

## Minutes of the 24<sup>th</sup> Meeting of Tuen Mun District Council

Date: 15 September 2015 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room, Tuen Mun District Council

<u>Present :</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
Mr LEUNG Kin-man, BBS, MH, JP (Vice-chairman)	9:30 a.m.	End of meeting
Mr SO Shiu-shing	9:30 a.m.	End of meeting
Mr YIM Tin-sang	9:30 a.m.	End of meeting
Mr KWU Hon-keung	9:30 a.m.	2:37 p.m.
Mr CHAN Wan-sang, BBS, MH, JP	9:30 a.m.	End of meeting
Mr TO Sheck-yuen, MH	9:30 a.m.	End of meeting
Mr CHU Yiu-wah	9:31 a.m.	End of meeting
Ms KONG Fung-yi	9:30 a.m.	End of meeting
Mr CHAN Yau-hoi, MH, JP	9:30 a.m.	2:34 p.m.
Ms CHAN Shu-ying, Josephine	9:30 a.m.	End of meeting
Ms WONG Lai-sheung, Catherine	9:30 a.m.	End of meeting
Mr AU Chi-yuen	9:30 a.m.	End of meeting
Ms SO Oi-kwan, MH	9:30 a.m.	End of meeting
Mr LEE Hung-sham, Lothar, MH	9:30 a.m.	End of meeting
Ms HO Hang-mui	9:30 a.m.	End of meeting
The Hon HO Chun-yan, Albert	10:09 a.m.	12:46 p.m.
Mr LAM Chung-hoi	9:41 a.m.	End of meeting
Mr TSUI Fan	9:30 a.m.	End of meeting
Ms CHING Chi-hung	9:30 a.m.	End of meeting
Ms LUNG Shui-hing	9:30 a.m.	End of meeting
Mr CHAN Man-wah, MH	9:30 a.m.	End of meeting
Mr LO Man-hon	10:58 a.m.	3:02 p.m.
Mr LAM Tak-leung, MH, JP	9:30 a.m.	End of meeting
Mr CHOW Kam-cheung, BBS, MH	9:30 a.m.	12:31 p.m.
Mr CHAN Manwell, Leo	9:30 a.m.	12:39 p.m.
Mr CHEUNG Hang-fai	9:30 a.m.	End of meeting
Mr WAN Tin-chong	9:34 a.m.	End of meeting
Mr LUNG Kang-san	9:30 a.m.	2:25 p.m.
Prof LO Wong-fung, Steve, JP	9:30 a.m.	12:14 p.m.
Ms CHU Shun-nga, Beatrice	9:30 a.m.	End of meeting
Mr TSANG Hin-hong	9:30 a.m.	End of meeting
Ms SO Ka-man	9:30 a.m.	End of meeting
Mr LAU Chun-fai, Lawrence (Secretary)	Senior Executive Officer (District Council), Tuen Mun District Office, Home Affairs Department	

Absent with Apologies :

Dr the Hon LAU Wong-fat, GBM, GBS, JP (Chairman)

Mr NG Koon-hung

In Attendance by Invitation :

Mr LO Wai-chung	Commissioner of Police
Mr LING Kar-kan	Director of Planning
Mr Stephen LAI	Managing Director, AECOM Asia Co. Ltd.
Mr K.H. LAU	Senior Engineer, AECOM Asia Co. Ltd.
Mr MOYUNG Hon, Tony	Assistant Director (Acquisition), Lands Department
Ms NG Suet-ye, Joyce	Chief Estate Surveyor (Acquisition Section), Lands Department

In Attendance :

Mr LAU Kam-kuen, David	District Officer (Tuen Mun), Home Affairs Department
Mr LO Chun-hang, Simpson	Assistant District Officer (Tuen Mun)1, Home Affairs Department
Mr LEUNG Wai-shing, William	Assistant District Officer (Tuen Mun)2, Home Affairs Department
Ms KOO Kit-ye, Angie	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Mr CHAU Ka-nin, Eric	Senior Liaison Officer (2), Tuen Mun District Office, Home Affairs Department
Mr LAM Lap-tak, Daniel	Chief Engineer/NTW 2(NTW), Civil Engineering and Development Department
Ms TONG Lai-fong, Emilie	Chief School Development Officer(TM), Education Bureau
Mr TSANG Siu-cheung	District Environmental Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr KO Kim-fung	District Commander (Tuen Mun) (Atg.), Hong Kong Police Force
Mr CHOY Chun-wah	Police Community Relations Officer (Tuen Mun District), Hong Kong Police Force
Mr SO Wai-hung	Housing Manager/TM4, Housing Department
Mr LAI Kai-tai, John	District Lands Officer/TM (District Lands Office, Tuen Mun), Lands Department
Mr MOK Hing-cheung	Administrative Assistant/Lands (District Lands Office, Tuen Mun), Lands Department
Mr WONG Shu-yan, Francis	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr LAM Chi-man, David	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department

Mr TAN Tick-yee	District Social Welfare Officer (Tuen Mun), Social Welfare Department
Ms KWAN Yuen-yuk, Rosemary	Assistant District Social Welfare Officer (Tuen Mun)1, Social Welfare Department
Miss LEUNG Pui-yin, Wendy	Chief Transport Officer/NT North West, Transport Department
Ms HO Ka-man, Carmen (Assistant Secretary)	Executive Officer I (District Council)1, Tuen Mun District Office, Home Affairs Department

## **Opening Remarks**

The Vice-chairman welcomed Members and representatives of government departments to the 24<sup>th</sup> meeting of the Tuen Mun District Council (“TMDC”) and remarked that the meeting would be chaired by him since the Chairman could not attend the meeting because of sickness, and that the Chairman had written to Members of the present term expressing his gratitude for their efforts devoted to the current-term TMDC.

2. He continued that two Heads of Departments, namely Mr LO Wai-chung, Commissioner of Police and Mr LING Kar-kan, Director of Planning, attended the meeting to strengthen the communication between their respective departments and the TMDC.

3. The Vice-chairman pointed out that any Member who found a personal interest in a discussion item should make declaration before the discussion. He would, in accordance with Order 39(11) of the Tuen Mun District Council Standing Order, decide whether the Member making a declaration of interests in a matter might speak or vote on the matter, might remain in the meeting as an observer, or should withdraw from the meeting. All cases of declaration of interests would be recorded in the minutes of the meeting.

## **Absence from Meetings**

4. The Vice-chairman said that the Chairman could not attend the meeting because of sickness, and that according to the Tuen Mun District Council (2012-2015) Standing Order, the TMDC would give consent to his absence only if the medical certificate was submitted within the specified period.

5. The Secretary remarked that apart from the notification of absence from the Chairman, no other notification of absence had been received by the Secretariat.

[Post-meeting notes: The Secretariat received the notification of absence as well as the medical certificate from Mr NG Koon-hung after the discussion of this agenda item and had then briefed the meeting accordingly. Consent of the TMDC was given to Mr NG’s absence.]

## **I. Meeting between the Commissioner of Police and Tuen Mun District Councillors**

6. The Vice-chairman welcomed Mr LO Wai-chung, Commissioner of Police to the meeting to brief Members on the work of the Hong Kong Police Force and listen to the views of Members on items of concern of the local community.

7. Mr LO Wai-chung, Commissioner of Police said that while the “Engaging the Community” was one of the four major strategic directions of the Police, strengthening the interaction and communication between the Police and members of the public was also its key initiative. The Police had all along attached great importance to district policing work and had seen the TMDC as its key partner. He would like to take the opportunity to express his gratitude to the TMDC for its long-term support for the work of the Police and its efforts in helping the Police to promote the importance of crime fighting and crime prevention. Crime fighting activities in which the TMDC had been engaged included: publicity and education initiatives for combating telephone deception, crime prevention talks for ethnic minorities, crime prevention talks for the security sector and the building management sector, Tuen Mun Fight Crime Youth Street Running Programme, Prevention of Technology Crime Roadshow etc., which were effective in widely disseminating the latest information of the Police and crime prevention messages.

