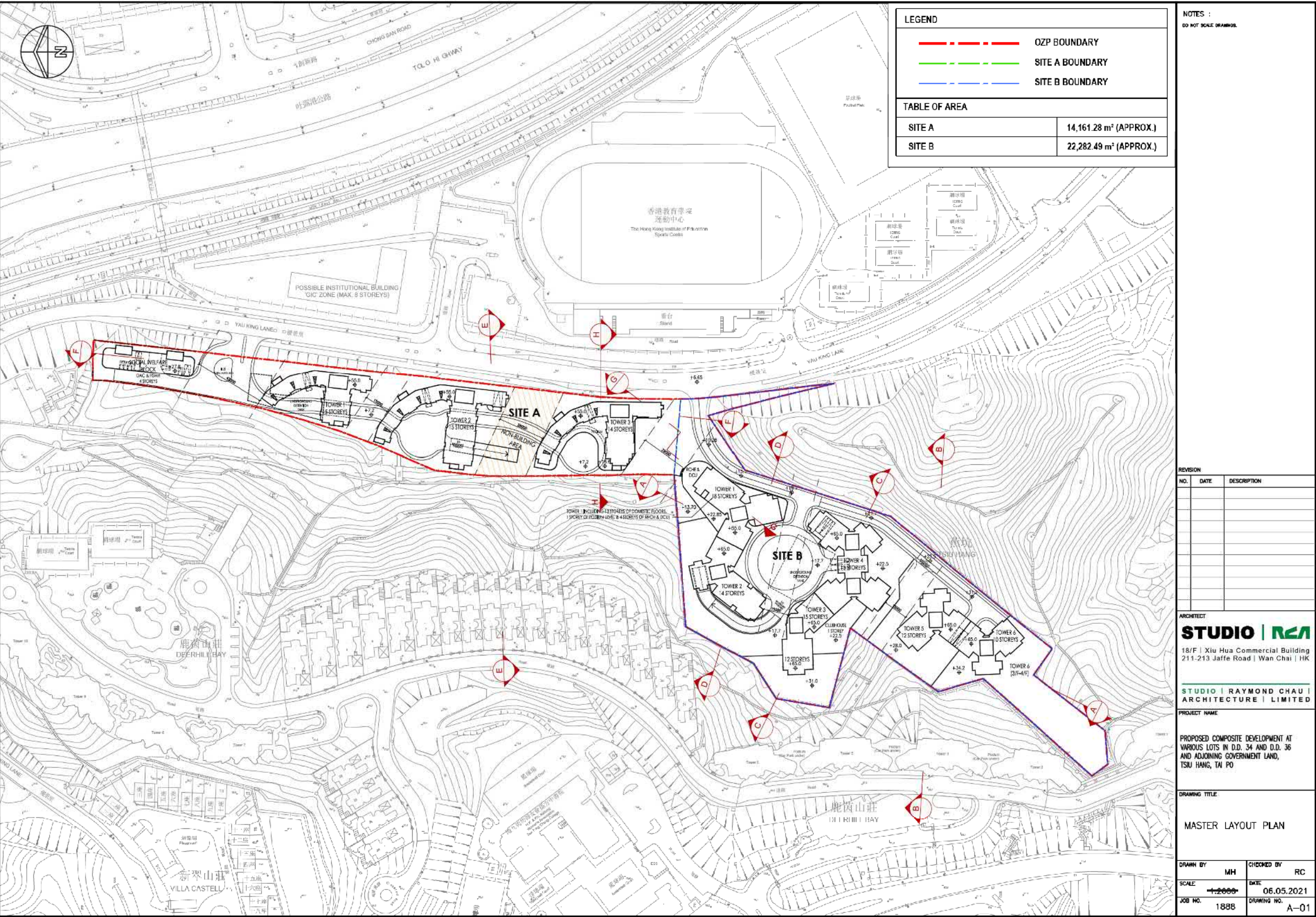
在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂
(項目B1及B2)
PROPOSED AMENDMENTS TO THE APPROVED
TAI PO OUTLINE ZONING PLAN No. S/TP/28
(ITEMS B1 & B2)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TP/21/07

