

Minutes of the 5th Meeting in 2025 of Tai Po District Council

Date: 22 September 2025 (Monday)

Time: 9:39 a.m. – 1:42 p.m.

Venue: Conference Room, Tai Po District Council

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
<u>Chairman</u>		
Ms. CHAN Hau-man, Eunice, JP	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
Ms. LEE Sai-yin, Jeanne, BBS, JP	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. LI Yiu-ban, BBS, MH, JP	Beginning of the meeting	End of the meeting
Mr. LAM Yick-kuen, MH	Beginning of the meeting	End of the meeting
Mr. WU Cheuk-him	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 Tsz-kin	Beginning of the meeting	End of the meeting
Mr. CHAN Cho-leung, MH, JP	Beginning of the meeting	End of the meeting
Ms. CHAN Kin-kwan	Beginning of the meeting	End of the meeting
Mr. CHAN Yung-wa	Beginning of the meeting	End of the meeting
Mr. CHAN Siu-kuen, MH, JP	Beginning of the meeting	End of the meeting
Mr. CHAN Pok-chi, 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
Mr. LO Hiu-fung, MH	Beginning of the meeting	End of the meeting
<u>Secretary</u>		
Ms. HUEN Lai-yan, Sara	Beginning of the meeting	End of the meeting
Senior Executive Officer (District Council) / Tai Po District Office (“TPDO”) / Home Affairs Department (“HAD”)		

In Attendance

Mr. KONG Wing-cheung, Kelvin District Commander (Tai Po) / Hong Kong Police Force (“HKPF”)
Ms. LAW Wan-yea Police Community Relations Officer (Tai Po) / HKPF
Ms. TAM Kit-ling, Joanne Assistant District Social Welfare Officer (Tai Po / North) 2 / Social Welfare Department
Mr. FUNG Hon-wa, Harris District Leisure Manager (Tai Po) / Leisure and Cultural Services Department (“LCSD”)
Ms. CHOW Suk-fun, Fion Senior Executive Officer (Planning) 34 / LCSD
Miss LEE Mei-yea Senior Librarian (Tai Po) / LCSD
Miss LAU Wing-chuk, Celine Senior Librarian (Planning & Development) / LCSD
Ms. WONG Yee-fang, Eva Chief Transport Officer / New Territories East / Transport Department (“TD”)
Mr. MAK Hung-wai, Desmond Senior Engineer / Walkability 1 / TD
Mr. LAU Ka-wing, Kevin Senior Town Planner / Tai Po 1 / Planning Department
Ms. CHENG Nga-see, Ellen Chief Engineer / N3 / Civil Engineering and Development Department (“CEDD”)
Mr. LIU Sin-hing, George District Lands Officer / TP (District Land Office, Tai Po (“TPDLO”)) / Lands Department (“LandsD”)
Mr. CHEUNG Chi-hing Administrative Assistant / Lands (TPDLO) / LandsD
Mr. HO Chun-hung, JP Director of Buildings / Buildings Department (“BD”)
Mr. CHIM Sui-pang Senior Structural Engineer / C2 / BD
Ms. SZETO Hau-yan, Esther Chief Manager / Management (TNS) / Housing Department (“HD”)
Mr. SUN Chung-leung Senior Maintenance Engineer / North East / Highways Department (“HyD”)
Mr. MOK Ka-hong Chief Technical Officer / Tai Po / HyD
Mr. CHAN Yik-tung Maintenance Inspector of Works / Tai Po / HyD
Mr. CHEUNG Man-chun Engineer 15-1 / Works / HyD
Mr. FUNG Cheuk-pong, Ronald Senior Engineer / Tai Po / Drainage Services Department (“DSD”)
Ms. HO Mei-yung Engineer / Tai Po 2 / DSD
Mr. LAU Wai-cheung District Environmental Hygiene Superintendent (Tai Po) (Atg.) / Food and Environmental Hygiene Department (“FEHD”)
Ms. FAN Wing-man Senior Health Inspector (Cleansing & Pest Control) Tai Po 2 / FEHD
Ms. SIOW Ying-hung, Bonnie Chief School Development Officer (Tai Po) / Education Bureau
Mr. LI Ngo-chuen, Leo Principal Assistant Secretary for Health 5 / Health Bureau (“HHB”)
Miss LO Si-tsai, Amy Assistant Secretary for Health 5A / HHB
Ms. LAU Mei-te, Angela Chief Manager (District Health Centre) / Primary Healthcare Commission (“PHC Commission”) / HHB

Dr. KWAN Tan-sui, Daisy	Medical & Health Officer (Emergency Preparedness and District Relations) 4 / Department of Health (“DH”)
Ms. NG Ka-ki, Claudia	Senior Project Manager 438 / Architectural Services Department (“ArchSD”)
Ms. LO Hei-ting, Haydn	Project Manager 498 / ArchSD
Dr. LEUNG Shuk-yun	Deputy Chief of Service / Department of Family Medicine / New Territories East Cluster (“NTEC”) / Hospital Authority (“HA”)
Ms. CHENG Ka-yan, Christine	Manager (Communications and Community Relations) / Alice Ho Miu Ling Nethersole Hospital (“Nethersole Hospital”) and Tai Po Hospital / HA
Mr. KWOK Chun-chai, Johnny	Assistant District Officer (Tai Po) / HAD
Mr. LUI Kan-man, Raymond	Senior Liaison Officer (1) / TPDO / HAD
Mr. CHO Tin-ho, Eric	Senior Liaison Officer (2) (Atg.) / TPDO / HAD
Miss MAN Fung-ye, Stella	Liaison Officer (7) / TPDO / HAD
Mr. WONG Chi-fung	Senior Inspector of Works (Atg.) / TPDO / HAD
Mr. LAU Chun-ming	Inspector of Works (3) / TPDO / HAD
Miss CHAN Sui-king, Madeline	Senior Executive Officer (District Management) / TPDO / HAD
Mr. CHOW Tsz-yan, Daniel	Executive Officer I (District Council) / TPDO / HAD

The Chairman welcomed District Council Members (“Members”) and representatives of government departments to the fifth meeting of the 7th Tai Po District Council (“TPDC”) in 2025, and made the following report:

- (i) Mr. HO Chun-hung, Director of Buildings (“D of B”), and Mr. CHIM Sui-pang, Senior Structural Engineer / C2 of BD, were welcome to the meeting.
- (ii) The “Belt and Road (“B&R”) Summit 2025” was held on 10-11 September this year. To deepen the DC’s understanding of the B&R Initiative and facilitate promotion in the district, Members would be furnished with the “B&R Hong Kong 2025” booklets in Chinese and English for reference.

I. Confirmation of the minutes of the 4th meeting in 2025 of TPDC on 8 July 2025

2. Neither had the Secretariat received any proposed amendments before the meeting, nor had any participants put forward amendments at the meeting. The minutes of the captioned meeting were confirmed without amendment.

II. Meeting of the Director of Buildings with TPDC Members

3. The Chairman once again welcomed Mr. HO Chun-hung, D of B, and Mr. CHIM Sui-pang, Senior Structural Engineer / C2 of BD, to the meeting to exchange views and discuss matters relating to the safety of private buildings with Members.

4. Mr. HO Chun-hung, D of B, briefed on the main work of BD as follows:

- (i) The main functions of the BD were, under the remit of the Buildings Ordinance (“BO”), to regulate private buildings and associated works, as well as to set and enforce safety, health and environmental standards for private buildings, with the aim of improving building safety and the quality of our built environment, while endeavouring to promote a culture of building safety.
- (ii) Regarding new building works, the department would approve building plans and carry out site monitoring and inspection of site safety for building works in progress. Upon completion of a building, the department would issue an Occupation Permit to the developer after conducting relevant inspection and examining the required documents. Furthermore, the department would also promote sustainable building design (such as guidelines on building separation) and continue to streamline workflows to expedite approval processes. Concurrently, the department would continually strengthen its regulation of building works safety and quality, and handle urban redevelopment projects in conjunction with renewal of old urban areas.
- (iii) With regard to existing buildings, there were currently nearly 45 000 private buildings in Hong Kong. The department had to tackle issues such as aged buildings, buildings in disrepair and unauthorised building works (“UBWs”). The department had been implementing effective policies to tackle these issues and promoting building safety. Ever since the implementation of the Comprehensive Strategy for Building Safety and Timely Maintenance in 2001, over 750 000 UBWs and 45 000 dangerous or abandoned signboards had been removed, and more than 33 000 dilapidated buildings had been repaired. The enforcement policy of the department against UBWs involved removing UBWs posing imminent danger, deterring new UBWs and progressively reducing the number of existing UBWs. Actionable UBWs included those constituting imminent threat or danger to life or property, those under construction or newly constructed, those erected on buildings (such as on rooftops and podium, in yards and rear lanes, or extending from external walls), as well as large-scale standalone UBWs. The BD continued to carry out large-scale operations (LSOs) across all 18 districts in the territory to remove rooftop, podium, yard and rear lane UBWs. Take Tai Po as an example, approximately 110 target buildings had been addressed, with

nearly 1 400 removal orders (“ROs”) issued, of which nearly 1 200 had been complied with.