8. He also briefed Members on the work of the Police of the first half of 2015 which was highlighted as follows:

- (a) In 2015, the law and order situation remained stable and a total of 34 034 cases of reported crime were recorded, a slight increase of 118 cases (0.3%) over the same period of the previous year. The detection rate was 40.4%, similar to that of the previous year. Regarding the violent crime, a total of 5 297 cases were recorded, a drop of 121 cases (2.2%) over the same period of the previous year. The detection rate was 57%;
- (b) Crimes that had increased mainly included: rape (the total number of cases was 41, an increase of 19 cases or 86.4% over the same period of

the previous year), blackmail (the total number of cases was 643, an increase of 221 cases or 52.4% over the same period of the previous year), shoptheft (the total number of cases was 4 961, an increase of 659 cases or 15.3% over the same period of the previous year) and deception (the total number of cases was 4 875, an increase of 11.5% over the same period of the previous year); and

- (c) Crimes that had dropped mainly included: miscellaneous thefts, wounding and serious assault, domestic violence (criminal), serious narcotics offences (the total number of cases was 956, a decrease of 127 cases or 11.7% over the same period of the previous year), burglary (the total number of cases was 1 284, a decrease of 125 cases or 8.9% over the same period of the previous year), criminal intimidation, robbery and indecent assault.

9. He continued that the Police would continue to monitor the trend of different crimes, and take appropriate actions and organise publicity programmes to combat crimes where a growth in the number of cases was recorded. To enhance the police-public relationship and to achieve the objective where police officers and members of the public would come to see each other as family members, the Police had strengthened the interaction and communication between itself and members of the public since his taking up the office of the Commissioner of Police in May this year. The Police would also continue to implement a number of initiatives to maintain law and order which included: fostering the communication between the Police and the media, deepening the work related to young people, strengthening the integrity management, enhancing the professionalism of individual officers (especially in the areas of combating technology crime and counter-terrorism), and forging the cooperation and liaison between the Police and the Mainland and overseas law enforcement departments and units to ensure the professional competence in crime fighting could be in line with the international standard. The Police's success in delivering its services relied on the trust and support of members of the public.

10. A number of Members expressed thankfulness to officers of the Tuen Mun Police District ("TMDIST") (those of the Tuen Mun District Police Community Relations Office in particular) for their efforts in the promotion

of combat and prevention of telephone deception in the district. They opined that the work concerned was effective as no such case had been recorded in the district in August this year. A Member opined that the Police should continue to closely monitor the latest modus operandi in respect of deception crime and set up an independent and designated unit jointly with other departments concerned to tackle such crime, and that the promotion work should also be strengthened with a view to preventing crimes. A Member remarked that as cases involved impersonating courier staff would exert pressure on the genuine courier companies, it was hoped that the Police would continue to actively combat telephone deception. A Member pointed out that since some suspects of telephone deception cases had impersonated public security officers from the Mainland, it was questionable whether real Mainland public security officials had involved and hoped that the law enforcement departments of the Mainland and Hong Kong could take joint follow-up actions.

11. A number of Members pointed out that recently, some financial intermediaries had offered services of arranging loans and charged borrowers an excessive amount of administration fees (which might even be higher than the loan interest). In this regard, they wanted to know whether such practice was illegal and the way the Police handled such cases. A Member said that some Home Ownership Scheme (“HOS”) flat owners had been even tempted by individual lending institutions to apply for mortgage loans where premium had not yet been paid, which had resulted in the contravention of the relevant ordinances. She hoped that the Police could put more efforts to combat such crime. A Member suggested that the Police could consider stamping out the situation concerned by way of legislation.

12. A Member said that recently some members of the public had received anonymous letters and followed the instruction of the letter to dial the enquiry number which had been answered by staff of marketing companies. He asked the Police whether such marketing practice was against the law and suggested that the Police should strengthen the publicity and education work in this regard so that members of the public would neither be affected by the nuisance of such sales practice nor suffer from loss of personal information.

13. A Member pointed out that during last year's Occupy Movement, while some participants had behaved offensively and provocatively towards the Police, the Police had responded in a weak and indecisive manner. He opined that the Police should formulate a strategy to tackle such kind of situation and propose to the Legislative Council ("LegCo") to legislate against insulting behaviours towards police officers. A Member shared the aforesaid views and pointed out that the Police should rebuild its image as soon as possible because the rule of law, the independence of the judiciary and the dignity of the Police were all the core values of Hong Kong.

14. A Member opined that the Police should better enhance its equipment and enquired about the procurement of water cannons. A Member expressed objection to the Police's procurement of water cannons or other weapons and opined that many social problems could not be solved by force, and that the Police should address the problem by other means (e.g. to earn the trust of the public by building a positive image). A Member said that conflicts resulted from social contradiction should be solved by political means, and that police officers should take enforcement actions in a professional and civilised manner. While opining that people violating the law should be subject to legal sanction, he believed that the use of a greater degree of force was not the solution to the problem.

15. A Member said that while both the population of Tuen Mun and the number of cross-boundary visitors to the district had increased, the overall law and order situation of the district had improved rather than deteriorated, therefore he would like to take the opportunity to express his gratitude to police officers for their unfailing efforts.

16. A Member remarked that as the number of South Asian ethnic minority people living in the district was increasing, the Police should recruit more South Asian ethnic minority police officers to strengthen mutual communication. A Member said that some of the South Asian ethnic minority people were living in rural areas and would use the village facilities. However, some villagers who were relatively conservative felt uneasy about that. Therefore, apart from maintaining close liaison with the village representatives, the Police should also step up the village patrol and



strengthen the promotion of anti-theft messages.

17. A Member suspected that unlicensed karaokes and bars were operated in industrial buildings in the district and hoped that the Police could follow up the matter jointly with the Lands Department (“LandsD”). A Member said that a notice with the words “private party” would be posted at the door of the unlicensed bars as disguise and hoped that the Police could take action against them.

18. A Member opined that since the manpower of the Police was not adequate, more police officers should be recruited and relevant resources should be increased.

19. A Member said that the relationship between the TMDIST and the TMDC relationship had improved in recent years and praised the incumbent District Commander (Tuen Mun) (“DC TMDIST”) for his detailed explanation of the law and order situation of the district at a number of meetings of TMDC. He also pointed out that in 2008, the then DC TMDIST had refused to release the State of Crime Report to TMDC for its reference and expressed his concern over the recurrence of the same situation. A Member remarked that as the State of Crime Report submitted by the TMDIST to the TMDC in almost every two months would be uploaded to the homepage of the TMDC, she considered it as an open document. However, she noted that the words “Unless prior permission in writing is given by the Commissioner of Police, you may not use the report other than in the course of Tuen Mun District Council meeting.” were appeared at the footer of each page of the State of Crime Report and hoped that the Police could explain in this regard and clarify whether the contents of the State of Crime Report could be reproduced. She also pointed out that though the number of cases of domestic violence of the district had increased in recent years, some of them were categorised as “domestic incident” in the above report. She therefore thought that the data concerned might not be able to fully reflect the actual situation.

20. A Member expressed concern over the removal of the contents regarding the 1967 riots from the official website of the Police and opined that the Police should maintain its political neutrality and not to distort the history.

21. A Member said that since September this year, the Police had, in collaboration with mobile network operators, sent out SMS messages to the public to raise their alertness of telephone deception. However, such measure had aroused unnecessary public suspicion and panic. In this regard, she suggested that the Police should step up the publicity before sending out such SMS messages in the future.

