

Minutes of the 5th Meeting in 2024
of the Social Welfare, Housing and Development Planning Committee
of Tai Po District Council

Date: 6 September 2024 (Friday)
Time: 2:30 p.m. – 3:48 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. 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”)
Mr. WONG Po-kit, Jeffrey	Senior Town Planner / Tai Po 2 / PlanD
Ms. LO Sik-chi, Cynthia	Engineer / 22 (North) / Civil Engineering and Development Department (“CEDD”)
Mr. TSUI Chun-sing	Administrative Assistant / Lands / District Lands Office, Tai Po (“TPDLO”) / Lands Department (“LandsD”)
Ms. LEE Che-ying	Engineer / New Territories East (Distribution 4) / Water Supplies Department (“WSD”)
Ms. LING Wai-chi	Senior Youth and Education Officer (New Territories East) / Independent Commission Against Corruption (“ICAC”)
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 5th meeting in 2024 of the Social Welfare, Housing and Development Planning Committee (“SHDC”).

I. Confirmation of the minutes of the 4th meeting in 2024 of the SHDC on 5 July 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 representatives of Hospital Authority (“HA”) were not able to attend the meeting, and the Secretary reported on the provision of medical services by HA in Tai Po District on their behalf, details of which were as follows:

- (i) The number of people served by Accident and Emergency Department of Alice Ho Miu Ling Nethersole Hospital every day between 29 August and 4 September 2024 was between 208 and 265.
- (ii) The bed occupancy rate of medical wards ranged from 89% to 100%.
- (iii) The bed occupancy rate of paediatric wards ranged from 34% to 57%.
- (iv) The bed occupancy rate of orthopaedic wards ranged from 67% to 81%.

5. Members did not raise any comments or questions.

III. The progress of converting the premises of CCC Kei Ching Primary School into an integrated welfare services complex (TPDC Paper No. SHD 31/2024)

6. A Member went through the captioned paper.

7. The representative of SWD responded as follows:

- (i) The department consulted the Social Services Committee (“SSC”) on the premises of ex-Kei Ching Primary School in July 2013 and obtained the consent of SSC and the then Incorporated Owners of Fu Shin Estate (“IO”) to convert the premises into an integrated social welfare complex (“Complex”). Application was therefore made to the Lotteries Fund (“LF”) for funding to conduct a technical feasibility study.
- (ii) As this was the first batch of projects to convert vacant school premises in Tenants Purchase Scheme estates into a welfare complex, the planning work involved was harder than expected. Risk assessments and design revisions had to be conducted repeatedly in the past years and the consent of IO was required. The department eventually appointed a consultancy in October 2020 to commence the design work.
- (iii) The Independent Checking Unit of HD approved the relevant building plans in November 2023. The department applied for funding from the LF in March 2024 to cover the construction cost of the project, and reported the progress to the Panel

on Welfare Services of the Legislative Council in June 2024. The consultancy would continue to carry out the detailed design with a view to commencing the tendering process in the second quarter of 2025. The works were expected to commence in late 2025 for completion in the third quarter of 2027.

- (iv) Consultation on the project was conducted at the SSC meeting of TPDC on 10 July 2013, which involved the setting up of a day care centre for the elderly on the ground floor of the Complex, providing 60 places; a residential care home for the elderly on the first to third floors, with a total of 130 places; a hostel for severely mentally handicapped persons (“HSMH”) on the fourth and fifth floors, and a day activity centre (“DAC”) on the sixth floor. Both HSMH and DAC were matching services, each providing 60 places.

8. Members’ comments were as follows:

- (i) They asked the department to provide a supplementary paper after the meeting, including the design drawings and progress of the project.
- (ii) The Complex was only accessible through the roundabout at Fu Shin Estate. It was suggested that the Transport Department (“TD”) open up a road at Yuen Shin Road next to Kau Yan College to vehicles to leave Fu Shin Estate via another route. In addition, it was hoped that the department would strengthen communication with the IO and stakeholders, and make proper arrangements for parking spaces, access for rescue and fire services, and so on.

- (iii) The Chairman asked the Secretariat to convey Members’ views to the TD.

(Post-meeting note: The TD responded that if the development project had traffic implications on the existing road and traffic network or there was a need to open up a new road in response to the project, the relevant project proponents would be required to submit a traffic impact assessment report for the approval of the relevant departments.)

9. The representative of SWD responded as follows:

- (i) The SWD and HD had negotiated with the IO for more than a year on various issues (including parking and loading/unloading spaces, arrangements for entry/exit of vehicles and emergency access, ownership and right of use of common areas in the estate), the loading/unloading location was eventually agreed by the then IO to be located at the yellow box marking on the road in Shin Mei House.
- (ii) She agreed to maintain close communication with the IO to facilitate smooth commencement of the works.
- (iii) Supplementary information on the detailed welfare facility arrangements for the

Complex would be provided to Members after the meeting, and the progress of the project would be closely reviewed and monitored in the hope of achieving smooth completion of the works in the third quarter of 2027.