- (iv) Regarding the enhanced enforcement strategy against UBWs in New Territories Exempted Houses (NTEHs), the department conducted enforcement based on four principles, namely safeguarding building and public safety, acting in accordance with the law, categorisation for control, and management and prioritisation for progressive enforcement. There were numerous villages in Tai Po District. The department had inspected 61 target villages in the district, completing surveys of approximately 11 000 NTEHs. Through LSOs, 940 ROs were issued and approximately 1 260 ROs were issued through public reports or referrals from government departments. In 2012, the BD launched the Reporting Scheme for UBWs in NTEHs, under which reported UBWs might be temporarily retained after safety certification. During the implementation of the Scheme, approximately 3 400 reported cases in Tai Po District were accepted.
- (v) Regarding enforcement actions against signboards, the department would conduct large scale removal operations targeting selected target street and larger unauthorised signboards, with priority given to the removal of dangerous and abandoned signboards. On the other hand, the department had introduced the Signboard Validation Scheme on a voluntary basis, under which existing relatively small signboards posing lower potential risks might be retained after undergoing inspection, reinforcement and obtaining safety certification, with safety validations to be conducted every five years. From 2020 to date, the department had issued 71 ROs against those unauthorised signboards in Tai Po District, removed or validated approximately 210 unauthorised signboards, issued 12 Dangerous Structure Removal Notices, removed or repaired around 120 abandoned signboards, and handled around 300 cases involving unauthorised, dangerous or abandoned signboards reported by the public or referred by government departments.
- (vi) In addition to enforcement work, the BD would provide a range of support and assistance programmes to owners. In addressing building maintenance matters, the department would provide relevant technical support, including sending staff to explain building safety and enforcement requirements to owners, and, when necessary, deploying its in-house social services teams to provide services. Furthermore, the department also implemented the Building Safety Loan Scheme, offering interest-bearing or interest-free loans (subject to eligibility) to applicants in need.
- (vii) The BD also actively promoted public education and conducted various publicity campaigns to foster a building safety culture, such as the organisation of Building Safety Week and the launch of Announcements of Public Interest (APIs) and

slogans targeting illegal alteration of building structure.

- (viii) On the legislative front, the Development Bureau (“DEVB”) proposed amendments to the BO at the end of last year, including listing more minor works of a less critical nature (such as lower-risk, daily life maintenance projects) as “designated exempted works” or “minor works”. Through the Minor Works Control System, such projects could be carried out without prior approval and consent from the BD and could proceed via a simplified system. It also proposed to lower the threshold for prosecution, increase penalty, and establish a new offence. For example, a new offence was proposed to be introduced for non-compliance with a statutory notice/order if there was damage to the external walls or its projections/windows of a building, leading to death, injury or property damage. The related consultation exercise was completed at the beginning of this year, and the Government was currently finalising the proposals and drafting the amendment ordinance, with the aim of submitting it to the Legislative Council (“LegCo”) for deliberation in the first half of 2026.
- (ix) The department’s work in enhancing building safety included the Mandatory Building Inspection Scheme (“MBIS”) and Mandatory Window Inspection Scheme (“MWIS”), the Operation Building Bright, improvements to fire safety, special inspections of external walls, and addressing misconnected drains and water seepage in private buildings.
- (x) MBIS / MWIS were implemented by upholding the concept of “prevention is better than cure”. The target buildings for MBIS were those aged 30 years or above, while the target buildings for MWIS were those aged 10 years or above. Under MBIS / MWIS, the department would provide a range of support to owners, including regular briefings on the Central Platform on Building Management organised by the HAD to introduce the requirements of the schemes and provide technical support to owners and the public. The DEVB established a multi-partite collaboration platform in 2023, with departments including the BD, Urban Renewal Authority (“URA”) and HAD coordinating supporting efforts. The URA had also launched the Integrated Building Rehabilitation Assistance Scheme. Concurrently, the URA and BD would continue to provide technical advisory services. On the other hand, for cases lacking progress without reasonable excuse, the department would consider initiating prosecution proceedings against relevant buildings. The department issued approximately 1 900 statutory notices for mandatory building inspections in Tai Po District, of which approximately 1 800 had been complied with. Approximately 13 300 statutory notices were issued for mandatory window inspections, of which about 12 000 had been complied with. To complement MWIS, the BD had launched the mobile application “Win Safe” to facilitate owners in contacting Qualified Persons (QPs) for window inspections. Owners might use the chat function within the application to communicate with

QPs regarding quotations and works details for window inspections. The department would also collect data on window inspection fees through the application for statistical purposes and public reference.

- (xi) The Operation Building Bright 2.0 (“OBB2.0”) covered the following two categories of buildings: Category 1 covered buildings whose owners were prepared to carry out the prescribed inspection and repair works involving the common parts of their buildings on a voluntary basis, whereas Category 2 covered buildings which had not complied with the outstanding MBIS statutory notices but the owners had difficulties in coordinating the prescribed inspection and repair works for the common parts of the buildings (such as “three-nil” buildings). The BD selected such buildings based on risk assessment and exercised its statutory power to engage consultants and contractors to carry out the necessary prescribed inspection and repair works on behalf of the owners. The costs were recovered from the owners upon completion of the works. Eligible owners might apply for subsidies under OBB2.0 to cover all or part of the works costs. Currently, there were 35 Category 1 buildings and 39 Category 2 buildings in Tai Po District. The third round of applications for OBB concluded in September 2023.
- (xii) Regarding enhancements to fire safety, the BD, in conjunction with the Fire Services Department (“FSD”), had issued Fire Safety Directions (“Directions”) to owners or occupants of composite or domestic buildings constructed on or before 1 March 1987. These Directions pertained to relevant fire safety aspects, aiming to improve fire safety construction, fire installations or equipment. Approximately 360 target buildings were located in Tai Po District, of which inspections had been completed and Directions issued for around 350 buildings. Common improvement projects for fire safety construction included replacing fire doors, enclosing non-emergency facilities in escape staircases with fire-resistant materials, and installing fixed fire-resistant windows. The department would prioritise buildings with higher fire safety risks, such as single-staircase buildings, guesthouses, buildings with numerous subdivided units, and dilapidated or older buildings that had failed to comply with MBIS statutory notices. The BD and FSD would endeavour to provide assistance, hoping that owners would coordinate and implement Directions. However, where owners failed to comply with Directives without reasonable justification, the department would consider initiating prosecution.
- (xiii) The department had put in place a regular inspection programme for external walls of buildings since 2024, and 360 higher-risk buildings (such as older buildings, buildings facing trunk roads, buildings with a history of reports of disrepair, or “three-nil” buildings) would be selected annually across the territory for special external wall inspections. Depending on the condition of buildings, the department might consider using drones or artificial intelligence (“AI”) technology

to assist in the inspection work. If obvious danger such as loose external wall rendering or loose concrete was found, the BD would carry out any necessary emergency works by commissioning the government contractor. By the end of August this year, special inspections of external walls had been completed on 275 of the 360 target buildings, of which 174 undertook emergency works arranged by the owners themselves. This programme not only safeguarded building safety but also promoted a culture of building safety to owners directly.

