

Minutes of the 9th Meeting of
Food, Environment and Hygiene Committee (2/2025-26)

Date: 18 June 2025

Time: 1:00 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Mr KOT Siu-yuen, MH (Chairman)

Mr TSANG Tai (Vice Chairman)

Mr KOO Yeung-pong, MH

Mr NG Chun-yu

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Mr CHAN Chun-chung

Mr CHAN Sung-ip, BBS, MH

Mr MOK Yuen-kwan

Mr FUNG Cheuk-sum

Mr WONG Wai-kit, MH

Mr WONG Kai-chun

Mr CHENG Chit-pun

Mr LAU Chung-kong

Ms HA Wing-ka

Government Representatives

Mr KWAN Chun-kit, Eric Assistant District Officer (Tsuen Wan),
Tsuen Wan District Office

Mr SO Yeung-fung Chief Health Inspector (Tsuen Wan)1,
Food and Environmental Hygiene Department

Mr CHAN Yip-wai, Edward Senior Environmental Protection Officer (Regional West)2,
Environmental Protection Department

Tsuen Wan District Council Secretariat Representatives

Mr LIM Kuen Senior Executive Officer (District Council),
Tsuen Wan District Office

Miss LEUNG Wai-ching,
Clementine (Secretary) Executive Officer (District Council)1,
Tsuen Wan District Office

Mr LI Hongfeng, Ken

Assistant Executive Manager (District Council)2,
Tsuen Wan District Office

In Attendance:

For discussion of item 3

Dr CHAN Ka-wang, Eric

Senior Forestry Officer/TMG,
Architectural Services Department

Ms ENG Pui-yan, Rosanna

Landscape Architect/TMG,
Architectural Services Department

For discussion of item 4

Ms LAM Hang-ling, Sara

Administrative Assistant/Lands (District Lands Office,
Tsuen Wan and Kwai Tsing), Lands Department

For discussion of item 6

Mr WONG Chak-man

Engineer/Tsuen Kwai 1,
Drainage Services Department

Mr PONG Chi-fai, Wilson

Senior Building Surveyor/D5,
Buildings Department

Mr KAN Tak-cheong

Senior Structural Engineer (PRSC)/EC,
Buildings Department

Mr CHENG Ka-fai

Housing Manager/WTT9,
Housing Department

I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 9th meeting of the Food, Environment and Hygiene Committee.

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders, if a District Council (DC) Member found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters related to the Council, the DC Member should declare the interests. The Secretariat had not received any declaration of interests prior to this meeting. The Chairman enquired whether any Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

II Item 1: Confirmation of Minutes of the 8th Meeting held on 16.4.2025

3. The Chairman stated that the Secretariat had not received any proposed amendment prior to this meeting. The Chairman enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

III Item 2: Matters Arising from the Minutes of the Previous Meeting

4. The Chairman stated that there were no matters arising from the minutes of the previous meeting.

IV Item 3: Proposal for Replanting Trees on the Slope adjacent to the Footpath at Shing Mun Valley Park near Cheung Pei Shan Road

(TWDC FEHC Paper No. 7/25-26)

5. The Chairman stated that the paper was submitted by Mr CHAN Chun-chung. The representatives from the department responsible for giving responses were:

- (1) Dr CHAN Ka-wang, Eric, Senior Forestry Officer/TMG (SFO/TMG), Architectural Services Department (ArchSD); and
- (2) Ms ENG Pui-yan, Rosanna, Landscape Architect/TMG, ArchSD.

Besides, the written reply of the Leisure and Cultural Services Department was tabled at the meeting.

6. Mr CHAN Chun-chung introduced the paper.

7. The views of Members were summarised as follows:

- (1) a Member suggested that White Jade Orchid Tree should be planted because they would give off a pleasant fragrance;
- (2) a Member pointed out that Red Azalea was once planted on the slope at Allway Gardens but struggled to survive. The Member recommended the ArchSD to consider growing plants with higher survival rates. Besides, the Member was concerned about the methods used by the ArchSD for maintaining plants; and
- (3) a Member expressed support for the ArchSD's proposal and suggested that the ArchSD should accord a high priority to improving the barren lawn at the site concerned.