22. A Member praised Mr LO Wai-chung, Commissioner of Police for his arrangement to visit the TMDC soon after his taking up the office.

23. A Member said that the three power stations, the tank farm and the steel mill in Tuen Mun were all less than one km away from Lung Kwu Tan Village. Given the enormous quantity of containers stored at the river trade terminal and the possibility that explosives or dangerous goods might be stored in the containers, he was worried that if explosion occurred, Lung Kwu Tan Village and Tuen Mun Area 38 might be in danger. He was also worried that terrorists might make trouble in these areas and therefore asked the Police to pay special attention to this matter and prepare for emergency situations.

24. A Member opined that the Police should continue to make better use of the District Fight Crime Committee and members of the local community to pool efforts of various sectors with a view to strengthening the police-public relationship. It should also take enforcement actions stringently and put more efforts in crime fighting and prevention.

25. A Member said that as the Police had already taken prosecution action against a number of protestors of the Occupy Movement, it was questionable why the investigation of the assault of a protester by police officers had not

been completed. The Member requested the Police to explain to the meeting in this regard.

26. A Member expressed concern over the issue of debt-collection and said that though individual debtors had moved out from their original public rental housing ("PRH") flats and notices concerned had been posted by the Housing Department ("HD"), debt collectors kept on harassing the newly moved in households for years. He requested the Police to take follow-up actions in this regard. Another Member pointed out that there were cases where relatives of debtors harassed by collectors had approached the Police for assistance but failed to get any. He hoped that the Police could pay more attention to this issue and provide assistance accordingly.

27. A Member praised the police officers of the Tuen Mun Division and the Castle Peak Division for their performance and said that he had written to commend the police officers concerned. He hoped that the Police would continue to encourage their officers to work closely with TMDC in fighting crime in the district.

28. A Member remarked that he would support the Police to take enforcement actions in a professional and civilised manner

29. A Member said that the number of conflicts over ownership of land in rural areas had been increasing recently. There were cases where individuals had acquired land by illegal means, by force or even by hurting people. He opined that the Police should intervene and follow up the matter.

30. A Member expressed concern over bid-rigging by triad societies and worried that individual owners' corporations ("OCs") might give in because of intimidation by triad societies. The Member requested the Police to intervene and combat the situation as soon as possible.

31. Mr LO Wai-chung, Commissioner of Police responded to views of Members as follows:

- (a) He thanked Members for their commendation made particularly for the performance of police officers of the Tuen Mun Division and the Castle Peak Division, and said that the Police would continue to closely liaise with the TMDC to maintain law and order in the district;
- (b) The Police had been very concerned about cases where financial intermediaries colluded with money lenders to charge the borrowers exorbitant interest rates or administration fees. The Organised Crime and Triad Bureau (“OCTB”) of the Police had coordinated a territory-wide operation to combat such illegal cases. During the period between 2012 and 2014, the Police had instituted 44 relevant prosecutions, and among them, 23 people had been convicted and sentenced with different degree of penalty. To further combat such crime, the Police would keep on strengthening the relevant publicity work to educate members of the public to obtain loans through legal channels, and not to trust unlicensed money lenders or intermediaries, nor to sign any loan agreements without knowing clearly the terms and conditions therein;
- (c) During the period between May and August 2015, a total of 20 cases on direct marketing mail in Tuen Mun District had been reported to the Police. After investigation, the Police found that the phone number appeared on the letter was directly linked to a marketing company where staff answered the phone would perform marketing activities. Since the above process involved no criminal element, the Police would refer the cases to the Office of the Privacy Commissioner for Personal Data (“PCPD”) for follow-up actions. Similarly, if the PCPD found that criminal elements were involved, the cases concerned would be referred to the Police for follow-up actions;
- (d) Regarding the performance of the Police in handling processions and demonstrations, while some opined that the approach of the Police was too weak, others opined that the action taken by the Police was too tough. In any event, when deciding whether to take enforcement action, the Police would by no means consider the purpose of the individual processions and demonstrations. The Police would

continue to maintain its political neutrality and take enforcement actions within the power conferred by the law. It would also do its utmost to protect the freedom of speech and demonstration enjoyed by the public;

- (e) Though individual participants of processions and demonstrations had behaved provocatively towards and even verbally insulted police officers taking enforcement actions, the Police had no plan to propose to the LegCo to legislate against insulting behaviours towards police officers. The Police also considered the existing legislation (e.g. obstructing police officers in executing their duties and assaulting police officers) effective in protecting police officers. Overall speaking, the Police hoped that members of the public could trust it and support its work, and jointly maintain the stability and prosperity of the society with it;
- (f) The Police would investigate each case fairly and impartially. It would also seek legal advice from the Department of Justice (“D of J”) when deciding whether to institute prosecution. Regarding the incident of suspected assault by police officers, the Police had referred the case as well as the investigation results to the D of J for follow-up actions. Once the reply from the D of J was obtained, the Police would take appropriate actions in accordance with its comments;
- (g) The number of South Asian ethnic minority people living in the district had been increasing since 10 years ago. In this regard, the Kowloon West Region had set up a working group to assist various districts to handle the policing work where South Asian ethnic minority people were involved. The service of the working group included: (i) to promote the participation of non-Chinese people in crime fighting work in community level and to provide channels for them to express their views; (ii) intelligence collection; and (iii) to encourage the non-Chinese people to join the Police. The Police had also formed volunteer teams in Yuen Long District and Yau Tsim Mong District respectively to provide Chinese language support for non-Chinese youngsters who wanted to join the Police. To facilitate the communication between the Police and various ethnic groups, it had recruited non-Chinese people on contract terms to carry out liaison work;

- (h) The Police would combat the operation of unlicensed karaokes and bars in industrial buildings in the district through intelligence collection and “snaking”. Members were welcome to report the cases to the Police for appropriate actions;
- (i) The Police would conduct a review on manpower and relevant resources annually and apply to the Administration for additional resources according to its needs;
- (j) The Police would continue to follow up the situation in respect of deception crime and pay attention to the latest modus operandi. It would also raise public alertness through the promotion of crime fighting messages in a bid to lessen the chance of public deception. In respect of telephone deception, the Police would continue to strengthen the publicity and the follow-up work. Since fraudsters would usually call victims from the Mainland or overseas, and money involved would be transferred to places outside Hong Kong, there was a certain degree of difficulty in investigating the cases and the detection rate was relatively low. In view of this, the Police would keep on working jointly with the law enforcement agencies of places concerned. It would also make an appeal to the public to report to the Police immediately should they encounter telephone deception. As at the present time, no real Mainland public security officials were found involved in telephone deception and the Public Security Bureau of the Mainland had stated that its officers would not conduct investigation by calling Hong Kong citizens;
- (k) The Police would continue to submit the State of Crime Report to the TMDC on regular basis. In general, if Members wished to use information contained in the report, all they had to do was to inform the Police;
- (l) The Police had released information concerned to the media before sending out SMS messages aiming at raising public alertness of telephone deception. But it still aroused suspicion by or panic of individual members of the public. In this regard, the Police would step up the publicity before sending out such SMS messages in the future;
- (m) To avoid public misunderstanding that there was a change in the safety of Hong Kong and to prevent terrorists from knowing Hong Kong’s

arrangements on counter-terrorism, the Police seldom openly talked about the work on the preparation against terrorist attacks. Though the likelihood of terrorist attacks occurring in Hong Kong was not high, the Police had all along maintained close liaison with overseas law enforcement agencies to collect counter-terrorism intelligence and carry out monitoring work to see whether any terrorists would come to Hong Kong to commit crimes. The Police had also set up the Critical Infrastructure Security Coordination Centre three years ago to conduct comprehensive security survey and assessment for 177 important infrastructures and provide recommendations on improving security systems and facilities to them. The Counter Terrorism Response Unit of the Police would carry out regular counter-terrorism training to enhance its ability to respond to terrorist attacks;