- (xiv) Water seepage in buildings was a matter of building management and maintenance. If the water seepage problem caused public health nuisance, posed a risk to the structural safety of a building or caused wastage of water supply, the Government might intervene. The Joint Office (JO), formed by the BD and FEHD, was established with the aim of providing a one-stop service for handling cases involving water seepage in buildings and public health nuisances. Where the source of seepage posing a health nuisance was identified, the JO would issue a Nuisance Notice under the Public Health and Municipal Services Ordinance to the party concerned, requiring the owner to eliminate the nuisance caused by the water seepage. The water seepage problem required resolution through communication and cooperation between neighbours, or by means of mediation. The JO handled over 46 000 cases in 2024, with Tai Po District accounting for nearly 1 600 cases. The JO continually reviewed its operational procedures and implemented improvement measures, including establishing four Regional JOs to enhance internal communication and optimise workflows, and new testing technologies, such as infrared thermography (“IRT”) and microwave tomography (“MT”), had been applied in professional investigation in selected pilot districts where applicable since June 2018. By June 2025, the JO would extend the use of these new technological tests to applicable cases across all 18 districts in the territory. Regarding workflow optimisation, the department would refer cases involving persistent leakage in the water supply pipes to the Water Supplies Department for follow-up. Moreover, the department had collaborated with the Law Society of Hong Kong to produce APIs informing the public about various avenues for addressing building water seepage (such as mediation and civil litigation) and related legal considerations.
- (xv) Regarding the application of new technology, the BD had introduced drones since 2021 to inspect the dilapidated conditions of building external walls and drainage pipes, survey UBWs on the exteriors of buildings or site formation works at non-compliant construction sites, and inspect emergency incident sites. From 2024, the Department had tapped into the AI technology for analysing external wall defects. New technologies were also being applied to enhance the regulation of signboard safety. The department was currently exploring the launch of a defective signboards diagnostic system, whereby vehicles equipped with

photogrammetry equipment would be deployed to conduct street patrols to identify defective signboards. Furthermore, the department had uploaded data on over 24 000 lawful / validated signboards to the GeoInfo Map for public reference.

- (xvi) The BD would continue to refine existing legislation and building design standards, improve the safety and hygiene conditions of existing buildings, promote mandatory building and window inspections, and enhance the application of new technologies to streamline work processes and improve enforcement efficiency. Concurrently, the department would continue to strengthen public education and publicity, disseminate building safety messages, encourage owners and stakeholders to undertake preventive repair, and promote a culture of building safety. It would also collaborate with partner organisations and departments (including the URA and HAD) to provide appropriate support and assistance to owners, while continuing to take enforcement actions as necessary to enhance the deterrent effect.
5. Mr. LEE Hon-cheung hoped to obtain more information about the in-house social services support provided for building maintenance issues.
6. Mr. MUI Siu-fung asked about the application of MT technology in Tai Po District.
7. Mr. CHAN Cho-leung hoped that the department would enhance the Minor Amenity Feature Validation Scheme by expanding the types of minor amenity features eligible for application to increase. Furthermore, as two mobile network operators were currently preparing to submit applications to the BD for the installation of mobile radio base stations in Lam Tsuen, he hoped that the department would offer assistance in this regard.
8. Ms. LOK Siu-luen stated that some residents had reflected that there were variations in quotations for MWIS, and hoped that the department would assist in the inspections. Moreover, with the approach of Super Typhoon Ragasa, she suggested that the department intensify inspection patrols of dangerous signboards, particularly in old urban areas.
9. Mr. YU Chi-wing stated that there were many old buildings in the district that were over 40 years old, and some of the water seepage problems involved leaks in external walls. He asked whether technologies such as IRT and MT could be applied to the external walls of such buildings.
10. Mr. LO Hiu-fung asked, with the increasing frequency of extreme weather conditions, whether there was a need to review Hong Kong's current wind-resistant building design standards. Furthermore, he asked whether the Government had conducted safety inspections of scaffolding in advance in anticipation of the arrival of Super Typhoon Ragasa.

11. Mr. WU Cheuk-him's comments and questions were as follows:

- (i) As a number of buildings in the district would soon receive MBIS statutory notices, he asked whether a new round of OBB would be launched.
- (ii) The JO currently handled mainly water seepage issues within buildings but did not address leaks in external walls. As a result, owners found it difficult to pursue claims against the Incorporated Owners ("IOs") on their own. He asked whether the department would consider assisting in handling leaks in external walls.
- (iii) Even after the source of seepage was identified, the upstairs occupant continued to delay in taking action for various reasons. He asked whether the JO could simplify the relevant prosecution procedures.
- (iv) Cases involving U-trap leakage were handled by the BD Independent Checking Unit. Where a flat experienced both floor slab seepage and U-trap leakage, two departments would need to follow up separately. He suggested that U-trap leakage cases be referred to the JO to reduce administrative procedures.
- (v) He hoped that the BD would adopt a more humane approach and provide enhanced support when dealing with buildings over 50 years old.

12. Ms. WONG Pik-kiu's comments and questions were as follows:

- (i) She commended the introduction of policies under OBB2.0 benefiting elderly owners and hoped that the department would continue to roll out such scheme.
- (ii) She suggested that the department allow buildings to submit subsidy applications without having to provide the names of the chairman of the IOs and management company. She also suggested that the BD and JO establish district consultation offices in old urban areas to assist owners in solving legal issues.
- (iii) She declared herself a resident of Luk Heung Village which was constructed by the Government and was over 60 years old. She hoped that the department could relax the fire safety standards for old buildings and discussed compromise solutions with residents. She also hoped that the department would assist in renovating the external walls of Luk Heung Village to bring residents a sense of well-being.

13. Mr. LAM Yick-kuen said that some people had suggested expanding the permitted area for installing solar photovoltaic panels, permitting the installation of solar system cover on agricultural land, and extending the scheme to private housing estates. Furthermore, given the substandard living conditions in many squatter structures, he suggested allowing the use of new materials for reconstruction and strengthening relevant guidelines on squatter structure safety.

14. In response to Members' comments and questions, Mr. HO Chun-hung, D of B, gave a consolidated response as follows:

- (i) The in-house social services teams of the BD would serve owners or occupants affected by enforcement actions such as Fire Safety Improvement Directions and Repair Orders issued by the department. As the department had to first obtain consent from occupants or owners before referring cases, it would proactively inquire whether the service was needed if it believed that the social services support could assist their cases. Concurrently, owners and occupants were also welcome to apply to the department on their own initiative.
- (ii) Regarding the problem of water seepage in buildings, MT was more targeted towards examining inter-floor water seepage problems. Microwave scanning utilised electromagnetic wave at microwave frequencies to detect the presence and distribution of water molecules in concrete, thereby obtain data on the amount of moisture reflecting the different depths in concrete floor slabs. IRT primarily observed the extent, location and severity of water seepage. MT and IRT were conducted on lower floors to minimise the need to enter upper units. Whether the source of seepage could be located depended on the circumstances of each case, and success rates could not be generalised. The success rate for cases handled by the department this year was approximately 70 per cent. However, MT also had certain limitations. For instance, it could not be applied where false ceilings, blockage of drainage pipes or tile finishes on ceilings, or spalling of concrete ceilings was present. The department would adopt a two-pronged approach, endeavouring to use innovative technologies wherever feasible while continuing to employ conventional techniques in certain cases. Since 2018, the department had started to use testing technologies such as IRT and MT for suitable cases in pilot districts and more complicated cases in non-pilot districts. By the middle of this year, the JO had extended these testing technologies to professional investigations across all districts in the territory.
- (iii) The Nuisance Notices currently enforced by the JO primarily concerned hygiene nuisances, and rainwater leakage did not constitute a hygiene nuisance. Where external walls were in poor condition, exhibiting defects or cracks, the matter would be referred to the BD for follow-up. The department would conduct an inspection and, if the situation was deemed serious, issue a repair order to the owner under the BO. For minor cases, an advisory letter might be issued first.
- (iv) At the end of 2023, the department expanded the list of specified green and amenity facilities ("GAFs") that might be erected or existed in an NTEH without the need to seek the permission from the LandsD or BD. The department would review the list of specified GAFs in due course, considering whether to include other facilities as circumstances and needs warranted.

