

**Summary of Minutes of the 22nd Meeting
of Tuen Mun District Council (2012-2015)**

Meeting

The Tuen Mun District Council (“TMDC”) held its 22nd meeting on 5 May 2015.

Meeting between the Director of Food and Environmental Hygiene and Tuen Mun District Councillors

2. The Director of Food and Environmental Hygiene (“DFEH”) attended the meeting of TMDC to brief Members on the work of the Food and Environmental Hygiene Department (“FEHD”) and listen to the views of Members on items of concern of the local community. A number of Members put forward their views and questions which included: (a) FEHD should put more resources in anti-mosquito operation; (b) the performance of the employees of FEHD’s contractors was unsatisfactory; (c) FEHD should pay attention to the problem of rodent infestation in the district; (d) FEHD should conduct testing for water seepage with methods and equipment which were more advanced and effective; (e) FEHD should pay attention to the water dripping problem in various districts and improve the situation; (f) FEHD should step up the anti-mosquito and cleansing operations in the rural areas; (g) FEHD should consider the extension or redevelopment of San Hui Market and examine the provision of cooked food stalls or open air cafes at vacant sites under the flyovers or over the river; (h) FEHD should step up prosecutions against illegal shop extension; (i) the Government should continue to increase the supply of public niches; (j) FEHD should step up the regulation of private columbarium; (k) FEHD should face up to the overall food safety in Hong Kong; and (l) FEHD should expeditiously complete the scheme concerning the conversion of refuse collection vehicles to the enclosed design. DFEH thanked Members for their views and gave a consolidated reply accordingly.

The Future Development Plan of Ex-Salvation Army Sam Shing Chuen Lau Ng Ying Primary School

3. The representative of the Education Bureau (“EDB”) briefed Members on the Future Development Plan of Ex-Salvation Army Sam Shing Chuen Lau Ng Ying Primary School (“ex-Lau Ng Ying School”). A number of Members put forward

questions as well as supporting and opposing views on the plan which included: (a) enquiry on the number of children with intellectual disability; (b) EDB should step up consultation with residents of the affected areas to learn about their concerns; (c) since there were no parking and lift facilities in the ex-Lau Ng Ying School, it was not appropriate to carry out conversion works at the site; (d) the Government should identify a bigger site for the construction of larger school premises with a more innovative and optimal design; (e) brief on the findings of the questionnaire survey carried out in Sam Shing Estate on the proposed conversion; (f) enquiry on the works cost and request for EDB's confirmation that the alteration was in line with the need of children with intellectual disability ; (g) request for EDB's explanation for rejecting the school proposals put forward by other educational bodies; (h) concern over the further worsening of the traffic condition in the area which might be resulted from the conversion of the school and request for the provision of related traffic assessment information by EDB; (i) in view of the slow development of the special education in the district over the years and the overcrowding of the special school premises located at Wu Pik House and Tsing Shan Tsuen, the conversion plan was sensible and reasonable in terms of human feelings and legal principles; and (j) EDB should conduct a study on the parking arrangement for school buses and nanny vans to avoid causing traffic obstruction to the areas nearby. The representative of EDB said that she had noted down the views of the Members and would report to TMDC after checking relevant information.

Work Plan of Lantau Development

4. The representatives of the Development Bureau ("DEVB"), the Planning Department ("PlanD") and the Civil Engineering and Development Department ("CEDD") briefed Members on the Work Plan of Lantau Development. A number of Members put forward their views and questions which included: (a) while hoping to obtain support from TMDC to implement the work plan, the Government should respect TMDC and consult Members and Tuen Mun Rural Committee more frequently; (b) since the site visit to Lantau Island organised by DEVB and to which a number of Members had enrolled, had been cancelled suddenly, the advisory role of Members and the importance of consultation were questionable; (c) DEVB should consider allocating land for the development of high value-added logistics industry and constructing Container Terminal 10 in Lantau Island; (d) as the northern waters of Lantau Island were the major habitat of the black finless porpoise, the Government should consider setting up more marine parks in that area for conservation purpose; (e) enquiry on the development of the traffic network connecting Tuen Mun and Sunny

Bay; (f) DEVB should consider connecting the airport and Tuen Mun with railway service to facilitate the development of the logistics industry and international exhibition centre in north Lantau Island; (g) DEVB should consider the development of a luxurious coastal resort in south Lantau Island by making good use of the coastline of Lantau Island; and (h) the Government should carry out reclamation works in east Lantau Island first and then make use of the natural barrier for new town development. The representative of DEVB responded accordingly and said that views of Members would be relayed to policy bureaux/departments concerned for consideration.

Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas

5. The representatives of PlanD and CEDD briefed Members on the Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas which was jointly commenced by the two Departments. A number of Members expressed support for the plan and put forward their views and aspirations which included: (a) the Government should examine the overall traffic network of the study area; (b) the Government should rebuild Fuk Hang Tsuen Road which had been used for more than 20 years; (c) the Government should consider relocating the existing above-ground facilities which were less used or those caused nuisance to the nearby environment to the cavern and providing direct vehicular access in the form of tunnel to link up the cavern with highways or trunk routes; (d) the Government should make use of Lam Tei Quarry for housing development; (e) while in favour of the plan, it was hoped that the road network, community facilities and transportation arrangements of Lam Tei could be included in the scope of study, and that the proposal should be submitted for TMDC's consideration once findings of the study were available; and (f) the surface of the cavern should also be opened up so as to enhance the cost-effectiveness. The representative of PlanD gave a consolidated reply accordingly.

Consultation on Amendments shown on Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/12

6. The representatives of PlanD consulted TMDC on the amendments shown on the Draft So Kwun Wat Outline Zoning Plan No. S/TM-SKW/12 ("the OZP") to relay its views to the Town Planning Board ("TPB").

7. A Member said that since PlanD had not clearly explained the gazetting procedures at the meeting held on 6 January 2015, Members had not raised any

objection. He also opined that the processing of the gazetting procedures by PlanD without consulting the residents of the subject area was disrespectful to TMDC. In response, the representative of PlanD said that PlanD had conducted public consultation, including consultation with TMDC, on the amendments shown on the OZP in accordance with the established procedures before submitting the amendments to TPB for consideration. Members of TMDC as well as members of the public could make written representation in respect of the amendments to the Secretary of the Town Planning Board during the period from 13 March to 13 May 2015. They could also put forward their comments, in person, to TPB at the hearing.

8. A number of Members hoped that PlanD could withdraw the application and start consultation afresh. They also expressed some views on the paper which included: (a) PlanD should take the initiative to consult the affected villagers; (b) PlanD should make proper compensation and rehousing arrangements for the villagers; and (c) it was the Government's responsibility to formulate standards on the green area per capita of Hong Kong. The representative of the PlanD gave a consolidated reply accordingly.

9. Having discussed, TMDC resolved to write to TPB, reflecting its views and highlighting its opposing comments on the rezoning of a site to the north of Caste Peak Road – Tai Lam from “Green Belt” to “Residential (Group B) 2”.

[Post-meeting note: the letter was sent on 12 May 2015.]

Work Plan of ICAC Regional Office (New Territories North West), 2015/16

10. The representative of the Independent Commission Against Corruption (“ICAC”) attended the meeting to brief Members on the work plan of ICAC. TMDC endorsed that \$20,000 would be earmarked for the anti-corruption activities jointly organised by TMDC and ICAC. ICAC would brief Members on the progress of the plan and listen to the views of TMDC on the plan through the Social Services Committee.

Request for Strict Regulation on Signboards, Installation of Air Conditioners, Advertising Panels for Rental and Sale of Shops and Hoardings for Renovation Works

11. The Member who submitted the paper opined that large signboards and

supporting frames for air-conditioning units in dilapidated condition would pose potential danger to the public, and that the consequences might be catastrophic during days of strong winds and heavy rain. Therefore, he requested the Buildings Department (“BD”) to strengthen the management in the relevant aspects and informed TMDC the number of large signboards and supporting frames for air-conditioning units with potential danger in the district.