- (n) The Police was thankful for Members' support for its policing work in rural areas as well as the suggestion that police officers should maintain close liaison with village representatives and carry out joint patrol. The Police would carefully consider the views concerned;
- (o) As the Police was always of the view that "prevention was better than cure", it attached great importance to the crime prevention work. In this regard, Members were welcome to reflect their views on strengthening crime prevention to TMDIST and the Police would act in line with their views as far as possible;
- (p) While the number of cases of "domestic violence" in the district was indeed on the downward trend, that of the "domestic incident" involved no criminal element was on the upward trend. The Police would refer "domestic incident" cases which involved no criminal element to the Social Welfare Department for follow-up actions;
- (q) In respect of debt-collection cases, if criminal elements were involved, the Police would make its utmost efforts to follow up and investigate. For cases involved no criminal element, victims could lodge reports with the Police if they thought that their personal safety was under threat;
- (r) The Police was thankful for Members' commendation for its enforcement actions taken in a professional and civilised manner;
- (s) If the conflicts over ownership of land in rural areas involved criminal elements, the Police would take enforcement actions as far as possible.

When encountering such incidents, members of the public should provide the information concerned to the Police to facilitate its investigation; and

- (t) To combat bid-rigging activities, the OCTB of the Police had taken coordinated efforts with departments and units concerned, including the HD and the Independent Commission Against Corruption to set up a working group for the launch of the crime prevention project “RenoSafe Scheme”. The working group would exchange intelligence and information with the OCs concerned, closely monitor the situation of the buildings and provide appropriate assistance

32. A member clarified that he “supported” instead of “commending” the Police to take enforcement actions in a professional and civilised manner

33. The Vice-chairman thanked Mr LO Wai-chung, Commissioner of Police for attending the meeting and requested the Police to consider the views of the TMDC.

HKPF

## **II. Meeting between the Director of Planning and Tuen Mun District Councillors** **(TMDC Paper No. 35/2015)**

34. The Vice-chairman welcomed Mr LING Ka-kan, Director of Planning to the meeting to brief Members on the work of the Planning Department (“PlanD”) and listen to the views of Members on items of concern of the local community.

35. Mr LING Ka-kan, Director of Planning said that as he believed that Members had received the information paper provided by the PlanD before the meeting, he would not repeat the information concerned. His remarks would focus on two points:

- (a) The PlanD would make every effort to work out a balanced planning for



the community of Tuen Mun. It would also seize the development opportunities in respect of housing and employment, and take appropriate actions to facilitate the implementation of various development projects (e.g. Hung Shui Kiu New Development Area (“HSKNDA”), Tuen Mun-Chak Lap Kok Link (“TM-CLKL”) and Hong Kong-Zhuhai-Macao Bridge (“HZMB”)); and

- (b) The PlanD would optimise Tuen Mun’s development potential in the areas of recreation and tourism and work out a planning to respond to the development direction of the five neighbouring beaches as well as the promenade so as to provide better leisure facilities and more job opportunities.

36. A number of Members put forward their views and questions which were summarised as follows:

- (a) The PlanD was requested to re-plan the ancillary facilities (including road networks, parking spaces and markets) of the Old Tuen Mun Town Centre area;
- (b) The PlanD was urged to provide more parking spaces in the district (Tuen Mun North-west Area, Sam Shing Estate, Kin Sang Estate, San Hui Market and Chi Lok Fa Yuen in particular) and consider the construction of underground car parks to solve the problem of illegal parking at root. It was also requested to increase the number of parking spaces for bicycles and motor cycles in the district;
- (c) The PlanD was suggested to seize the development opportunities brought along by the HZMB and Qianhai Area in Shenzhen to create more opportunities for economic development and employment in the district;
- (d) The PlanD was suggested to provide more ancillary facilities (e.g. libraries, sport stadiums, homes for the aged, hospitals, community centres etc) in Tuen Mun East and improve the transport facilities of that area to tie in with the re-planning work and the demand of more than 10 000 new households;
- (e) The PlanD was requested to expeditiously rezone the site outside

Aegean Coast to leisure park uses;

- (f) The PlanD should reserve sufficient space in various housing development sites in Tuen Mun Area 54 for the development of the Light Rail;
- (g) The PlanD should carry out land resumption in rural areas in a fair manner. The resumption exercise should not only involve government land and squatter sites in the areas concerned but also the neighboring private development sites;
- (h) The PlanD was suggested to actively listen to the views of residents and Members on the HSKNDA and respond accordingly so that the livelihood of the residents would not be adversely affected by the resumption exercise;
- (i) The overall planning for Tuen Mun was not up to the relevant planning standards. The PlanD was suggested to adopt an visionary approach in its planning work more often;
- (j) It was concerned that as the PlanD and the Highways Department (“HyD”) had not yet implemented the project of Tuen Mun Western Bypass (“TMWB”), Tuen Mun could not tie in with the completion of the TM-CLKL which might resulted in serious traffic congestion in the district (especially in Lung Mun Road, Wong Chu Road and Lung Fu Road);
- (k) While at present, the approach of making use of every single site was frequently adopted by the PlanD to supply residential units, appropriate ancillary facilities were not planned to meet the demand of the new population. This was a “bird cage” type planning;
- (l) The PlanD was urged to increase the number of recreational and cultural facilities in the district (e.g. provision of libraries in Tuen Mun North-west Area and ball courts in Tuen Mun Area 16);
- (m) The PlanD was suggested to consider revitalising the industrial building area near Tuen Mun West Rail Station to create more job opportunities for Tuen Mun residents;
- (n) The PlanD was suggested to make reference to the public housing developments in Tuen Mun Area 29 where facilities such as complex buildings, car parks and libraries were located at the lower floors for

residents' easy access;

- (o) Given that some members of the public had, with different justifications, persistently applied to the Town Planning Board ("TPB") for deferment in respect of individual rezoning so as to impede enforcement actions against the irregularities therein, the PlanD was requested to review the regulations concerned and plug the loopholes as soon as possible;
- (p) The PlanD was suggested to keep abreast of the times and timely amend the outline zoning plans of Tuen Mun to tie in with the peripheral development of Tuen Mun. It was also suggested to take advantage of the "Promotion of Beach Activities and Water Sports on the Five Beaches in Tuen Mun" and the sea view of Tuen Mun West;
- (q) The PlanD was suggested to consider the development of the site with an area of several tens of thousands square feet near Tuen Mun Road Bus-bus Interchange;
- (r) In respect of the petition made to the PlanD by villagers of Siu Lam San Tsuen on the rezoning of the village, the PlanD was requested to adopt a sympathetic approach in considering the retention of their homes;
- (s) Regarding the rezoning of Siu Lam San Tsuen, the PlanD had neither consulted the residents concerned nor provided accurate information to the TMDC. It had even failed to incorporate the opposing views submitted by the TMDC on 12 May this year into the Gist of Representations. These practices were not fair. The PlanD was requested to take follow-up actions and incorporate the views of TMDC into the Gist of Representations;
- (t) The PlanD was enquired about the number of people among the working population of the district who were working in the district as well as those working outside the district;
- (u) As in Tuen Mun, most of the sites available for development had been used to accommodate offensive facilities by the Government and logistics service would be developed in the district in the future, the number of development opportunities in Tuen Mun would be much reduced, which was not fair to the local district. The PlanD should explain the development strategy in respect of making Tuen Mun a desirable town for living. It was hoped that no more offensive

facilities would be accommodated in Tuen Mun as far as possible;

- (v) The PlanD was suggested to consider the acquisition of land not occupied or used (e.g. country parks) for development. It was also suggested to conduct more consultations to reduce opposing voices in the society;
- (w) The PlanD was requested to actively consider relocating the public cargo handling area (“PCHA”) in Tuen Mun Area 16;
- (x) The PlanD was suggested to commence development projects as soon as the planning work was completed to avoid the occurrence of “freeze-up” situation;
- (y) The PlanD was urged to follow up the undesirable road infrastructures in the district so as to solve the acute air pollution problem;
- (z) The PlanD was suggested to follow up the planning of post offices to regulate the closure of them by the Administration.