8. SFO/TMG of the ArchSD responded as follows:

- (1) typhoons and aging trees had caused the number of trees at the site concerned to decrease in recent years. Nevertheless, approximately 170 trees were still planted there at present. Although the two slopes mentioned in the captioned paper had a

relatively large area and ample space for greening, there were certain limitations to tree planting on slopes. For example, the size of plants suitable for planting would be affected by the gradient of the slopes. The gradients of the two slopes concerned were 23 degrees and 32 degrees respectively, making it suitable for growing small trees and shrubs. The ArchSD proposed to plant Bauhinia trees species, such as White Bauhinia and Camel's Foot Tree, which would bloom in winter and spring and could beautify the environment. The size of these tree species was suitable for planting on the slopes at the site concerned. The ArchSD planned to plant about 15 to 20 trees of these species on the top of the slopes on Cheung Pei Shan Road, with a spacing of about three to four metres between each tree to ensure adequate room for growth. For steeper areas, the ArchSD proposed planting shrubs such as Red Azalea and Hong Kong Hawthorn;

- (2) the ArchSD noted the suggestion of planting White Jade Orchid Tree. As these trees grew taller than the trees of Bauhinia species, it was necessary for the ArchSD to assess the gradient of the slopes because planting tall trees on steep slopes might lead to instability once the trees mature; and
- (3) the survival rates of plants were influenced by the slope conditions and the arrangement of watering. There were currently approximately 170 trees growing at the site, indicating that the soil at the location was suitable for planting. The ArchSD would remind the contractor of ensuring sufficient watering during the initial stage of replanting. Planting would typically take place during the rainy season. Provided that there were no problems in sourcing the plants by the contractors, the ArchSD would arrange for replanting by the end of July. If the roots of the plants could grow securely in summer, they would have a higher chance of growing in a stable condition during the winter months.

V Item 4: Environmental Issues Arising from the Weeds/Trees on the Private Land near the Ma Wan 1868 Park

(TWDC FEHC Paper No. 8/25-26)

9. The Chairman stated that the paper was submitted by Mr CHAN Sung-ip. The representatives from the departments responsible for giving responses were:

- (1) Ms LAM Hang-ling, Sara, Administrative Assistant/Lands (AA/Lands), District Lands Office, Tsuen Wan and Kwai Tsing (DLO), Lands Department; and
- (2) Mr SO Yeung-fung, Chief Health Inspector (Tsuen Wan)¹ (CHI(TW)1), Food and Environmental Hygiene Department (FEHD).

10. Mr CHAN Sung-ip introduced the paper.

11. AA/Lands of the DLO responded that a Member was concerned about the excessive growth of trees at three locations which, however, were situated on private land in Ma Wan, and that the responsibility for tree maintenance lay with the respective landowners. Since the land leases for the sites concerned did not include conditions regarding tree conservation, the DLO had referred this matter to the Tree Management Office (TMO) for handling on 6 June this year. The TMO had subsequently followed up the matter on tree maintenance by writing to the landowners concerned on 9 June.

12. CHI(TW)1 of the FEHD responded that the FEHD and Mr CHAN Sung-ip had inspected the sites concerned on 12 June. These sites, being private land, were enclosed by fences and metallic gates. Nevertheless, no accumulation of debris was observed outside the enclosed areas. The FEHD would request the DLO for the contact information of the landowners concerned with a view to making arrangement for further inspections.

13. AA/Lands of the DLO responded that the DLO would provide the necessary information to the FEHD after the meeting.

VI Item 5: Request for Reinstating the Service of Recycling Spot in Sham Tseng on Sunday
(TWDC FEHC Paper No. 9/25-26)

14. The Chairman stated that the paper was submitted by Mr CHENG Chit-pun and Mr WONG Kai-chun. The representative from the department responsible for giving response was Mr CHAN Yip-wai, Edward, Senior Environmental Protection Officer (Regional West)2 (SEPO(RW)2), Environmental Protection Department (EPD). Besides, the written reply of the EPD was tabled at the meeting.

15. Mr CHENG Chit-pun and Mr WONG Kai-chun introduced the paper.

16. SEPO(RW)2 of the EPD responded as follows:

- (1) the EPD was adopting a comprehensive strategy to support and facilitate residents in different premises to participate in sources separation and clean recycling by rolling out multiple waste reduction and recycling schemes. For public and private housing estates or residential buildings with the necessary space to set up recycling facilities and implement such schemes, the EPD would encourage them to join the Programme on Source Separation of Domestic Waste (the "Programme") and would provide waste separation bins for free to facilitate residents' participation in recycling within residential buildings/housing estates. The EPD would assist them in optimising recycling arrangements, particularly in identifying reliable downstream recyclers to properly handle the recyclables collected. Moreover, the EPD was actively

expanding the community recycling network “GREEN@COMMUNITY” to strengthen the recycling facilities at district level, support residents living in residential premises that lacked space for setting up their own recycling facilities (including single-block and “three-nil” buildings) and encourage participation in waste separation at source and clean recycling among residents in public rental housing estates. Furthermore, for scattered village houses in the rural areas, the EPD had provided kerbside recycling bins in public areas to facilitate the recycling of the most common recyclables (i.e. plastics, waste paper and metals) by rural residents;