- (v) In response to the imminent approach of a super typhoon, the BD had specially issued a circular letter to property management companies, reminding them to inspect the building exteriors, solar panels, gondolas, signboards and drainage systems, and to make necessary preparations. For construction sites, the department had earlier issued a circular letter to registered building professionals and registered contractors, reminding and requiring them to inspect the stability of site-related facilities, particularly scaffolds, tower cranes and gondolas, and to ensure the proper functioning of site drainage systems. The BD also proactively inspected construction sites located on trunk roads to check that windproofing measures were all in place, and reminded site supervisors to ensure safety precautions were prepared. On the other hand, departmental staff would proactively patrol major streets in various districts to check for potential safety hazards arising from loose signboards, scaffolds, or damaged parts of buildings. Where building owners were unable to address immediately apparent hazardous cases, the department would arrange for government contractors to handle them promptly. If Members discovered any dangerous situation, they were welcome to notify the BD so that it could follow up as soon as possible.
- (vi) The BD had established the Code of Practice on Wind Effects (“CoP”) for the design of private buildings to withstand wind pressure. Buildings had to be designed in such a way to withstand the wind force of a typical typhoon. The department would continue to review the relevant CoP, keep pace with the times, and make appropriate updates as necessary.
- (vii) The department would convey Members’ views to the bureau on the continued implementation of OBB.
- (viii) The department, in conjunction with the FEHD, would continue to optimise and improve the investigation and workflow processes of JO to enhance work effectiveness and enforcement efficiency.

15. The Chairman thanked the D of B for attending the meeting, exchanging views with Members, and actively responding to their questions.

III. Health Bureau — Report on the construction of primary healthcare facilities at the Ex-Jockey Club Swimming Pool Site at On Pong Road
(TPDC Paper No. 24/2025)

16. The Chairman welcomed representatives from the following departments to attend the meeting for this agenda item:

- (i) Mr. LI Ngo-chuen, Leo and Miss LO Si-tsai, Amy, Principal Assistant Secretary

for Health 5 and Assistant Secretary for Health 5A of HHB respectively;

- (ii) Ms. LAU Mei-te, Angela, Chief Manager (District Health Centre) of PHC Commission;
 - (iii) Dr. KWAN Tan-sui, Daisy, Medical & Health Officer (Emergency Preparedness and District Relations) 4 of DH;
 - (iv) Dr. LEUNG Shuk-yun and Ms. CHENG Ka-yan, Christine, Deputy Chief of Service of Department of Family Medicine of NTEC, and Manager (Communications and Community Relations) of Nethersole Hospital and Tai Po Hospital of HA respectively;
 - (v) Mses. NG Ka-ki, Claudia, and LO Hei-ting, Haydn, Senior Project Manager 438 and Project Manager 498 of ArchSD respectively; and
 - (vi) Mses. CHOW Suk-fun, Fion, LEE Mei-yee and LAU Wing-chuk, Celine, Senior Executive Officer (Planning) 34, Senior Librarian (Tai Po) and Senior Librarian (Planning & Development) of LCSD respectively.
17. Mr. LI Ngo-chuen, Leo, of HHB went through the captioned paper.
18. Mr. WU Cheuk-him's comments and questions were as follows:
- (i) He asked about the basement floor area of the proposed community health centre building ("CHC Building") at On Pong Road, Tai Po, and why the bureau did not expand the basement floor area to accommodate both a district library and a public carpark. Additionally, he asked whether the 60 parking spaces ("PSs") included those both on the ground floor and basement. Given the said site could accommodate 200 vehicles when used as a temporary carpark, he asked why only 60 PSs were proposed to be provided in the basement.
 - (ii) Currently, mobile library service served public rental housing ("PRH") estates in Tai Po North, such as Fu Heng Estate, Fu Shin Estate and Tai Yuen Estate, etc., which proved that there was a pressing need for library services among nearby residents. The demand for PHC in the district was very urgent as well. He hoped that the proposal suggested by the bureau would retain the current height of the proposed building, while also constructing a district library and a public carpark, and that the proposal could be approved as soon as possible.
 - (iii) He suggested that a PS booking arrangement be established for the public carpark in the CHC Building in the future to alleviate traffic congestion. Furthermore, he asked the Police to step up enforcement against illegal parking in the area of the Ex-Jockey Club Swimming Pool Site at On Pong Road.

19. Mr. CHAN Cho-leung said that he shared the same view with Mr. WU Cheuk-him, hoping that there would be no need to apply again to the Town Planning Board (“TPB”) for the retention of the 10-storey proposal as well as for the provision of a public carpark and a government ancillary carpark in the two-storey basement. Moreover, he suggested establishing a booking system for the public carpark or restricting the prolonged parking of vehicles in the future.

20. Mr. LAM Yick-kuen enquired about the plot ratio of the CHC Building and whether the usable plot ratio had been fully utilised. He suggested that the bureau improve the building design, such as by expanding the ground floor space. Additionally, some members of the public had reflected that locating a district library in the basement would result in insufficient natural light. He suggested setting up facilities that did not require natural light in the basement.

21. Mr. MUI Siu-fung said that the TPDC had expressed its request for an additional district library to the Government years ago, and took the point that the CHC Building should have both a district library and a public carpark. He suggested that the bureau make reference to the design of the Hong Kong Children’s Hospital to accommodate both a public carpark and a government ancillary carpark.

22. Mr. MAK Shing-ho, Gary, said that if the CHC Building did not provide a public carpark, building users would need to use the Tai Po Centre Multi Storey Car Park or other nearby carparks, which might cause further traffic congestion in the district. He hoped that the bureau would provide data on whether the roads in the area of Tai Po Centre could handle the traffic flow brought by the CHC Building, as well as the impact on traffic in the area of Tai Po Centre when the site was leased for temporary carpark use, so as to help Members determine whether providing a public carpark could improve traffic conditions. He opined that the provision of a public carpark would facilitate the use of the CHC Building by the public.

23. Mr. LEE Man-kit said that with the successive completion of Light Public Housing projects and PRH estates in the district in recent years, quite a number of residents had reflected that the healthcare system had already saturated, hoping that the CHC Building could be completed and put into use as soon as possible. The public carpark was primarily for the use of residents from remote rural areas seeking medical consultations, and he hoped that the bureau could provide the design floor plan of the Building to jointly explore how to make good use of the space.

24. Mr. WONG Wai-tung said that he was presenting views to the bureau on behalf of the Tai Po Centre Owners’ Committee and the IOs of Tai Po Plaza that the aforementioned IOs did not recommend the provision of a public carpark in the Building. As On Pong Road and On Tai Road were traffic congestion blackspots in the district, an additional carpark would result in more vehicles queuing for PSs. Currently, there were 130 and over 500 hourly PSs in Tai Po Plaza and Tai Po Mega Mall respectively. Tai Yuen Estate also featured a multi-storey carpark, while carpark facilities were provided in Fortune Plaza, Jade Plaza and Tung Cheong Street Community

Hall, etc. The provision of more PSs would only bring convenience to outsiders without benefitting residents in the district. Furthermore, building additional storeys for a public carpark would extend the study period of the whole project. To meet the needs of outsiders visiting the CHC Building, the bureau should make reference to the suggestions previously put forward by Members, including improving the entry/exit arrangements of the Building, adding a drop-off point at On Po Road and optimising the walkway cover to facilitate residents of Tai Yuen Estate and Fu Heng Estate in using the covered walkway to go to the Building. The district library would bring convenience to residents of Tai Po North. He opined that if the project had to be delayed by further two years due to debates over the provision of a carpark or district library, it was believed that the public would be disappointed.

25. Ms. LOK Siu-luen said that the CHC Building constructed by the HHB was located in the town centre of Tai Po. If only 60 public PSs were provided, based on the feedback she collected earlier at the street counter in Tai Po North, it would cause dissatisfaction among residents.

26. Ms. WONG Pik-kiu asked whether there were public libraries built in the basement in the territory, and opined that it was relatively rare to locate a library in the basement. While the top floor offered better natural light, she did not wish to submit further application to the TPB and wait for at least two more years. She suggested reallocating facilities across different floors, with the district library situated on the top floor. She also considered it not ideal to place the Tai Po Elderly Health Centre (“EHC”) on the sixth floor, and would like to know about the facilities to be included in the four-storey CHC. Moreover, she opined that the Building must include a non-public government ancillary carpark for the use of healthcare personnel, while some PSs could be reserved for patients to make bookings in advance.

27. Mr. CHAN Siu-kuen said that in the past, the number of PSs in many infrastructural facilities in the district fell far short of what Members had requested, which led to serious illegal parking. He opined that the CHC Building needed to provide both a government ancillary carpark and a public carpark.