12. While indicating that BD did not have figures on the number of large signboards and supporting frames for air-conditioning units with potential danger in the district, the representative of BD remarked that BD would conduct regular inspections to examine illegal structures (including signboards and supporting frames for air-conditioning units) on external walls of buildings, and would, in accordance with the relevant ordinance, issue Dangerous Structure Removal Notices to the owners of the dangerous structures, requiring the removal of such structures.

Request for Expeditious Implementation of the Tuen Mun South Extension of the West Rail Line and the Provision of a Station at Wu King Road

13. Regarding the Tuen Mun South Extension of the West Rail Line, the Member who submitted the paper opined that the Government should consider providing a station at Wu King Road. He also suggested the provision of a sub-station at a site over the section of Tuen Mun River outside Lung Mun Oasis and Sun Tuen Mun Centre to connect the proposed station at Wu King Road. A Member hoped that the Government could consider providing a station at Tuen Mun Area 18 to alleviate the pressure on the service of Light Rail Transit Feeder Bus Route No. 506. A Member opined that while considering the development of railway facilities at the Tuen Mun Pier area, Government should also examine the construction of the “Tuen Mun to Lantau Railway” to link up Tuen Mun with Lantau Island.

14. The representative of the Transport Department said that views of Members would be relayed to the Transport and Housing Bureau.

Request for Lands Department's Review on the Outdated Squatter Policy

15. The first submitter of the paper said that he had submitted a TMDC Paper on the same issue in 2013, asking the Lands Department (“LandsD”) to consider reviewing the squatter policy. It was disappointing that the present written reply of LandsD was similar to that of 2013. He opined that LandsD should review the outdated

squatter policy as soon as possible and hoped that the Chairman could explain the stance of Heung Yee Kuk.

16. The Chairman said that to follow up the issue, he had discussed the “Regularisation of Rebuilding of the New Territories Squatter Huts and Registration of Squatter Huts and Transfer of Licence” with the Director of Lands at the meeting of the “Development Bureau – Heung Yee Kik Liaison Committee” held on 10 June 2013. He could provide a copy of the minutes of meeting concerned for Members’ reference if necessary.

17. The representative of LandsD pointed out that during the Chinese Civil War, a large number of refugees had fled to Hong Kong and built squatter huts for residential purpose in some undeveloped areas without Government’s permission. To freeze the number of squatter huts and reduce the number of such flimsy structures, the Government had conducted a territory-wide squatter survey in 1982 under which information including the area and building materials of each squatter hut had been recorded and the registration number had been painted in red on the external walls of the squatter huts. Surveyed squatter huts were allowed to remain in existence on a temporary basis only and the households did not own the titles of the squatter huts. Moreover, the Government did not encourage the households to use permanent materials to repair their squatter huts.

18. Having discussed, the Chairman pointed out that the housing policy of the New Territories was very complicated which even involved the issue of adverse possession. Apart from Tuen Mun, the issue also affected many other districts in Hong Kong. To address the territory-wide issue, Members could express their views at the meetings held between TMDC and the Legislative Council as well as the Home Affairs Department respectively. He also asked the representative of LandsD to truly reflect the views of TMDC to the Department.

Motion on the Proposals for Selecting the Chief Executive by Universal Suffrage Released Earlier

19. TMDC passed the following motion with 24 votes in favour, nine against and zero abstention:

“The HKSAR Government has, in accordance with the Basic Law and the Decisions of the Standing Committee of the National People’s Congress made

on 31 August last year, put forward the proposals on the method for selecting the Chief Executive ('CE') by universal suffrage which are constitutional, lawful, fair and reasonable. The Tuen Mun District Council is fully supportive of the proposals put forward by the Government and sincerely hopes that the Legislative Councillors can support the proposals, so that five million eligible voters across the territory may elect the CE by universal suffrage through 'one person, one vote' in 2017, and not to allow constitutional development to come to a standstill."

Moved by: Mr LAU Wong-fat

Seconded by: Mr LEUNG Kin-man

Secretariat, Tuen Mun District Council

12 June 2015