37. Mr LING Kar-kan, Director of Planning thanked Members for their views and gave a consolidated reply as follows:

- (a) The PlansD would carry out consultation in accordance with the existing mechanism and the statutory requirements of the Town Planning Ordinance. It would also consider whether to amend the planning option after taking into accounts the views collected. Regarding the rezoning of Siu Lam San Tsuen, the views of TMDC and the relevant minutes of meetings had been fully incorporated into the TPB paper concerned for TPB’s consideration. After the implementation programme was finalised, the Administration would, according to the existing mechanism, consult Siu Lam San Tsuen on the clearance when appropriate;
- (b) Since the Old Tuen Mun Town Centre area was an old and developed zone, a certain degree of difficulty would be encountered when carrying out the rezoning work. However, the PlanD would continue to monitor the opportunities for development and rezoning in the area;
- (c) The PlanD would amend the planning standards on parking provision

after taking into accounts the Transport Department (“TD”)’s study and the views concerned. It would also request the parties concerned to provide an appropriate number of parking spaces in the housing development projects. The PlanD would continue to monitor the problem of insufficient parking spaces and follow up the issue jointly with departments concerned. However, it believed that the situation of illegal parking could also be improved effectively by continuous traffic management measures;

- (d) The PlanD would closely monitor the situation where individual applicants applied for deferment or revocation to impede law enforcement actions. It would take enforcement and prosecution actions according to procedures;
- (e) Whenever there were new housing development projects in the district, the PlanD would first conduct studies to find out whether there were sufficient ancillary facilities and increase the number of the facilities concerned according to the needs. In general, school sites would be located in areas where there was a higher concentration of residents. However, the PlanD would hold discussion with the Education Bureau (“EDB”) in view of changes in demographic profile and make appropriate arrangements;
- (f) The PlanD would continue to monitor the opportunities for economic development and employment in the district and make good use of Hong Kong’s edge in the development of high value-added logistics service to create more job opportunities in the district;
- (g) The PlanD would optimise the use of the promenade and coastal areas of Tuen Mun to actively promote recreation and tourism developments in the district;
- (h) In respect of recreational and cultural facilities, the PlanD had reserved suitable sites in the district where the Leisure and Cultural Services Department could consider the provision of such facilities according to future needs;
- (i) The PlanD, the Transport and Housing Bureau (“THB”), the TD and the HyD would closely monitor the development opportunities in New Territories West and carry out study on the required strategic roads. To solve the acute air pollution problem in the district, the PlanD would promote the use of public transport and support the extension of the

West Rail Line (“WRL”) to Tuen Mun South;

- (j) Due to the constraints in geographical setting and wind direction, it was unavoidable that some of the offensive facilities had to be accommodated in the western part of Hong Kong. In order to alleviate the impact on the residents, vehicles heading to such facilities would avoid densely populated areas as far as possible; and
- (k) Regarding individual items and questions which had not been addressed in the above reply, the District Planning Officer/Tuen Mun & Yuen Long West could be approached for follow-up actions.

38. A Member pointed out that a new population of about 45 000 would move into Tuen Mun Area 54 between 2016 and 2017. If no additional schools would be built in the area, students might have to attend schools in other districts. The Member hoped that the PlanD could follow up the matter, and requested the representatives in attendance for the EDB to respond.

39. Mr LING Kar-kan, Director of Planning said that the PlanD had reserved school sites in Tuen Mun Area 54. However, the planning and reservation of sites and the construction of public facilities were two different processes. In short, while the PlanD would plan and reserve sites for community facilities in light of the future development needs, departments concerned would, after taking into accounts the specific needs of the district and the allocation of public resources, decide when appropriate public facilities should be built. Both of the processes were essential.

40. In response, Ms Emilie TONG, Chief School Development Officer (TM), Education Bureau said that the ENB would decide whether to build new schools in light of the demand for school places in the areas concerned. In the school year 2015/16, the number of vacant classrooms in areas near Tuen Mun Area 54 was still sufficient to meet the demand for school places for 2016/17 arising from the new population in Tuen Mun Area 54. Moreover, the EDB were working on the construction of a primary school with 30 classrooms at a reserved primary school site in Tuen Mun Area 54 to meet the demand generated by households that would move into the area after 2017.

The EDB would closely monitor factors affecting the demand on public school places, including changes in school-age population of the district and housing development under planning. If a shortage of school places was expected, the EDB would immediately activate the school building procedures.

41. A Member asked Mr LING Kar-kan, Director of Planning to urge the District Planning Officer/Tuen Mun & Yuen Long West to follow up the study on the re-planning of the Old Tuen Mun Town Centre area with the aim to commencing it in the next term of the TMDC.

42. Mr LING Kar-kan, Director of Planning remarked that the District Planning Officer/Tuen Mun & Yuen Long West would closely monitor the planning of and the study on the Old Tuen Mun Town Centre area.

43. The Vice-chairman thanked Mr LING Kar-kan, Director of Planning for attending the meeting and asked the PlanD to consider the views of the TMDC.

### **III. Confirmation of Minutes of the 23<sup>rd</sup> Meeting of TMDC (2012-2015)** **Held on 7 July 2015**

44. The Vice-chairman said that the Secretariat had distributed the above draft minutes to the participants on 4 September 2015 and received no proposed amendment. As no proposed amendment was put forward by Members at the meeting, the above minutes were confirmed.

45. The Vice-chairman declared that the meeting be adjourned and the TMDC would continue the discussion of the remaining items after a lunch break of 25 minutes.

[The meeting was adjourned for a lunch break at 12:56 p.m. and resumed at 1:27 p.m. to discuss the remaining items.]

#### IV. Discussion Item

(a) Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas—Stage 1 Community Engagement (TMDC Paper No. 36/2015)

46. The Vice-chairman welcomed Mr David LAM, District Planning Officer/Tuen Mun & Yuen Long West, Planning Department, Mr Daniel LAM, Chief Engineer/NTW 2(NTW), Civil Engineering and Development Department, Mr Stephen LAI, Managing Director, AECOM Asia Co. Ltd. and Mr K.H. LAU, Senior Engineer, AECOM Asia Co. Ltd. to the meeting.

47. Mr David LAM, District Planning Officer/Tuen Mun & Yuen Long West, Planning Department remarked that the Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas (“the Study”) was a study project jointly commenced by the PlanD and the CEDD. The PlanD hoped that through the briefing session, Members could understand the recommendations of the study at the present stage. It also hoped to listen to Members’ views on the proposed land uses, development scale and development strategy of the potential development areas (“PDAs”).

48. With the aid of slides (see Annex), Mr Stephen LAI, Managing Director, AECOM Asia Co. Ltd. (“the Consultant”) briefed Members on the Study which included: (a) Background; (b) Study Programme; (c) Current Condition; (d) PDAs; (e) Planning Considerations—Opportunities; (f) Planning Considerations—Constraints; (g) Vision and Guiding Principles; (h) Proposed Land Use; and (i) Other Uses that had been considered.