28. Mr. LO Hiu-fung said that representatives from multiple departments attended the meeting for the first time to explain the development project, but they requested Members to choose between a public carpark and a district library on the grounds of time and resource constraints. The provision of an additional district library and public carpark had long been a demand of residents in Tai Po District. The newly constructed government facilities provided PSs, but the number was insufficient. Traffic congestion occurred because road designs failed to keep pace with development needs, rather than being caused by excessive PSs. He hoped that the bureau would make improvements under the existing framework to provide a small number of PSs for the use of elders seeking medical consultations. Members were still unaware of the design details of the CHC Building and hoped that the bureau would provide more information.

29. In response to Members' comments and questions, Mr. Leo LI of HHB gave a consolidated response as follows:

- (i) The Government had studied the whole project for years and had repeatedly sought Members' views, hoping that the project could benefit the public and meet their needs in the long term. He understood that Members considered healthcare services were urgently needed, and thus did not wish to apply again to the TPB for relaxation of the building height restriction. Instead, they would like to explore the feasibility of setting up a district library, a government ancillary carpark and a public carpark under the current height restriction.
- (ii) The bureau submitted TPDC Paper No. 21/2024 in September 2024 to brief Members on the healthcare and library facilities in the proposed CHC Building, including a CHC comprising multi-disciplinary teams of allied healthcare professionals and nurses to provide preventive PHC services to the public. The bureau draw reference from several buildings in the territory which currently providing CHC services with comparable floor areas, and opined that it was practically necessary for the CHC to occupy four floors. The said paper also briefly mentioned other healthcare facilities including an EHC, and these facilities would be integrated by the PHC Commission. Should Members have any questions, the departments could give detailed explanations after the meeting.
- (iii) The focus of this meeting was to discuss how to make good use of the building space, and the bureau understood that Members considered both the carpark and district library as equally important. Pursuant to the Hong Kong Planning Standards and Guidelines ("HKPSG"), one district library should be provided for every 200 000 persons. Since the population in Tai Po exceeded 200 000, upon review, the LCSD opined that establishing a district library in the proposed CHC Building would bring further convenience to residents in Tai Po North. On the other hand, some Members were concerned about the problem of lack of daylight exposure if the library was situated in the basement. In the proposal submitted by the bureau in September 2024, the library was already located in the basement. The LCSD pointed out that no public libraries were currently located in the basement in 18 districts across the territory, as relying solely on artificial lighting might be uncomfortable for reading. When conducting the detailed design work later, the ArchSD would study how to improve lighting in the library to allow some areas to receive natural light.
- (iv) Regarding the need for the carpark, pursuant to the HKPSG, at least one PS should be provided for each consultation room. The number of government ancillary PSs currently provided was already at the minimum standard. Since it was necessary to consider the needs of healthcare personnel working in the Building, the PSs in the government ancillary carpark could not open for public use during office hours.

As for whether the government ancillary carpark could be open for public use outside office hours and during holidays, the bureau had requested the HA, DH and PHC Commission to review changes in parking needs in the district and study the feasibility upon completion of the Building. Additionally, regarding whether the carparks near the CHC Building could meet the needs of all building users, the department had to collaborate with the TD to conduct a more detailed study.

- (v) He stated that the construction of the Building needed to take into account the permitted percentage site coverage and not all the land space could be used. The basement required the provision of ventilation, fire service facilities and a driveway to the basement, as well as reserved space for larger goods vehicles to turn, etc., resulting in reduced usable space. After considering the said factors, only around 60 PSs could be provided on each basement floor. If the TPDC opted for the option to construct a public carpark, around 120 PSs could be provided in total (including the government ancillary carpark).
- (vi) The net operational floor area of each floor of the CHC Building was approximately 1 000 to 1 300 square metres (“sq m”). Currently, the floor areas of Tai Po Jockey Club General Out-patient Clinic (“GOPC”) and Wong Siu Ching Family Medicine Centre (“WSCFMC”), as well as Wong Siu Ching Maternal and Child Health Centre, were around 800 sq m and over 100 sq m respectively. The space for these facilities would be significantly increased upon relocation to the new Building. Since the project was currently still at its preliminary development stage, the ArchSD had only worked out rough layout plans, and the DH would proceed with the detailed design once the project was confirmed.
- (vii) Regarding Members’ suggestion for constructing more storeys, he pointed out that setting aside other complications such as site environment and construction period, the additional cost incurred for two storeys could be estimated by reference to the price per square foot of gross floor area of the CHC Building in Shek Kip Mei with a similar layout. The ArchSD had previously explained that the construction cost of a deep basement was high, and the Government’s latest guidelines also pointed out that such practice was not cost-effective. The department noted Members’ views and suggestions and would conduct further studies, but would still need to take into consideration factors such as the actual design of the Building and site constraints, and so on.

(Post-meeting note: The Tai Po Jockey Club GOPC and WSCFMC had been renamed Tai Po Jockey Club Family Medicine Clinic and Tai Po Wong Siu Ching Family Medicine Clinic respectively with effect from 11 October 2025.)

30. Ms. NG Ka-ki, Claudia, of ArchSD responded as follows:

- (i) The site area of the CHC Building was 4 500 sq m. Each basement level required the provision of driveways and ramps that complied with the HKPSG, as well as fire safety facilities, escape facilities, building services installations and structural elements, etc. After deducting the space for the said facilities, each basement floor could accommodate a maximum of approximately 60 PSs.
- (ii) The plot ratio of the CHC Building had been fully utilised, and the designs of both the superstructure and basement of the Building were subject to restrictions, such as permitted percentage site coverage and plot ratio, stipulated in the BO. As such, the site area could not be fully utilised.

31. Mr. LAM Yick-kuen said that the department had indicated that the construction site was approximately 4 500 sq m in size while the Building occupied about 1 300 sq m, accounting for only about 28 per cent of the site space. He opined that although the at-grade level was subject to plot ratio restriction, the basement space could be enlarged. He also suggested improving the building design and layout, such as by setting back the floor area of upper floors in order to construct larger lower floors.

32. Mr. WU Cheuk-him said that as the bureau had yet to provide data on the floor area of the proposed district library and basement, it was difficult for Members to give comments. He suggested expanding the basement space to increase the number of PSs in the government ancillary carpark. Furthermore, he was of the view that the needs of different parties could be balanced by improving the design, such as considering locating some healthcare facilities in the basement.

33. Mr. CHAN Cho-leung suggested considering the construction of PSs at ground floor.

34. Ms. Claudia NG of ArchSD said that the 1 300 sq m of net operational floor area did not include walls, structures, mechanical and electrical ancillary facilities and corridor space, etc. Moreover, the ground floor was currently used for installing various essential facilities, including mechanical and electrical facilities, a fire lane, a pick-up/drop-off area, PSs for coaches and light goods vehicles, etc., and there was no surplus space for additional PSs. If these facilities were established in the basement, more space would be taken up.

35. Mr. Leo LI of HHB thanked Members for their opinions on floor allocation, district library and public carpark, believing that this would facilitate the overall project planning. The bureau would conduct further studies by making reference to Members' views and provide an update in due course.

36. The Chairman thanked the bureau and departments for attending the meeting to listen to the TPDC's views. Based on the discussion just now, most Members did not wish to submit further applications to the TPB due to any changes, thus spending more time in the process. Members had conveyed the latest public expectations to the departments at the meeting, hoping that the departments would conduct reviews and submit a comprehensive solution to the TPDC as soon as possible.

37. Ms. LEE Sai-yin, Jeanne hoped that the bureau would submit the design layout plan and works schedule to the TPDC as early as possible.

38. Mr. Leo LI of HHB said that the bureau would optimise existing space and make trade-offs based on Members' opinions. Since designing a new plan involved feasibility studies, departmental consultations and preliminary environmental impact assessments, and so on, the bureau hoped to seek Members' views when presenting the new proposal later. If the proposal gained a broad-based consensus, the Government would make a decision and submit it to the LegCo for funding approval procedures. The bureau understood that the project concerned public health and sense of well-being, and would strive to prioritise the proposal for funding application to the LegCo. A preliminary estimate suggested a construction period of at least four to five years. Based on past experience, buildings were usually put into service within nine months to one year upon completion. Currently, the project was still at the stage of undergoing discussions on the proposed interior facilities in the Building and many variables might arise. The bureau would maintain close communication with the TPDC.

39. The Chairman hoped that the bureau would collate and consider Members' views, as well as submit the revised proposal to the TPDC as soon as possible to continue discussions.

IV. Drainage Services Department — Briefing on the emergency response work and follow-up actions taken by the Drainage Services Department in Tai Po District in inclement weather

40. The Chairman welcomed Mr. FUNG Cheuk-pong, Ronald, and Ms. HO Mei-yung, Senior Engineer / Tai Po and Engineer / Tai Po 2 of DSD respectively, to attend the meeting for this agenda item.