- (2) housing estates and residential buildings in Sheng Tseng and the surrounding areas that had participated in the Programme included Lido Garden, Sea Crest Villa Phase 1 to 4, Bellagio, Anglers’ Bay, Rhine Garden and Ocean Pointe, etc.;
- (3) in addition to the above measures, the EPD had launched a trial operation of Nighttime Recycling Spots in mid-2024. The Nighttime Recycling Spots near villages in the New Territories operated from 5:00 p.m. to 8:00 p.m. (weekdays) or 2:30 p.m. to 5:30 p.m. (weekends), serving residents who needed to go to work during the day. To further enhance the overall service of Nighttime Recycling Spots in New Territories West, the service timetable for June had just been updated. The Nighttime Recycling Spots situated at pavement off the entrance of Lido Garden in Sham Tseng would continue to operate once a week, with its service period changed from Sundays to Tuesdays (5:00 p.m. to 8:00 p.m.); and
- (4) the EPD noted Members’ suggestion of providing the recycling service on weekends. The EPD would take into consideration the opinions of other stakeholders and the actual circumstances of operation of all Nighttime Recycling Spots when making adjustment to the locations and service timetables of Recycling Spot in the future.

17. A Member pointed out that a significant portion of the working population residing in Sham Tseng was too busy with work during weekdays and would only be able to participate in waste separation and recycling on weekends. As the Recycling Spot providing service on Sunday was well received by residents in the area, the Member suggested that the EPD should resume the recycling service on Sundays.

VII Item 6: Discussion on the Leakage and Odour Problems of the Outfalls in Tsuen Wan

(TWDC FEHC Paper No. 10/25-26, submitted by Ms HA Wing-ka)

(TWDC FEHC Paper No. 11/25-26, submitted by Mr KOO Yeung-pong, Mr NG Chun-yu, Mr WONG Kai-chun, Mr TSANG Tai, Mr CHOW Sum-ming, Mr LAU Chung-kong, Mr CHAN Chun-chung, Mr MOK Yuen-kwan, Ms LAM Yuen-pun)

18. The Chairman stated that Paper No. 10/25-26 was submitted by Ms HA Wing-ka, and that

Paper No. 11/25-26 was submitted by Mr KOO Yeung-pong, Mr NG Chun-yu, Mr WONG Kai-chun, Mr TSANG Tai, Mr CHOW Sum-ming, Mr LAU Chung-kong, Mr CHAN Chun-chung, Mr MOK Yuen-kwan and Ms LAM Yuen-pun. The representatives from the departments responsible for giving responses were:

- (1) Mr WONG Chak-man, Engineer/Tsuen Kwai 1 (E/TK1), Drainage Services Department (DSD);
- (2) Mr PONG Chi-fai, Wilson, Senior Building Surveyor/D5 (SBS/D5), Buildings Department (BD);
- (3) Mr KAN Tak-cheong, Senior Structural Engineer (PRSC)/EC (SSE(PRSC)/EC), BD;
- (4) Mr CHENG Ka-fai, Housing Manager/WTT9 (HM/WTT9), Housing Department; and
- (5) Mr SO Yeung-fung, CHI(TW)1, FEHD.

19. Ms HA Wing-ka introduced Paper No. 10/25-26. The Members were concerned about problems such as leakage of outfalls and misconnection of foul water pipes to stormwater drains (foul water pipe misconnection) in private buildings, which resulted in water being discharged from stormwater drains or drainage pipes of air-conditioners onto public pavements. Such problems were observed at locations including areas around Ho Pui Street, Chuen Lung Street and Hau Tei Square. The Members were also concerned about the problem of leakage of the outfalls on slopes. The locations occurring the problem included the area of Sam Tung Uk Village.

20. Mr KOO Yeung-pong and LAM Yuen-pun introduced Paper No. 11/25-26. The Members were concerned about the odour problem at the outfalls of stormwater drains on Hoi Shing Road (near the pedestrian crossing) and urged the departments concerned to identify the source of the odour.