(Post-meeting note: The SWD provided a supplementary paper on the progress of the Complex project, which was passed to Members by the Secretariat on 29 October 2024. The department would also maintain close liaison with Members concerned, relevant departments and IO to follow up on the progress of the project.)

IV. Social Welfare Department – Report on the data on major social services in Tai Po District
(TPDC Paper No. SHD 32/2024)

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

11. Members did not raise any comments or questions.

V. Social Welfare Department and Independent Commission Against Corruption – Report on the response to community activities held between July and August 2024 in Tai Po
(TPDC Paper No. SHD 33/2024)

12. The representatives of SWD and ICAC asked Members to take note of the captioned paper.

13. The representative of ICAC indicated that the Commission would be pleased to attend/participate in activities organised by district organisations or the Care Teams. She also promoted the “ICAC Investigators 2024”, the premiere of which would be held on 17 October and broadcasted on TVB Jade from 21 to 25 October, and Members were invited to support and attend the premiere of the TV drama series. Moreover, the ICAC Regional Office (New Territories East) would be closed for two-and-a-half month from September for upgrading works, during which the reporting and corruption prevention advisory service would be suspended. It was hoped that Members would assist in advising the public to make enquiries at the ICAC Reporting Centre or other Regional Offices.

14. Members’ comments and questions were as follows:

- (i) It was suggested that the SWD enhance child care services, increase and upgrade facilities for children, and improve elderly centres.
- (ii) As some residents of Fu Tip Estate moved to Tai Po District from other districts, a Member asked whether cases of residents originally using social welfare services in other districts would be followed up by the Tai Po & North District Social Welfare

Office.

15. The representative of SWD responded as follows:

- (i) She noted Members' comments on child care services and the services of elderly centres.
- (ii) Generally speaking, Integrated Family Service Centres ("IFSCs") provided services according to geographical service boundary, and service users could approach the IFSCs at their respective districts according to their residential address for services. Nevertheless, if a follow-up case moved out of the geographical service boundary of the original IFSC, the case social worker would formally transfer the case to the unit in the respective district for follow-up on the principle of ensuring a smooth handover of the case.

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

(TPDC Paper No. SHD 34/2024)

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

17. Members' comments and questions were as follows:

- (i) The unauthorised building works ("UBWs") in Nam Hang Tsuen (especially squatters) were rampant, causing law and order problems. It was hoped that the TPDLO would step up enforcement actions to crack down on UBWs and squatters. In addition, it was asked whether the TPDLO could provide information on squatters for Members to understand the situation.
- (ii) Regarding the lease of land, it was hoped that the LandsD would take note of the longer time required for the transfer of name of the new owner in leasing the land after the old owner had sold the property.

18. The representative of TPDLO responded as follows:

- (i) Noting the problem in Nam Hang Tsuen, he would ask his colleagues to follow up, and would find out from Members after the meeting what information they would like to obtain about squatters and follow up on the matter.
- (ii) For the transfer of short term tenancy ("STT"), if the area occupied by the new owner was same as that of the old STT and there were no UBWs, the TPDLO would allow the new owner to continue to use the land until a new STT was signed, and

the rent would be calculated according to the time when the new owner started to occupy the land.

VII. 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 35/2024)

19. The representative of TPDLO went through the captioned paper.
20. A Member commended the TPDLO for its fast progress in processing redevelopment applications of old houses than before, and hoped that the TPDLO would increase manpower to continue expediting the processing of applications.
21. The representative of TPDLO stated that the office would continue to work hard in processing the applications.

VIII. 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 36/2024)

22. The representative of PlanD went through the captioned paper.
23. Members' comments and questions were as follows:
 - (i) The planning application (No. A/NE-KLH/641) was not a lot of Tai Wo Village but of Yuen Leng Tsuen. The village head and residents of Yuen Leng Tsuen had not been consulted and therefore objected to the application. In addition, the residents were sceptical about the temporary animal boarding establishment. In the past, there was an illegal dog farm at the same location. The barking noise caused nuisance to the residents and the excrement also caused pollution. As such, it was hoped that the department would obtain more information from the applicant for the villagers' consideration.
 - (ii) It was the ninth submission of supplementary documents in respect of the planning application in Fung Yuen (No. Y/TP/38). It was suggested that the department advise the applicant to sort out the documents before submitting them for reference, so as to avoid the villagers having to raise objection each time to the application. In addition, as the main reason for villagers to oppose the application was that the applicant failed to solve the problem of the closure of the entrance of Fung Yuen Village, it was suggested that the department urge the applicant to communicate with

the villagers of Fung Yuen Village to reach a consensus. The department should also take the initiative to find out the needs of villagers for supporting facilities so as to improve the development arrangements.