41. The Chairman said that Super Typhoon Ragasa was gradually approaching Hong Kong, and its intensity would be comparable to that of Typhoons Hato and Mangkhut. Therefore, Members and Care Teams had begun discussions and relevant preparation works. She asked Members to collaborate in optimizing the preparation works for responding to the super typhoon, and relevant departments would also fully assist different resident organisations and the Rural Committees ("RCs") in strengthening preparations for Tai Po residents. She outlined the actions taken by the TPDO targeting the situations in the following specific locations as follows:

- (i) In the area of Tai Po Market, the TPDO had contacted RCs and fishermen representatives to remind vessel owners to steer their vessels away from Lam Tsuen River or to secure them. Care Teams had also reminded nearby residents and owners' committees to elevate lifts and take proper flood prevention measures. The DSD would increase the number of sandbag placement points in the area of Tai Po Market for residents' use if needed, and would conduct a series of emergency response measures at Lam Tsuen River near Tai Po Market, including installing temporary water-filled flood barriers ("TWFFBs") and powerful pumping robots ("PPRs") to standby. Moreover, Care Teams would go door to door today and tomorrow to notify business operators to elevate their goods and take proper flood prevention measures to minimise losses.
- (ii) Sam Mun Tsai and Shuen Wan were areas with higher flooding risk in the district, and the DSD had arranged for placing sandbags and PPRs to be on standby in Sam Mun Tsai. Care Teams would also place sandbags and go door to door to remind residents to install floodshield door barriers today and tomorrow. Moreover, the TPDO had specially arranged for Sam Mun Tsai Pentecostal Holiness Church as a temporary shelter facility. Before the arrival of the typhoon, Care Teams and the TPDO would go door to door in Sam Mun Tsai to remind residents in low-lying areas to use the temporary shelter if needed and take proper measures against typhoon and flooding.
- (iii) CARE Village in Tai Po Kau was also a flooding blackspot in the district. Care Teams and the TPDO had made proper arrangements in terms of sandbags and floodshield door barriers, and would arrange for residents in need to evacuate and seek shelter at the Temporary Shelter in Tai Po Community Centre.
- (iv) As for the rural areas in Lam Tsuen and Sai Kung North, the TPDO had collaborated with RCs to conduct a series of rural drainage, flood discharge and drainage clearance works in Lam Tsuen over the past two months. Care Teams would install one-off floodshield door barriers for doubleton/singleton elders and low-income families in villages such as Tai Hang and Ping Long, and would provide sandbags at village offices for public use. Care Teams, relevant RCs and village heads would also remind residents in Sai Kung North rural areas to strengthen their preparation works.
- (v) Regarding old buildings at Tai Po Old Market and Kwong Fuk Road, Care Teams would assist in notifying relevant IOs to clear the junk and miscellaneous articles on rooftops, and would pay special attention to the conditions of windows and air-conditioners in singleton elderly households.
- (vi) As for other PRH estates and private housing estates in the district, Care Teams had reminded building management organisations to strengthen reminders to

residents in getting well prepared for wind protection facilities, as well as to contact the TPDO for assistance in arranging flood relief resources when needed.

42. Mr. FUNG Cheuk-pong, Ronald, of DSD briefed on the emergency response work carried out by the DSD in times of adverse weather and the follow-up situation as follows:

- (i) Before rainstorms and typhoons, the department would send staff to check and clear blocked drains and river channels, as well as to make use of drones to check river channels in remote areas. During the dry season, the department would seize the opportunity to repair drainage facilities that had been damaged but posed no immediate danger.
- (ii) Upon announcement by the Hong Kong Observatory (“HKO”) that a Tropical Cyclone Warning Signal of No. 8 or above, a Red or Black Rainstorm Warning Signal or a Special Announcement on Flooding in the northern New Territories was going to be issued, the DSD Emergency Control Centre (“EEC”) would commence operation. The EEC would centrally deploy all emergency response teams under the department’s purview to handle public requests for assistance, and strive to handle and resolve all flooding cases within one to two hours. During the initial stage after the above signals had come into effect, when there were fewer requests for assistance, the teams would repeatedly patrol and clear approximately 240 locations throughout the territory that were prone to blockage and flooding. The DSD would prioritise handling serious flooding cases.
- (iii) Regarding measures for coping with storm surge, the department had devised a contingency plan for emergency response operations in Tai Po District. When informed by the HKO that the sea level (Chart Datum) would rise to 3.3 metres in the next 24 hours, measures would be taken according to the plan for operations. These included placing sandbags at specific locations at Tai Po Old Market and on the south and north banks of Lam Tsuen River for residents’ use if needed. The TPDO would assist in informing resident representatives of relevant information. Regarding Super Typhoon Ragasa this time, the department had installed TWFFBs at the relatively low-lying sections of Pak Shing Street and Po Yick Street on the south bank of Lam Tsuen River, in prevention of backflow at Lam Tsuen River due to the rising water level. Over the past weekend, the department had already distributed sandbags at Tai Po Old Market, both sides of Lam Tsuen River and some villages, to be well-prepared ahead of the super typhoon.
- (iv) Other than for both sides of Lam Tsuen River, the department had also devised a contingency plan for emergency response operations for Sam Mun Tsai New Village and CARE Village, and had distributed sandbags at the above villages. The CEDD would assist in the distribution of sandbags at Sam Mun Tsai New Village. At the same time, the DSD would deploy emergency response teams to

be on standby and keep check of the rise in sea level, and maintain close communication with the TPDO.

- (v) The DSD was carrying out the Pilot Scheme on Wading Line System (“Wading Line Scheme”) at five pilot locations across the territory, one of which was at Nam Wan Road in Tai Po. The said location was relatively low-lying and prone to flooding caused by rainstorms or storm surges. The department had painted a red wavy line and the words “Wading Line” on the surface of Nam Wan Road, such that the position of the relevant wading line would be clearly visible to drivers. The department had also installed the Flood Monitoring Device at the said location, and the monitoring system would immediately alert the relevant government departments once the water level reached the warning level. In case of flooding, there would be temporary traffic signs at the scene to prevent vehicles from entering the flooded road sections, and the TD would also release updates on traffic arrangements. The Police would attend the scene to provide assistance where necessary and the DSD would also arrange for the “Mobile PPR” to handle flooding cases. While the Black Rainstorm Warning Signal had been in effect this year, the department had arranged for the “Mobile PPR” to handle the flooding at Nam Wan Road to satisfactory results. In addition to the “Mobile PPR”, the department would also use the nimble “Amphibious Pumping Robot” (“APR”).
- (vi) In addition to emergency response measures, the department had also carried out improvement works, including the widening and deepening of drainage channels in villages and at Tai Po Market; the installation of transparent flood barriers on sidewalk fences in some villages; the provision of flood walls; as well as the installation of water bars at some outfalls. Furthermore, the department was also implementing drainage improvement works in Tai Po District.

43. The Chairman asked about the details of the addition of flood walls along Lam Tsuen River by the department, so as to learn about how the said project differed from the CEDD’s repair works of collapsed river banks damaged by floodwater.

44. In response to the Chairman’s enquiry, Mr. Ronald FUNG of DSD stated that the embankment of Lam Tsuen River previously damaged by floodwater was under the charge of the CEDD, and its reconstruction had been completed. To reduce the occurrence of backflow at Lam Tsuen River due to the rising sea level during storm surges, the DSD planned to build flood walls on both sides of Lam Tsuen River, and the works project was currently underway.

45. Mr. CHAN Pok-chi’s comments and questions were as follows:

- (i) He thanked the TPDO for its prompt handling of requests for assistance from residents of Sam Mun Tsai New Village, Shan Liu Village, Lee Uk, Chim Uk, Chan

Uk and Tung Tsz.

- (ii) He asked how long it would take for PPRs to reach the scene of flooding.
- (iii) He asked whether the department had completed the checking of all flood sensors to ensure their proper functioning. Additionally, he would like to know about the status of preparation for the department's other tasks, including the Smart Drainage Monitoring Sensors and the desilting robot "Aquabot", etc.
- (iv) Many large rocks were washed into the river channels after each typhoon season. In view of such situation, he hoped to know about the actions taken by the department beforehand and afterwards.

