

**Summary of Minutes of the 18th Meeting
of Tuen Mun District Council (2012-2015)**

Meeting

The Tuen Mun District Council (“TMDC”) held its 18th meeting on 2 September 2014.

Comprehensive Development for Public Housing, Educational and Social Welfare Facilities etc. (“the Comprehensive Development”) at San Hing Road, Tuen Mun

Consultation on Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/6

2. Since both of the two items were related to the public housing development at San Hing Road, Tuen Mun, discussions on the items would be combined.

3. The representatives of the Planning Department (“PlanD”) and the Housing Department (“HD”) briefed Members on the two discussion papers respectively. A number of Members put forward their views and questions on the two items and the representatives of the Departments responded accordingly. Aspirations of Members on the Consultation on Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY/6 included: (a) provision of new markets in Lam Tei; (b) improvement of the ancillary transport facilities; (c) increasing social service facilities; and (d) provision of residential care homes for the elderly. Views of Members on the Comprehensive Development at San Hing Road, Tuen Mun included: (a) the Department should carry out a comprehensive consultation to collect views from indigenous and non-indigenous villagers as well as manufacturers, and actively address their aspirations. As the Comprehensive Development might greatly affect residents of Siu Hong Court, the Department should also consult their views; (b) the Government’s adoption of a “piecemeal” approach in implementing various housing projects was unsatisfactory and tricky and might even be misleading; (c) the high voltage cables of the Comprehensive Development might affect the health of residents nearby, so it was hoped that the Department could make an explanation in this respect; (d) PlanD should consider transforming the EcoPark currently located in Tuen Mun Area 38 with a view to optimising land use; and (e) while mapping out housing development projects, HD should also conduct cumulative impact assessment on environment as well as traffic and transportation, and make good preparation for

the demand on ancillary transport facilities. Suggestions in this regard included: (i) the Government should note the bottlenecks at Lam Tei Interchange (towards Kowloon or Yuen Long Highway); (ii) the capacity of Siu Hong Station might not be able to meet the demand of the new population. The Department should therefore enhance the transport network and ancillary facilities, and improve the mass transit system as soon as possible; and (iii) the Government should note the recent problem of traffic congestion on Castle Peak Road during the commencement of the new school year of the Harrow International School Hong Kong.

4. After discussion, a number of Members opined that since most of the items of the Consultation on Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/6 (other than San Hing Road) were non-controversial and no major planning problems were envisaged, the Government could continue the implementation of the related work. Regarding the Comprehensive Development at San Hing Road, Tuen Mun, Members proposed to write to the Town Planning Board, hoping that the Board would put aside the proposed amendments until the Departments concerned responded to the views of TMDC and further consulted TMDC.

Request for Cancellation of Multiple-entry Permit Arrangement and Returning District Facilities to Local Residents

5. The Member who submitted the paper remarked that tourists from all over the world had always been welcome at Hong Kong. At present, however, over ten thousand Mainlanders travelled to Hong Kong through Shenzhen Bay Port during holidays, and most of them were bound for Tuen Mun. Tuen Mun residents who used to adopt an accommodating attitude towards tourists now considered the situation as serious and expressed antipathy towards it. In addition, buses of Route No. B3 running between Tuen Mun and Shenzhen Bay Port were always full. Sometimes, it was so crowded that several buses of Route No. B3 had to stop concurrently at the Tuen Mun Heung Sze Wui Road Bus-stop for passenger boarding and alighting. In this regard, a number of proposals aiming to solve the problem in short, medium and long term had been set out in the paper for the consideration of the Administration.

6. Several Members agreed to the content of the paper. One of them pointed out that some “parallel traders” crossed the border ten-odd times a day to deliver the goods by an “ant-moving-home” approach to make profits, which not only affected

the local residents but also caused price inflation in Tuen Mun. The Government should therefore review the multiple-entry permit arrangement. A Member opined that the provision of tourism facilities in Lantau Island proposed by the Government was desirable as it could ease the tourist flow and alleviate the pressure of the community. On the other hand, a Member remarked that the above situation was attributable to the Administration's failure to enhance local ancillary facilities in tandem with the increased cross-border visitors. He hoped that the Administration would, as soon as possible, improve the ancillary facilities (e.g. provision of more hotels and public toilets in the district) and enhance the policy concerned (e.g. improving the law relating to jaywalking so as to facilitate the effective enforcement of the Police).

7. The representative of the Transport Department said that the Department had noted the service of Route No. B3 and had urged the Citybus to increase the frequency of the route and deploy more staff to maintain order during rush hours. The Department would also consider the views of Members to examine the provision of suitable road crossing facilities at Tuen Mun Heung Sze Wui Road.

8. The Chairman remarked that there were two opposite views on the multiple-entry permit arrangement: while businessmen considered that the surge of tourists would generate more economic benefits, members of the general public thought that decrease in the number of tourists would make the city less crowded. He opined that everything had its pros and cons, and that TMDC could put forward its views for the Government's consideration.

Pillar Point Sewage Treatment Works, Tuen Mun

9. The representative of the Drainage Services Department ("DSD") reported the incident of facility malfunction happened on 25 August 2014 in Pillar Point Sewage Treatment Works ("PPSTW"), Tuen Mun to TMDC.

10. A Member, who was also the Chairman of the District Facilities Management Committee ("DFMC"), pointed out that many Government projects were implemented by contractors. Given that the improvement works of PPSTW had just been completed in May this year but malfunction had occurred to all the four fine screens in August the same year, the Department should give TMDC an account of the incident. Moreover, as the Chairman of DFMC, he had been aware of the facility malfunction in PPSTW only after being notified of the closure of several beaches in

Tuen Mun by some swimmers. He had not been informed of the incident even after the confirmation of suitability for swimming at the beaches and the re-opening of them. He opined that the Department should improve its notification system.

11. A number of Members agreed to the above views. They questioned the effectiveness of the contingency measures of DSD and opined that the Department should timely disseminate the information to TMDC. A Member said that apart from holding the contractor liable for the incident, the Department should also conduct an investigation and a full testing to confirm whether the causes of incident were related to the whole system. At the same time, the Department should also review the acceptance inspection of the improvement works to find out the reasons why the system had broken down three months after the completion of the improvement works. A Member requested the Environmental Protection Department (“EPD”) to provide relevant data on the bacterial level (including the level of E. coli) of the water for the reference of TMDC.

12. The representatives of DSD, EPD and Leisure and Cultural Services Department responded to the views and questions accordingly. The representative of DSD said that the Department undertook to carefully examine the report submitted by the contractor, and that the consultant had to submit a report to a Task Force of the Department, analysing the causes of the incident and liability issue. To follow up this incident, the Department would aim at attending the November meeting of TMDC. If the work mentioned above could not be completed by then, an interim report would be prepared to brief Members on the latest progress.

Secretariat, Tuen Mun District Council

14 October 2014