圖 PLAN
4b



發展方案的示意圖 - 項目B1及B2
INDICATIVE DEVELOPMENT SCHEME - ITEMS B1 & B2

在大埔分區計劃大綱核准圖編號S/TP/28作出的擬議修訂
(項目B1及B2)
PROPOSED AMENDMENTS TO THE APPROVED
TAI PO OUTLINE ZONING PLAN No. S/TP/28
(ITEMS B1 & B2)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TP/21/07

圖 PLAN
10

本摘要圖於2021年7月27日擬備
EXTRACT PLAN PREPARED ON 27.7.2021
(來源 SOURCE: Drawing Z-1 of RNTPC Paper No. Y/TP/28)

大埔區議會文件 SHD 20/2024 號 (補充資料)

1. 公營房屋發展計劃

1.1 馬窩路桃源洞公營房屋發展

地盤面積	約 2.7 公頃 (地盤總面積)
地積比率	約 6.8 倍
樓宇數目/高度	3 座住宅、主水平基準上 135 米
單位數量	約 2 400 個單位
預計人口	約 6 200
康樂設施	休憩用地、兒童遊樂場
福利設施	香港房屋委員會正與社會福利署商討社會福利設施細節，初步構思提供以下設施： 長者安老院舍、長者鄰舍中心、長者日間護理中心、到校學前康復服務辦事處、特殊幼兒中心及長期護理院
泊車設施	<ul style="list-style-type: none"> - 私家車位約300個 - 輕型貨車位約10個 - 電單車位約 20 個
其他設施	幼稚園、零售設施
土地平整工程	工地平整及基礎設施工程預計於 2024 年內展開
最新工程進度	工地平整及基礎設施工程預計於 2024 年內展開 (公營房屋發展預計可於 2028/29 年度展開地基工程，並預計於 2032/33 年度起落成)

1.2 頌雅路西公營房屋發展

地盤面積	1.78 公頃
地積比率	約 6.5 倍
樓宇數目/高度	1 座住宅、不超過主水平基準上 160 米。住宅樓層：44 層
單位數量	約 1030 個單位
預計人口	約 2,900 人
康樂設施	平台花園、綠化休憩設施、乒乓球桌及兒童遊樂場等
福利設施	－ 綜合職業康復服務中心、兒童之家
泊車設施	－ 私家車位約80個 － 輕型貨車位約4個 － 電單車位約9個
其他設施	土木工程拓展署會在頌雅路(東行)旁加設停車路
土地平整工程	土木工程拓展署已把頌雅路西用地移交予房委會，房委會現已展開土地平整工程
最新工程進度	房委會現已展開土地平整工程

1.3 樟木頭 1 及 2 號地盤公營房屋發展

樟木頭 1 號地盤：

地盤面積	約 1.38 公頃
地積比率	約 6.8 倍(住用及非住用)
樓宇數目/高度	2 座住宅、不超過主水平基準上 165 米。住宅樓層：42 層
單位數量	約 1,660 個單位
預計人口	約 4,482 人
康樂設施	綠化、兒童遊樂設施等
福利設施	<ul style="list-style-type: none"> - 長者鄰舍中心 - 到校學前康復服務 - 日間幼兒中心
泊車設施	<ul style="list-style-type: none"> - 私家車位約 208 個 - 輕型貨車位約 7 個 - 電單車位約 16 個
其他設施	7 間課室的幼稚園、零售設施、屋邨管理設施
土地平整工程	土木工程拓展署負責進行土地平整工程, 完成後移交予房委會
最新工程進度及預計發展時間表	(公營房屋發展預計可於 2025/26 年度展開地基工程, 並預計於 2029/30 年度起分階段落成)

樟木頭 2 號地盤：

地盤面積	約 1.42 公頃
地積比率	約 6.8 倍(住用及非住用)
樓宇數目/高度	2 座住宅、不超過主水平基準上 165 米。住宅樓層：40 層
單位數量	約 1,820 個單位
預計人口	約 4,914 人
康樂設施	綠化、兒童遊樂設施等
福利設施	<ul style="list-style-type: none"> - 長者日間護理中心 - 安老院舍
泊車設施	<ul style="list-style-type: none"> - 私家車位約 259 個 - 輕型貨車位約 7 個 - 電單車位約 17 個
其他設施	零售設施、屋邨管理設施
土地平整工程	土木工程拓展署負責進行土地平整工程, 完成後移交予房委會
最新工程進度及預計發展時間表	(公營房屋發展預計可於 2026/27 年度展開地基工程, 並預計於 2030/31 年度起分階段落成)