46. Ms. WONG Pik-kiu's comments and questions were as follows:

- (i) She suggested that the department install electronic display panels above the locations where the Wading Line Scheme was implemented, so that motorists could be informed from a distance that the relevant road sections had been closed.
- (ii) She asked about the distribution and number of PPRs in the district, and suggested that the department follow the practices of the Chinese Mainland by arranging PPRs to be on standby in underground car parks with a history of flooding, such as the car parks in Plover Cove Garden and Tai Po Tung Cheong Street Leisure Building ("Leisure Building").
- (iii) She suggested that the department install TWFFBs at flooding black spots in the vicinity of Tai Po Centre, Plover Cove Garden and Tung Cheong Street, etc. She could also inform the department after the meeting of locations where flooding had been more serious in the past during the onslaught of Typhoon Hato.

47. Ms. LOK Siu-luen said that a section of the river bank of Lam Tsuen River had been washed away in 2018, and residents were deeply concerned about whether there would be further problems with the embankment. She hoped that the department would ensure the works quality when carrying out the addition of flood walls.

48. Mr. CHAN Siu-kuen's comments and questions were as follows:

- (i) He thanked the DSD for placing sandbags at CARE Village, Tai Po and arranging for PPRs to be on standby prior to the arrival of the typhoon. The TPDO and Care Teams had also assisted in distributing sandbags and urging residents to install floodshield door barriers. He hoped that PPRs would help relieve the flooding.
- (ii) He requested the DSD to clear dead branches and fallen leaves from main drains in rural areas as soon as possible to avoid blockage.

- (iii) Many large rocks and branches accumulated on riverbeds following each typhoon, thus altering the shape of the river course. During a recent site inspection with the staff of DSD, he found such situation also occurred in private land, or soil debris or rocks from Government land might have been washed into private land area. He hoped that the department could take the lead and follow up expeditiously on such situations.

49. Mr. LO Hiu-fung thanked the Mainland North Division (Tai Po Section) of DSD for its swift action in carrying out emergency drainage repair works earlier on at Pok Yin Road (St Martin) in Pak Shek Kok, to enable the reopening of the pavement. He requested the department to review the reasons for such a serious drainage incident occurred after over a decade since the relevant utilities had been commissioned. In addition, he hoped that the department would expedite the handling of the problem of dead leaves and branches and large rocks accumulated in the drain between Phases 3 and 4 of Classical Gardens, as well as the dredging work of the riverbed near the Norwegian International School at Shek Lin Road in Kam Shan, before the arrival of the typhoon.

50. Mr. LAM Yik-kuen thanked all departments for their preparations made in response to the typhoon, and hoped that the DSD would coordinate with the Environmental Protection Department to remove the large rocks washed into drains or river channels, especially at Ping Long, Tai Yeung Che, She Shan and Yuen Leng, where residents thereat had reflected such problems. He also hoped to have a site visit with departmental staff at a later time to review how to improve the conditions of the riverbed, river banks and bottlenecks, to resolve drainage problems at root.

51. Mr. MUI Siu-fung asked whether the water depth sensors currently installed at Lam Tsuen River could serve the purpose of monitoring the water level, and suggested that there be appropriate measures taken accordingly, such as closing Nam Wan Road in advance when the water level reached a certain height. In addition, the area fronting Tai Po Complex was also a flooding blackspot which required closer attention from the department. He suggested that arrangements be made to deploy PPRs on standby there.

52. Mr. LEE Wah-kwong, Rex, said that whenever the HKO issued the Red/Black Rainstorm Warning Signal, there would be flooding at Sai Sha Road in North Sai Kung in the vicinity of Kei Ling Ha Lo Wai and Shui Long Wo, and this situation had persisted for years with no improvement. He hoped that the HyD, in conjunction with the DSD, would follow up on the situation.

53. Mr. WAN Koon-kau said that the DSD had been commended by residents for the installation of TWFFBs at Tai Po Market during the onslaught of the last typhoon. In addition, there had been flooding in the past in the area under the bridge across from the entrance/exit of

the Tai Po Complex Carpark. While the present situation had seen improvements, in response to the approach of the super typhoon and storm surge, he hoped that the department would pay attention to the situation at the relevant location to prevent serious flooding.

54. Mr. WU Cheuk-him envisaged that Tai Po District would be a rather hard-hit district affected by the super typhoon, and asked whether the DSD could provide a dedicated telephone hotline for residents of Tai Po District to call for assistance.

55. With regard to the details of the addition of flood walls at Lam Tsuen River and Members' questions, Mr. Ronald FUNG of DSD gave a consolidated response as follows:

- (i) The department had been carrying out the "Drainage Improvement Works in Tai Po (Phase 1)" on the south bank of Lam Tsuen River since 2024, with completion anticipated in 2029. The department had currently installed TWFFBs on the south bank of Lam Tsuen River.
- (ii) Regarding the problem of large rocks on the riverbed, the DSD would carry out regular checks and clearing work at artificial and natural river channels managed by the department, and remove large rocks blocking the river channels.
- (iii) He noted Members' suggestions on the Wading Line Scheme. The department would sum up the situation at the various pilot locations in the territory after the rainy season, and review the effectiveness of the scheme in due course.
- (iv) The EEC would be responsible for the coordination of the DSD's emergency response resources, and would arrange for PPRs to be on standby at Tai Po Market and Sam Mun Tsai, and deploying PPRs to flood-prone locations.
- (v) The DSD would conduct inspections and complete clearing work at locations prone to flooding due to blockage before each storm and after rainstorms.
- (vi) The department would review with the HyD whether enhancement measures could be carried out with regard to flooding at Shui Long Wo at Sai Sha Road.
- (vii) Members of the public might call the drainage hotline or 1823 for expeditious follow-up on flooding cases. Upon the issue of the Red Rainstorm Warning Signal or Gale or Storm Signal No. 8 by the HKO, all DSD resources would be allocated to the EEC to handle public reported cases according to priority. All emergency response teams would strive to reach the scene for follow-up within one to two hours upon receipt of a request for assistance.

56. Mr. LAM Yik-kuen asked whether the department would only remove large rocks blocking a river channel. Should such rocks fall onto private land or green areas, it might be considered as illegal dumping of waste.

57. Mr. Ronald FUNG of DSD said that the department would review the situation to see whether the large rocks were blocking a river channel and take follow-up actions when necessary.

58. The Chairman would like to confirm whether the department would arrange for two PPRs to be on standby at Tai Po Market and Sam Mun Tsai respectively, as well as to learn about the activation mechanism for the former, in response to the fact that Tai Po was deemed a high risk area in this super typhoon.

59. Mr. Ronald FUNG of DSD said that the department had arranged for one APR and two Mobile PPRs to be on standby at Sam Mun Tsai New Village and at Tai Po Market in the vicinity of both sides of Lam Tsuen River respectively, and they would be centrally mobilised by the EEC.

60. Mr. WU Cheuk-him asked whether the department would deploy staff to be on standby where PPRs were stationed to immediately activate these robots when necessary, or would have to wait for instructions from the EEC.

61. Mr. Ronald FUNG of DSD said that Sam Mun Tsai New Village was one of the locations covered by the department's contingency plan for emergency response operations where staff would be on standby. Once flooding was found, the staff would contact the EEC, and PPRs would be mobilised to handle the situation according to actual circumstances.

62. The Chairman said that following the discussion just now on the response to this typhoon, she believed that there was room for improvement in interdepartmental coordination and in the provision of information to Members and Care Teams or in liaison. Even though the DSD had already invested resources for preparation in Tai Po District, there remained room for improvement in terms of activation and application. As such, she suggested that an urgent meeting with all relevant departments be convened immediately after this meeting with respect to the liaison arrangements in response to this super typhoon and to jointly discuss the necessary arrangements.

V. **Transport Department — New round of the initiative for the provision of walkway covers**
(TPDC Paper No. 25/2025)

63. The Chairman said that the relevant initiative had all along been followed up by the Traffic and Transport Committee ("TTC") in the past. The TD and HyD had briefed Members on this initiative at the TTC meeting held on 9 January 2025 to seek Members' comments. Under the leadership of the TTC Chairman, the project had seen encouraging progress. Special meetings with TTC Members were convened by the department in May and September 2025 respectively following its preliminary technical assessments, to study the technical feasibility of various options. Having consolidated the TTC Members' comments, the department now submitted a

new walkway cover alignment option for discussion by all Members. Since the project could enhance the community and draw widespread attention, with the consent of the TTC Chairman, the project was now handed over to the TPDC meeting for discussion.