- (iii) The lack of parking spaces in Tai Po District had made illegal parking a serious problem. Although there was currently a smart car park in the district, it was inadequate. It was asked whether the department would make reference to Tsuen Wan District and convert idle government sites in Tai Po District into smart car parks.
- (iv) They asked about the progress of the application under the Land Sharing Pilot Scheme (“LSPS”) at Lo Fai Road. Residents had reservations about the locations of the entrances of the housing estates, and would like to express their views to the developer or relevant parties.

24. The representative of PlanD responded as follows:

- (i) Regarding the planning application in Fung Yuen (No. Y/TP/38), the applicant had recently submitted further information for the ninth time. The applicant had to modify the technical assessment report in response to the comments of relevant departments, thus resulting in multiple submissions of documents. Residents could rest assured that when the department submitted documents for consideration by the Town Planning Board (“TPB”) in the future, it would submit all public comments received, including those previously raised by residents. In addition, each time when an applicant submitted further information, the TPB would decide whether it was necessary to publish the information in accordance with the relevant planning guidelines, and the relevant information would be sent to DC Members on the same day of publication. Members might also make online inspection.
- (ii) Regarding car parks, how to take forward the project was under the purview of TD, and PlanD or LandsD would assist in identifying sites for the development of multi-storey car parks if deemed necessary. On the other hand, Tai Po District was a well-developed community and it was relatively difficult to identify sites for parking lots. Nevertheless, the Government would consider whether it was necessary to provide additional public car parks when developing each project to cater for the development of the community.
- (iii) The applicant had formally withdrawn the planning application (No. A/NE-KLH/641) for the proposed temporary animal boarding establishment for a period of 5 years and filling of land at the site concerned, and, therefore, the application would no longer be processed by the TPB.

(Post-meeting note: According to the information of LandsD on Village Environ (“VE”), part of the application site was within the VE of Tai Wo Village, and no part of it was within the VE of Yuen Leng Tsuen. Insofar as the said application was

concerned, the TPB published a notice of the planning application in local newspapers and on the website of TPB on 4 June 2024, and posted a site notice on the application site. Notices of the application were also sent on the same day to Heung Yee Kuk New Territories, TPDC Members, Tai Po Rural Committee and Tai Po North Area Committee. Any person (including villagers of Tai Wo Village and Yuen Leng Tsuen) might make comment to the TPB in respect of the application during the statutory public consultation period.)

- (iv) The Government had given agreement-in-principle to the application under LSPS at Lo Fai Road (Application No. LSPS/001) in December 2023. The applicant would submit relevant assessment reports in various aspects, such as traffic and sewerage, in future with a view to commencing the statutory planning and road works procedures in late 2024. The applicant would, at the final stage of planning, submit relevant information to the TPDC and continue with the statutory planning procedures at the TPB. Members might give their comments by then.

25. Members expected the PlanD and other departments to understand the needs of the district, make good use of land, and improve rural development. Take the smart car park at Pak Shek Kok as an example. Since there was no planning for crossing facilities, an application was then made to the TD last year, and the Highways Department had only commenced the construction works now. Moreover, Members hoped that the department would hold more discussions with the Rural Committees, local representatives and stakeholders in the course of planning to achieve urban-rural integration.

IX. 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 37/2024)

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

27. Members' comments and questions were as follows:

- (i) They asked about the time of carrying out acceptance inspections of Fu Tip Shopping Centre at Fu Tip Estate (Phase 2) and the tender status of shops.
- (ii) It was suggested that more plants be planted in Fu Tip Estate to beautify the environment.
- (iii) It was suggested that the HD display national flags or decorations in Tai Yuen Estate, Kwong Fuk Estate, Po Heung Estate and Fu Tip Estate during the National Day to spice up the festive atmosphere.

- (iv) As the situation of throwing objects from height in public rental housing (“PRH”) estates was acute, the Marking Scheme for Estate Management Enforcement was insufficient to achieve a deterrent effect, they considered it feasible to install close-circuit televisions (“CCTVs”). Members asked whether the department had a timetable for the installation of CCTVs.
- (v) They asked the HD, for residents who applied for flat transfers within the same district, whether they would be given priority in flat allocation under the existing mechanism, or they had to wait afresh for another turn.

28. The representative of HD responded as follows:

- (i) The acceptance inspections of Fu Tip Shopping Centre at Fu Tip Estate (Phase 2) were expected to take place at the end of September. Most of the shops had been tendered out, and the department would arrange for shop tenants to go through the signing of tenancy agreement upon completion of the acceptance inspections of the shopping centre.
- (ii) For the greening of Fu Tip Estate, he would get a picture of the situation from his colleagues and give supplementary information after the meeting.