49. A number of Members put forward their views and questions on the Study.

50. A Member welcomed the Study but opined that the PlanD had not made good use of the coastline of Tuen Mun. Moreover, since about 40% of the



land within the scope of development of the Study was sloping areas, the area available for development should be less than 50 hectares as mentioned by the PlanD. As the viability was not high, instead of developing the green industry and the modern logistics service at the same site, the PlanD should focus the resources on the development of modern logistics service.

51. A Member opined that as the PDAs were situated near the river trade terminal and the coastal area, they were suitable for modern logistics uses. The Member also put forward three suggestions on the proposed land uses which included: (a) relocating the PCHA at Tuen Mun Area 16 to the PDAs; (b) building a green hotel in PDA-D and a butterfly house in the vicinity; and (c) setting up a quality testing centre for Hong Kong in Tuen Mun Area 46 to enhance business opportunities.

52. A Member pointed out that the existing overhead cables and pylons had not only limited the development of PDAs-A, C and D, but also affected the townscape. The Member therefore suggested that the PlanD should consider replacing the overhead cables located in the affected areas with underground cables in tunnel form to reduce development constraints;

53. A Member shared the views of the above Member and suggested that the PlanD should optimise the use of land as far as possible. He also suggested that apart from green industry and modern logistics service, the PlanD should consider a more diversified development (e.g. education, healthcare, testing, authentication, innovation technology, culture, entertainment and leisure facilities) to increase job opportunities. He also hoped that the PlanD could consider the extension of the WR to the PDAs so as to enhance their accessibility.

54. A Member suggested that the PlanD should consider the development of high-value-added agricultural and fishery industries or leisure facilities (e.g. recreation camp) in the PDAs. If the Administration wished to carry out development projects which would cause high traffic demand, it should first complete the traffic facilities concerned (especially the TMWB).

55. A Member opined that the PlanD should make good use of the land for further development to capitalise on the district's close proximity to the airport, the development edges of the Mainland as well as the opportunities arising from the "bridgehead economy". He also suggested that the Administration should consider the interface between the PDAs and the restored landfill for an overall development.

56. Mr David LAM, District Planning Officer/Tuen Mun & Yuen Long West, Planning Department thanked Members for their opinions and gave a consolidated reply as follows:

- (a) Moderate diversification of development under the theme of modern logistics/green industry could also be considered to accommodate other uses which were compatible to the theme;
- (b) While the modern logistics uses would include testing and authentication services, the development of quality testing services mentioned by a Member would be considered at the next stage of the study;
- (c) In view of the air pollution and traffic noise problems of the district, it was not appropriate to accommodate outdoor recreational uses in the PDAs. Having said that, the study would still consider the suggestion of building a hotel;
- (d) In the absence of sufficient transport facilities (the TMWP in particular), the existing transport and road facilities might not be able to cope with the traffic flow arising from the future development of the PDAs. The Administration would therefore make use of the new roads to facilitate the development of Tuen Mun Areas 40 and 46 as far as possible;
- (e) From a structural perspective, it was not appropriate to include the restored landfills in the PDAs for building development;
- (f) Since the PCHA in Tuen Mun Area 16 was under the purview of the Marine Department ("MD"), the views concerning the relocation of the PCHA to the PDAs had to be referred to the MD for further

consideration. While a review on the operation and management of all PCHAs in Hong Kong was being carried out by the MD, it was believed that the provision of facilities like PCHA in PDAs would not be incompatible to the proposed development theme;

- (g) The overhead cables near the PDAs were used to supply electricity to the North West New Territories. Replacing them with underground cables in tunnel form would involve feasibility issues in respect of technical viability and alignment which were rather complex and not able to be addressed in the study. Views on this aspect would be relayed to policy bureaux or departments concerned for their consideration; and
- (h) If necessary, the PlanD would relay the views on the railway and transport as well as other aspects to the policy bureaux or departments concerned for their consideration.

57. A Member said that the PlanD should consider making reference to the construction method of the foundation of the EcoPark to solve the problem of structural safety of the restored landfills with a view to increasing the area of the PDAs and the development flexibility.

58. A Member pointed out that the existing transport facilities of the district could not cope with the development of logistics industry in the PDAs. The Member opined that the transport facilities concerned (the TMWB in particular) should be enhanced before the implementation of the development projects in the PDAs.

59. A Member enquired about the overlap between the consultation period of the Study and the suspension of the operation of TMDC.

60. Mr David LAM, District Planning Officer/Tuen Mun & Yuen Long West, Planning Department remarked that Members were welcome to express their views on the proposed land use, the proposed development scale and the proposed development strategy of the PDAs. The PlanD and the Consultant would, as far as practicable, take into accounts Members' views and reduce

the possible impact of the development projects on the residents nearby. The PlanD would later consolidate the views collected during the consultation period, and if necessary, refer them to policy bureaux and departments concerned for their further consideration and study with a view to formulating a development brief.

61. The Vice-chairman thanked representatives of the PlanD and the PlanD & Consultant for attending the meeting and asked them to consider the views of CEDD TMDC.

(b) **Develop the Future with a Forward-looking Approach**  
**Request for the Construction of the Tuen Mun to Lantau Railway**  
**and the Tuen Mun to Tsuen Wan Link**  
**(TMDC Paper No. 37 and Transport and Housing Bureau's Written Reply)**

62. The Vice-chairman said that in respect of the above paper, the Secretariat had written to the THB to invite its representatives to the meeting. Later, a written reply from the THB on this item had been received by the Secretariat and distributed to Members for reference before the meeting.

63. The Member who submitted the paper expressed disappointment over the reply of the THB and opined that the Government should neither ignore the opportunities brought about by the commissioning of the HZMB and the enhanced development of Tung Chung to the neighbouring districts nor disregard the possibility of the gradual development of Sham Tseng, Tsuen Wan, etc. He pointed out that during the discussion of the proposed New Territories terminus of the WRL at Tuen Mun Town Centre, members of the public had suggested to extend the WRL to Tuen Mun Pier. However, the suggestion had not been adopted by the Administration. Now that the Government had decided to commence the project concerned but the estimated cost had already increased to over \$10 billion which was much higher than that calculated at that time. He felt pity for the failure of the then Government to formulate a forward-looking strategy and hoped that it would not repeat the mistake. He also hoped that the Government could

carry out a study on the Tuen Mun to Lantau Railway (“TMLR”) and the Tuen Mun to Tsuen Wan Link (“TMTWL”) as soon as possible.

64. A Member remarked that he agreed with the paper and pointed out that the TMDC had been putting forward the suggestion to link Lantau Island and the vicinity of the airport since the early 1990s. He had also repeatedly submitted papers on railway development. The fact that the Government had not materialised the southern extension of the WRL to Tuen Mun Pier until present simply meant that politically speaking, the Government was not forward looking. He hoped that the next-term TMDC could urge the Government to change the direction and strategy of future development where infrastructure issues should be tackled before livelihood matters, and development should be implemented with a people-based approach.

65. A Member also expressed disappointment over the reply of the THB and hoped that the Administration could be forward looking and well prepared to avoid the need to look for resolutions after the deterioration of the problems. He pointed out that the TMTWL could not only serve the residents of the areas near Castle Peak Road but also link the urban areas with the Gold Coast, Sham Tseng, etc. Moreover, it could connect the New Territories West with various districts. All in all, it was beneficial to people within the district and beyond. He therefore hoped that the Administration could commence the study as soon as possible.

66. A Member opined that while the Government should be forward looking, the PlanD should handle the planning of Tuen Mun with a macro approach and monitor the development of the neighbouring regions of Hong Kong as well as the western part of Hong Kong. He expressed support for the TMLR as it could serve the residents of the New Territories West and facilitate the development of the Southern China. Moreover, while being supportive to the development of the TMTWL, he opined that significant resistance would be encountered during the process and suggested that the THB should understand the public needs and hold detailed discussion on the issue.