21. E/TK1 of the DSD responded as follows:

- (1) the DSD had all along been in close collaboration with the BD, EPD and FEHD. When foul water pipe misconnection in building was identified, the DSD would notify the departments concerned for follow-up;
- (2) the DSD had inspected the drains on the slopes on Texaco Road, which were of concern to Members, and conducted a dye test on the top of the slopes. The results showed that there was no coloured water flowing out from the outfalls;
- (3) the DSD had inspected the public stormwater drains on the ground floor of Lok Shan Building in Cheung Shan Estate, which were of concern to the Members, and found that the drains were in normal operation. The departments concerned had already cleared the blocked drains as well; and

- (4) regarding the odour problem at the gully on Hoi Shing Road, the DSD's inspection revealed that the gully was used to collect the stormwater on the carriageway, which would then be discharged into the DSD's public storm-water drainage system through the stormwater collection system of the Highways Department (HyD). Besides, the DSD had conducted an inspection to the stormwater drain on Hoi Shing Road and deployed staff for cleaning on 11 June. The DSD did not detect any wastewater being discharged into the stormwater drain concerned.

22. SBS/D5 of the BD responded that if stormwater drains or drainage pipes of air-conditioners were found discharging water directly onto public pavement, the BD would generally issue advisory letters to the property owners concerned, requiring them to rectify the situation as soon as possible. If the drainage pipes concerned caused serious environmental pollution or hygiene problems, the BD would issue removal orders/drainage repair orders to the property owners concerned, requiring them to remove the misconnected drainage pipes or rectify the defects. If any owners failed to comply with the respective statutory orders, the BD might initiate prosecution against the owners concerned. Regarding the odour problem on Hoi Shing Road, the BD had reviewed its records and confirmed that no reports on foul water pipe misconnection in nearby housing estates had been received. If the BD detected the situation of foul water pipe misconnection, such as sewage being discharged into stormwater drains, the BD would issue removal orders to require the owners concerned for rectification.

23. SSE(PRSC)/EC of the BD responded as follows:

- (1) the BD had established a dedicated task force in 2023 to tackle the problem of foul water pipe misconnection in private buildings. As detected by the BD in 2023, there were more than 40 buildings suspected of having the problem of foul water pipe misconnection in Tsuen Wan. The BD had followed up on more than 20 buildings for rectification of sewer misconnection. The BD would continue to follow up on the rectification of the remaining 20 buildings;
- (2) after receiving the drainage repair order issued by the BD, an owner might choose to handle the case by oneself and appropriate assistance would be provided by the BD. If an owner failed to comply with the statutory order concerned, the BD would carry out the necessary works on behalf of such owner, that is, the defaulted works. As at June 2025, the BD had carried out defaulted works for 12 buildings;
- (3) the BD had also detected cases where foul water pipes in private buildings were misconnected to public stormwater manholes. Regarding these misconnection cases, the BD was in close collaboration with the DSD to jointly tackle the problem. The BD had all along been putting emphasis on tackling the problem of foul water pipe misconnection in private buildings, expecting that most of the misconnection

cases could expeditiously be rectified.

24. HM/WTT9 of the HD responded that staff of the HD would monitor the condition of stormwater drains during routine inspections and conduct regular cleaning of stormwater manholes. The HD would also deploy sewer cleaning vehicles equipped with high pressure water jetting units for clearing drainage channels if necessary. Should the situation persisted with no sign of improvement, the works division of the HD would take further action to follow up the case.

25. CHI(TW)1 of the FEHD responded that the FEHD would remind the frontline staff of promptly reporting to the officers-in-charge for arrangement of cleaning work once leakage of drains on the slopes of Texaco Road was detected. The FEHD would conduct regular clearance of debris from the gully on Hoi Shing Road to keep drains and pipes free from blockage.

26. E/TK1 of the DSD responded to Members' views regarding the dry weather flow interceptor (DWFI) and septic tanks in Kwong Pan Tin Tsuen, stating that the DWFI was theoretically capable of intercepting wastewater from Kwong Pan Tin Tsuen and directing it to the correct sewerage system. The DSD could provide further explanation on the works progress to Members after the meeting.