(Post-meeting note: The department would formulate planting strategies carefully in accordance with the principle of “Right Plant, Right Place”. In the design process, due consideration would be given to the plant characteristics, adaptability, spatial constraints, surrounding landscape character, microclimate, etc., before selecting suitable plant species to be planted in appropriate places. The department would, depending on the environment of the estate and its surroundings, plant different types of flowering or foliage plants to beautify the environment.)
- (iii) The department had taken note of Members’ opinions, and would add National Day decorations in PRH estates.
- (iv) CCTVs had been installed in PRH estates under the HD to deal with the throwing of objects from height, and those procured for Fu Tip Estate had also arrived. The department would install them as soon as possible after suitable locations for installation had been considered.
- (v) For internal transfer, when a flat was returned to the HD, the department would arrange for the flat to be allocated to a suitable applicant in the same estate who had been approved for internal transfer according to the existing mechanism.

X. Buildings Department – Report on details of work in handling illegal structures in private properties in Tai Po District
(TPDC Paper No. SHD 38/2024)

29. The Chairman asked Members to take note of the captioned paper.

XI. Any other business

30. Members' comments and questions were as follows:

- (i) Since some villages were not yet connected to a proper sewerage system, they would like to know about the village sewerage problem. As sewerage system was the responsibility of Drainage Services Department ("DSD"), Members had enquired with the department about details of the sewerage system at Sai Sha Road.

(Post-meeting note: The Environmental Protection Department responded that in implementing the village sewerage programme ("Programme"), the Government would give integrated consideration to a number of factors, including the level of improvement to the environment by the Programme, density of village population, preference of residents, technical feasibility, cost effectiveness and resources availability, etc. in order to make timely planning of related works for the remaining unsewered village areas. The DSD replied that regarding the public sewerage project at Nin Ming Road, Nin Wah Road and Lok Wo Sha Lane in Ma On Shan, the DSD was in the course of vetting and approving the relevant works contract, which was expected to be completed and the relevant works commenced in 2024.)

- (ii) After the passage of a typhoon, water would be found accumulated on the ground in the vicinity of some of the refuse bins, which were managed by the Food and Environmental Hygiene Department ("FEHD"), placed at the "Sea-Land Market" ("SL Market").

(Post-meeting note: The FEHD was aware of the situation. If there was water accumulation on the ground of SL Market, workers from the contractor would be arranged to clear it up first. Moreover, the Food, Environment and Hygiene Committee and relevant departments had conducted a site visit to SL Market to understand and explore ways to solve the problem of water accumulation caused by uneven ground surface.)

- (iii) They asked the departments concerned to strengthen co-operation and enforcement against smoking within SL Market.

(Post-meeting note: The Leisure and Cultural Services Department (“LCSD”) was aware of the situation and would step up co-operation with relevant departments where necessary.)

- (iv) It was suggested that the SL Market be designated for leisure and recreational uses.
- (v) It was suggested inviting departments to have a site visit to the SL Market together, providing more rain shelters and chairs, pruning trees and repairing street lamps.
- (vi) It was hoped that a water sports centre could be constructed at Tai Po Waterfront Park (“TPWP”).

(Post-meeting note: The LCSD was aware of Members’ opinions and would give advice at the Community Involvement, Culture and Recreation Committee when necessary.)

- (vii) It was suggested that a cycle track be built from SL Market to Tai Mei Tuk directly.
(Post-meeting note: The TD responded that there were already cycle tracks along TPWP, Yuen Shin Road and Ting Kok Road for travelling to and from SL Market and Tai Mei Tuk.)

31. The Chairman said that the three issues relating to the planning of Tai Po Waterfront Angling Corner (“SL Market”), village sewerage, and improvement of cycle tracks involved many different scopes, and it was necessary to study which committee should follow up the said issues. In addition, the Chairman pointed out that departments would report on the progress of pipe replacement and rehabilitation on a regularly basis in the past, and hoped to explore which committee would be more appropriate for discussing the underground pipework.

32. Members’ supplementary comments and questions were as follows:

- (i) With the approval of the golf course project at Shuen Wan, the chance of extending the cycle track was even more remote.
- (ii) They would like to know about the condition of existing pipelines in the district, such as regular inspection and pipe replacement programme.
- (iii) In the past, the DSD had reported on the sewerage works whereas the WSD had reported on the progress of replacement and rehabilitation of water mains in Tai Po District.

(Post-meeting note: The Secretariat had forwarded Members’ comments to the DSD and WSD for information and follow-up as appropriate.)

XII. Date of next meeting

33. The next meeting was scheduled to be held at 9:30 a.m. on 8 November 2024 (Friday).

34. There being no other business, the meeting was adjourned at 3:48 p.m.

Tai Po District Council Secretariat

August 2024