64. The Chairman welcomed Messrs. MAK Hung-wai, Desmond, and CHEUNG Man-chun, Senior Engineer / Walkability 1 of TD and Engineer 15-1 / Works of HyD respectively to attend the meeting for this agenda item.

65. Mr. MAK Hung-wai, Desmond, of TD went through the captioned paper.

66. Mr. LI Yiu-ban said that the TTC Members all agreed that the cover alignment of “Fu Heng Terminus to the proposed CHC Building at On Pong Road, Tai Po” was the best proposal. As for the connection between the cover and the proposed CHC Building, this issue could be considered and addressed by the department responsible for the Building after its completion. In addition, the department considered that the proposed alignment along Ma Wo Road failed to connect with major public transport facilities and thus was not consistent with the principle of the initiative. Should Members find the said proposal worthy of support, they could seek alternative resources for its implementation at the TPDC in future.

67. The Chairman said that under the leadership of the TTC Chairman, Members had conducted mature discussions on the options and had reached a consensus. As the project was of great importance to the community, she requested the department to make arrangements expeditiously and provide timely report on progress to the TPDC.

VI. Follow-up on the improvement proposal for facilities on both sides of Lam Tsuen River
(TPDC Paper No. 26/2025)

68. The Chairman welcomed Messrs. SUN Chung-leung, MOK Ka-hong, and CHAN Yik-tung, Senior Maintenance Engineer / North East, Chief Technical Officer / Tai Po, and Maintenance Inspector of Works / Tai Po of HyD respectively to attend the meeting for this agenda item.

69. The Secretary went through the captioned paper.

70. The Chairman supplemented that the TPDO had swiftly followed up on Mr. LAM Yik-kuen’s suggestion to enhance Tai Ming Lane Square (“TML Square”) raised at the last meeting, and had carried out discussions through the District Youth Community Building Committee (“DYCBC”) on the design of TML Square. The LCSO was currently carrying out follow-up studies on the project, and the TPDC and DYCBC would also convene a special meeting after completion of the preliminary design for exchange of views and ideas.

71. Mr. SUN Chung-leung of HyD said that the granite removal works, which commenced on 17 September 2025, would be suspended during the typhoon and would resume after completion of the follow-up work. Due to weather factors, the painting works on the surface of the cycle track would be postponed until late September.

72. The Chairman said that she understood the works were impeded by weather conditions, and reminded the department to check the works site conditions on both sides of Lam Tsuen River on the next two days, and secure parts that could come loose to avoid posing danger to nearby residents.

73. Mr. WU Cheuk-him asked what steps the HyD would take in case there was any damage to the new materials tested for the resurfacing of the footpaths on both sides of Lam Tsuen River during this super typhoon.

74. Mr. SUN Chung-leung of HyD said that the department would consider alternative materials for use in the future should there be any damage to the new materials due to the typhoon.

75. Mr. MUI Siu-fung said that there was a larger people flow at TML Square and suggested that the heritage trail could be set up there.

76. The Chairman indicated that the heritage trail would showcase a series of locations in the district. Regarding Member's suggestion to include TML Square into the heritage trail and put up more introductory information at TML Square, she would convey these comments to the LCSD.

77. Mr. LO Hiu-fung said that there was already a public toilet at Pak Shing Street, and there was no need to add portable toilets at the grassland near lamp post No. N6180 on Pak Shing Street.

78. Ms. WONG Pik-kiu's comments and questions were as follows:

- (i) She opined that Test Material II performed well without leaving behind water stains after the rain.
- (ii) In relation to Annex III, she asked whether the HyD would also remove the seating at the location marked on the diagram at the same time, and suggested that the department assist in removing the existing seats, to facilitate the TPDO in constructing tiered seats with arm rests and a cover.
- (iii) Nam Wan Road Sitting-out Area ("SOA") and Kwong Fuk Bridge Garden would be opened as Inclusive Parks for Pets, but lacked seats and shelter facilities. In addition, she requested the department to remove the fallen tree in the SOA and re-lay paving blocks.

79. The Chairman said that regarding the tiered seating in Annex XV, as the seating was placed between the footpath and the cycle track, should a cover be erected, it would block the view from the cycle track of Lam Tsuen River, and many trees had already been planted there to provide shade. Members could discuss whether the proposal was appropriate.

80. Ms. Jeanne LEE said that some members of the public had reflected that there were no other covers for shelter against the rain in the vicinity of the distinctive rain shelter, and hoped that the department would step up efforts in dealing with the problem of egret droppings and grass-cutting, thereby improving the environment on both sides of Lam Tsuen River.

81. The Chairman said that she would request the LCSD to follow up on grass-cutting and explore ways to provide additional covers without blocking the view of the cycle track. In addition, she thanked the departments for attending the meeting for discussions. The Secretariat would continue to liaise with relevant departments and report progress at the next meeting.

VII. Reports of Committees and Working Group under TPDC

(TPDC Paper No. 27/2025)

District Facilities and Works Committee

82. Ms. WONG Pik-kiu reported that the fourth meeting in 2025 of the District Facilities and Works Committee was held on 9 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report. In addition, she supplemented that the 2026 Tai Po Lunar New Year Fair (“LNY Fair”) would continue to be held at Tin Hau Temple Fung Shui Square. Members could continue to discuss the proposal to relocate the 2027 Tai Po LNY Fair to the football pitch of the Leisure Building, so as to begin studies soon on the feasibility of the said proposal.

Food, Environment and Hygiene Committee

83. Mr. CHAN Siu-kuen reported that the fourth meeting in 2025 of the Food, Environment and Hygiene Committee was held on 9 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Community Involvement, Culture and Recreation Committee

84. Mr. CHAN Cho-leung reported that the fourth meeting in 2025 of the Community Involvement, Culture and Recreation Committee was held on 10 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Traffic and Transport Committee

85. Mr. LI Yiu-ban reported that the fourth meeting in 2025 of the TTC was held on 10 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Social Welfare, Housing and Development Planning Committee

86. Mr. LO Hiu-fung reported that the fourth meeting in 2025 of the Social Welfare, Housing and Development Planning Committee was held on 11 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

Working Group on Boosting Local Economy

87. Mr. LAM Yick-kuen reported that the fourth meeting of the Working Group on Boosting Local Economy was held on 8 July 2025, and the discussions on major items were set out in the paper. Members noted the contents of the report.

VIII. Any other business

88. Mr. WAN Koon-kau said that Members were deeply concerned about the progress of Kwong Fuk Vehicular Bridge, and hoped that the departments concerned could report on the progress at the meeting.

89. The Chairman requested the Secretariat to follow up with the departments concerned on the said matter to learn about the progress.

(Post-meeting note: The TD and HyD understood Members' concern about the "Kwong Fuk Vehicular Bridge" project. The HyD had commissioned a consultancy firm to examine the impact of the vehicular bridge on the drainage capacity of Lam Tsuen River. Thereafter, the Government would continue to examine the priority of the items under planning and appropriately take forward the projects in due course according to established procedures in response to the latest developments, including the policy development, the financial situation of the Government, etc. Following completion of technical assessments and design of the project, the design options would be consulted with the TPDC in a timely manner.)

90. In addition, the Chairman requested the representative of HD to report on the latest developments of the seepage situation at Fu Shin Community Hall ("FSCH").

91. Ms. SZETO Hau-yan, Esther, of HD said that there had previously been mechanical and electrical equipment in need of upgrading works at FSCH, to be followed by waterproofing works for roof. Due to delays in the mechanical and electrical equipment work earlier, the waterproofing works for roof could only commence after the typhoon. At present, tarpaulins had been laid over the roof of FSCH as a temporary measure, in hopes of minimising the impact of seepage during the typhoon as far as possible. The waterproofing works for roof would commence expeditiously once weather conditions permitted.

92. Ms. LOK Siu-luen would follow up with the HD after the meeting.

93. The Chairman said that as a standing arrangement, Members might liaise and follow up directly with the relevant departments should they observe any problems at FSCH in the future.

IX. Date of next meeting

94. The next meeting was scheduled to be held at 9:30 a.m. on 4 November 2025 (Tuesday).

95. There being no other business, the meeting was adjourned at 1:42 p.m.

Tai Po District Council Secretariat
October 2025