67. A Member pointed out that the TMDC had discussed the relevant issues many times. He expressed great disappointment over the policy bureau's failure in sending representatives to the meeting, which made Members unable to reflect their opinions to them. He urged the government departments to improve their "slow and insensitive" manner and handle the livelihood issues with a serious approach.

68. The Vice-chairman thanked Members for their views and asked the Secretariat to note down the views of Members.

(c) **Concern over the Crisis in the Area from Tuen Mun Area 38 to Lung Kwu Tan**  
**(TMDC Paper No. 38/2015)**

69. The Vice-chairman said that in respect of the above paper, the Secretariat had written to the Security Bureau ("SB"), the THB and the Environment Bureau to invite their representatives to the meeting. Later, written replies from the SB and the Environmental Protection Department ("EPD") on this item had been received by the Secretariat which had been distributed to Members for information before the meeting.

70. While expressing his disappointment over the bureaus' failure in sending representatives to the meeting, the Member who submitted the paper said that he had, at the beginning of the meeting, put forward his views to the Commissioner of Police who had made a response immediately. He opined that the accidents happened in Tianjin and Taiwan recently had sounded the warning bell about the potential risks in the surrounding environment. Given that there were a number of danger buildings (e.g. tank farms, steel mills, cement plants and power stations) in the EcoPark of Tuen Mun Area 38 and the vicinity of Lung Kwu Tan and in view of the enormous quantity of containers stored at the river trade terminal and the possibility that dangerous goods might be stored in such containers, he was worried that residents of Lung Kwu Tan Village could not evacuate promptly in case of emergency. He therefore requested the Government to reassess the traffic condition of Lung Kwu Tan, study the escape plan and analyse the likelihood of terrorist

attacks occurring in Hong Kong.

71. Mr CHOY Chun-wah, Police Community Relations Officer (Tuen Mun District), Hong Kong Police Force said that most of the sites mentioned in the paper had been identified by the Police as important infrastructures in Tuen Mun to facilitate the carrying out of contingency drills. He cited the tank farm and the steel mill as examples and pointed out that the Police had liaised with the people in charge and conducted inter-departmental contingency drills to make preparation for the possible dangerous scenarios. Staff participated in the drills included police officers from the Counter Terrorism Response Unit, the Emergency Unit and the Marine Police. Moreover, the Operations Wing of the headquarters of the Police would, on a regular basis, disseminate the latest information on terrorist attacks to every police district, including Tuen Mun Police District, to keep them informed of the updated situation.

72. Miss Wendy LEUNG, Chief Transport Officer/NT North West, Transport Department pointed out that in case of road accidents, the Emergency Transport Coordination Centre operating round the clock would immediately implement contingency measures and staff of the TD would, having regard to the circumstances at the time, work in collaboration with government departments concerned when necessary.

73. A Member said that in view of the seriousness of the pollution problem and the potential danger in Lung Kwu Tan, the Government should consider making arrangements for residents of Lung Kwu Tan Village to resettle their village. He hoped that the next-term TMDC could follow up the item.

74. The Member who submitted the paper expressed disappointment over the reply of TD's representative and opined that the TD had neither considered nor studied the emergency escape plan seriously for the Lung Kwu Tan area. He emphasised that the purpose of the paper was to remind government departments concerned to raise their alertness and prepare for the possible dangerous scenarios as soon as possible.

75. The Vice-chairman thanked Members for their views and asked the Secretariat to note down the views of Members.

**V. Reports from Government**

**(a) Reports by Tuen Mun Area Committees**

**(b) The 5<sup>th</sup> Report of Tuen Mun District Management Committee 2015 Reports**

**(TMDC Paper Nos. 39/2015 and 40/2015)**

76. The TMDC noted the above two reports.

**(c) Report by the Tuen Mun District, HKPF**

**(TMDC Paper No. 41/2015)**

77. The TMDC noted the above report.

78. Mr KO Kim-fung, District Commander (Tuen Mun) (Atg.), Hong Kong Police Force, briefed Members on: (a) the state of crime of Tuen Mun District covering the period from June to July 2015 and (b) accumulated crime statistics and information covering the period from January to July 2015:

**(a) June to July 2015**

- (i) The overall number of reported crimes was 600, a slight decrease of five cases when compared with the same period of the preceding year;
- (ii) Crimes with the number of cases on the decrease mainly included shoptheft, violent crime (-19/-16.7%), burglary (number of cases had dropped from 25 to 15/-40%), miscellaneous thefts, debt-collection related crimes, domestic violence (criminal) and indecent assault (number of cases had dropped from 12 to 8 /-33.3%); and



- (iii) Crimes with the number of cases on the rise mainly included triad-related crimes (16 cases had been recorded, representing an increase of eight cases when compared with the same period of the preceding year).

(b) January to July 2015

- (i) The overall number of reported crimes was 2 104, an increase of 55 cases when comparing with the same period of the preceding year. The detection rate was 35.3%, a decrease of 13.1% when compared with the same period of the preceding year;
- (ii) Reported crimes with the number of cases on the decrease mainly included pickpocketing (number of cases had dropped from 35 to 11) and robbery (number of cases had dropped from 11 to 4); and
- (iii) Crimes with the number of cases on the rise mainly included telephone deception.

79. He continued that the Police would keep up the efforts in crime fighting and crime prevention. He also provided supplementary information as follows:

(a) Violent Crime

A homicide case had been recorded in Tuen Mun in June this year. The suspect had been detained on remand pending trial.

(b) Deception

The number of deception cases (including telephone deception cases where culprits impersonating public security officers from the Mainland) recorded during the period from January to July 2015 was 51 more than that of the same period of the preceding year. With a view to combating such crime, the Police would continue to raise the alertness of members of the public through large scale publicity and education initiatives. In cases recorded during the period from June to July 2015, a total monetary loss of about \$5-odd million had been involved. Regarding the three cases recorded during the period from August to 10 September 2015, the victims had not suffered any

monetary loss. The achievement was a result of the concerted efforts of members of the TMDC, members of the Tuen Mun District Fight Crime Committee and the Police. The Police would like to take the opportunity to express its gratitude in this regard.

(c) Triad Related Crime

The increase in triad related crime was mainly due to the stepping up of the Police's enforcement actions against crimes related to narcotics and gambling offences before the summer holiday.

(d) Theft from Vehicle

The Police would continue to step up the patrol of black spots of theft from vehicle cases and actively co-operate with car park operators to prevent crimes.

80. A Member opined that the problem of illegal parking in the district was serious and said that some drivers even parked their vehicles on one-way roads marked with double yellow lines, which forced other vehicles to go in an opposite direction of the traffic. He also noted that some large vehicles (e.g. coaches and container trucks) were parked illegally on Yau Oi Road, Yau Oi Estate at night time which posed danger to nearby residents. To combat this situation, he requested the Police to pay more attention to various black spots of illegal parking in the district (including the area in the vicinity of the petrol station near Hoi Wah Road, Tuen Mun Heung Sze Wui Road, the area from San Tsing Street to San Hui Market, Yau Oi Road in Yau Oi Estate, Road D4 in Lung Mun Oasis and the area in the vicinity of the public transport interchange) and take enforcement actions proactively.

81. A Member wished to know the reasons for the continuous growth in the number of cases of theft from vehicle and missing motor vehicles in the district and the corresponding plans of the Police.

82. A Member said that while the number of telephone deception cases in Tuen Mun District in July was as high as 48, there was a trend of decline in the number of such cases in August and September. He wished to know whether such crime was under control.

83. A Member pointed out that as far as he knew, quite a number of people who had received calls from fraudsters had not reported to the Police as they had not suffered any monetary loss. Therefore, the actual number of deception cases should be higher than that announced by the Police. Moreover, though the alertness of members of the public had been raised after the implementation of large scale publicity initiatives by the Police, he still hoped that the Police could keep alert and consider setting up a dedicated unit to centrally handle such cases.