27. The views and enquiries of Members were summarised as follows:

- (1) a Member opined that the defaulted works carried out by the BD could effectively solve the problem of foul water pipe misconnection in tenement buildings in the district, and that the results were satisfactory. The Member enquired whether the defaulted works would cover the handling of air-conditioner condensation drainage pipes;
- (2) a Member pointed out that in addition to the DSD and FEHD, the HyD also played a role in addressing matters related to the outfalls of stormwater drains, such as the follow-up action taken on the manhole outside the entrance of Princess Alexandra Community Centre on Tai Ho Road, which tended to emit odour in summer. The Member recommended continuous and close cooperation among the three departments as well as regular inspection to manholes in Tsuen Wan town centre during the dry season; and
- (3) a Member had reported to the DSD prior to the meeting that odour problem took place at the stormwater drain between Tsuen Tak Gardens and Summit Terrace. The DSD had discussed the situation with the Member. Besides, the Member also pointed out that wastewater was discharged from some housing estates into the

stormwater drain at Chiu Tam Path and requested the DSD to take follow-up action.

28. SBS/D5 of the BD responded that condensate from air-conditioners was defined as clear water. Condensate was typically discharged into the rain-water pipe system of a building, which then flew into the public storm-water drainage system through a manhole. The impact of this kind of cases on the environment would be relatively minor in general. For cases which would have more significant impact on the environment, the BD would issue drainage repair orders to the parties concerned. Owing to the resource constraint of the Government, it was difficult to carry out defaulted works for all cases. The BD would accord priority to cases which would cause serious impact on the environment.

29. CHI(TW)1 of the FEHD responded that if the FEHD found that nuisance was caused by water dripping from air-conditioners, it would issue a nuisance notice to the occupants (i.e. users of air-conditioners) or the owners of the residential unit which was the source of water dripping, requiring the abatement of nuisance within a specified period of time. The FEHD would continue to promote information to the public and property management companies on prevention of dripping air-conditioners and proper handling of the drainage pipe of an air-conditioner.

30. E/TK1 of the DSD responded that the DSD noted Members' request for strengthened inspections by the departments concerned. Besides, the DSD would seek further information from Members after the meeting regarding the situation at the upper reaches of the stormwater drain on Chiu Tam Path.

31. The views and enquiries of Members were summarised as follows:

- (1) a Member enquired whether the odour problem at the stormwater drains on Hoi Shing Road was caused by seawater infusion. Besides, the Member enquired whether the gully trap on Hoi Shing Road could be relocated away from the pavement. In addition, the Member pointed out that some manholes in Lo Tak Court were installed with a valve that could reduce unpleasant odour and suggested that the same installation should be adopted on Hoi Shing Road. The Member pointed out that since street washing on Hoi Shing Road was only a short-term improvement measure, the FEHD should implement other long-term solutions to tackle the problem; and
- (2) a Member enquired whether the drainage repair orders or nuisance notices was issued to individual property owners or the owners' corporation (OC) of the building.

32. E/TK1 of the DSD responded that the daily maintenance and management of gullies fell under the purview of the HyD. Seawater infusion might occur when the sea level rose. The

DSD would further investigate to see if the odour problem occurring at the locations concerned was related to tidal flow.

33. SBS/D5 of the BD responded that the BD would issue advisory letters to owners or occupants of the flats concerned. If the the repair works involved areas affecting the entire building, the BD would issue an advisory letter to the OC or co-owners of the building concerned.

34. CHI(TW)1 of the FEHD responded that regarding the nuisance notices which were issued due to nuisance caused by dripping air-conditioners, the FEHD would issue them to the occupants or owners of the flat in which the air-conditioner in question was used.

35. The Chairman asked the Secretariat to forward the meeting minutes to the HyD for perusal and follow up after the meeting.

(Post-meeting note: The Secretariat had conveyed Members' views to the HyD by email on 4 August 2025.)

VIII Item 7: Information paper

Work Report on Environmental Pollution Control in Tsuen Wan District (1 April 2025 to 31 May 2025)

(TWDC FEHC Paper No. 12/25-26)

36. Members noted the content of the captioned paper.

IX Item 8: Information paper

Work Report on Environmental Hygiene in Tsuen Wan District

(TWDC FEHC Paper No. 13/25-26)

37. Members noted the content of the captioned paper.

X Adjournment of Meeting

38. The Chairman reminded Members that the next meeting was scheduled for 20 August 2025 (Wednesday) and the deadline for submission of papers was 5 August 2025 (Tuesday).

Tsuen Wan District Council Secretariat

7 July 2025