84. A Member said that recently, there were cases where borrowers who had signed loan agreements without knowing clearly the terms and conditions therein had been charged exorbitant fees by financial intermediaries. He wished to know whether the Police could take follow-up actions and provide referral service when necessary after the victims reported the cases.

85. A Member pointed out that quite a number of staff members of the intermediaries would impersonate bank staff and call the victims. They would also induce the victims to sign relevant documents by claiming that the loan would be provided at a “low interest rate” and their services would be provided on a “no success, no charge” basis. Even though individual victims decided not to apply for the loan, they would suffer monetary loss eventually as the intermediaries would charge them exorbitant administration fees/handling fees on the ground that “the application was not unsuccessful”. In this regard, she hoped that the Police could take follow-up actions and alert the public to the possibility of falling into traps.

86. Mr KO Kim-fung, District Commander (Tuen Mun) (Atg.), Hong Kong Police Force thanked the above Members for their views and gave a consolidated reply as follows:

(a) Illegal Parking

The number of the fixed penalty notice (Pol. 525) issued against parking contraventions in Tuen Mun District during the period from

June to August this year had increased when compared with that of the same period of the precedent year. As at June and July this year, the number of fixed penalty notice issued had risen to 4 541 and 4 4683 respectively when compared with 3 603 and 4 170 in the same period of the precedent year. To alleviate the problem of road obstruction, the Police had stepped up the efforts in combating illegal parking and would continue to vigorously implement the publicity and education initiatives.

(b) Theft from Vehicle

A total number of 13 theft from vehicle cases had been recorded by the Police during the period from June to July this year, among which five had occurred on roadsides, five at car parks and three at open car parks. To combat such crime, the Police had liaised with the relevant trades and car park operators to help them enhance security measures. In addition, since some of the cases had happened during loading and unloading of goods, the Police had reminded members of the relevant trades not to leave any property in the vehicles when loading and unloading goods to avoid giving chances to thieves.

(c) Telephone Deception

To continue the efforts in combating telephone deception, the Police had set up a dedicated unit to coordinate the handling of such cases. With its active promotion and the support from members of the public, the number of cases recorded in August 2015 had decreased significantly. The specific figures would be released in due course.

(d) Intermediaries-related Deception

The Police had paid close attention to such crime and taken follow-up actions after gaining an understanding of the cases. If criminal elements were involved, the Police would take enforcement actions according to the law. For cases involved no criminal element, the Police would explain to people who made the reports the reasons for not handling the cases, and provide advice to them. With a view to combating this kind of deception, the Police would continue to strengthen the publicity and education initiatives concerned.

Members were welcome to provide the Police with any detailed information or intelligence concerning such crime for follow-up actions.

87. The Vice-chairman thanked Mr KO Kim-fung, District Commander (Tuen Mun) (Atg.), Hong Kong Police Force for his reply.

**(d) Signature Projects of the Tuen Mun District**

89. Mr David LAU, District Officer (Tuen Mun), Home Affairs Department, briefed Members on the latest progress of the Signature Projects of the Tuen Mun District:

**(i) Presentation of Papers to the Legislative Council**

The Signature Project Scheme of the Tuen Mun District would be submitted to the Public Works Subcommittee (“PWSC”) of the LegCo in November this year at the earliest for deliberation.

**(ii) Promotion of Youth Development in Tuen Mun**

The Tuen Mun District Office (“TMDO”) had broadly completed the drafting of the Memorandum of Co-operation and would sign with Yan Oi Tong for confirmation after approval from the Home Affairs Department (“HAD”) was sought.

**(iii) Revitalisation of Tuen Mun River and Surrounding Areas**

The term consultant was further deepening the design of the site near Choi Yee Bridge with reference to the test pit results. At the same time, the TMDO was discussing the project details with relevant government departments and the term consultant to prepare the tendering exercise so as to tie in with the project timetable.

89. A Member wished to know about the financial distribution of the

Signature Projects of the Tuen Mun District and requested the Secretariat to email the information concerned to Members before the suspension of the operation of the TMDC.

90. In response, DO(TM) said that the financial estimates of the Signature Projects of the Tuen Mun District had been attached to the paper submitted to the PWSC of the LegCo and uploaded on the homepage of the TMDC. The financial details of the projects would be confirmed after the deepening of the design of the site and the completion of the tendering exercise.

[Post-meeting notes: The PWSC paper which had been uploaded on the homepage of the TMDC and the relevant hyperlink were emailed to Members for reference by the Secretariat on 15 September 2015.]

91. As Members had no further comments or enquiries on the issue, the Vice-chairman thanked DO(TM) for his report.

## **VI. Reports by TMDC Representatives**

92. The Vice-chairman remarked that the Environment, Hygiene and District Development Committee (“EHDDC”) had discussed the development of Area 54 at the meeting held on 10 September this year. During that meeting, the LandsD had pointed out that there were 127 affected households not eligible for PRH rehousing. The EHDDC had expressed concern over the situation and written to the Development Bureau (“DEVB”) to invite its representatives to this meeting. The Secretariat had received a written reply from the DEVB on the day before this meeting which had then been emailed to Members for information. To follow up the issue, the Vice-chairman proposed to discuss the Report of the EHDDC (i.e. Paper No. A53/2015) and Paper No. 1 (distributed at the meeting) which set out the contents of the EHDDC meeting held in September this year before the representatives of major government departments left the meeting. Members agreed to the arrangement.

(i) **The 10<sup>th</sup> Report of the Environment, Hygiene and District Development Committee 2014-2015 (TMDC Paper No. A53/2015) and Paper No. 1 Distributed at the Meeting**

93. Members noted the above report and the paper distributed at the meeting.

94. The Vice-chairman welcomed Mr Tony MOYUNG, Assistant Director (Acquisition), Lands Department and Ms Joyce NG, Chief Estate Surveyor (Acquisition Section), Lands Department to the meeting to brief Members on the latest situation of the rehousing arrangement for the households affected by the development of Tuen Mun Area 54.

95. Mr Tony MOYUNG, Assistant Director (Acquisition), Lands Department said that as development projects involving clearance would easily lead to disputes, a long established system which was fair, just and open as well as a team of experienced and impartial staff were essential in handling such work with a view to offering appropriate assistance to members of the public. At present, there were 92 cases involving applicants ineligible for PRH rehousing that were pending for processing. According to the information provided by the Housing Department, out of the 92 cases, 26 involved applicants who were ineligible for PRH rehousing either because they owned private properties or they were family members of households living in PRH/HOS flats. For the other 40 cases, as the structures involved were confirmed as domestic squatters not surveyed in 1982, the applicants concerned were not eligible for PRH rehousing. In respect of the remaining 26 cases, as the applicants concerned were unable/unwilling to provide information to prove that they had been residing in the structures requiring demolition for two years or above before the commencement of the freezing survey on squatter huts, they were therefore not eligible for PRH rehousing neither. Apart from notifying the aforesaid applicants in writing, the LandsD had also arranged meetings with them to explain the relevant work and arrangement, and offer assistance when necessary. Moreover, the LandsD thanked Members for reminding it of cases involving “fishing in

troubled waters”. The Lands D would pay more attention to such cases and stay vigilant.

96. A Member pointed out that some villagers would find it difficult to provide address proof because they would use other addresses for correspondence purpose as they were unable to receive letters with their own residential addresses. While some villagers were allowed to use the addresses for correspondence purpose as the address proof after explaining the situation to the LandsD, individual villagers still had to provide additional information. In this regard, she hoped that the LandsD could adjust the policy concerned, standardise the criteria for handling cases, formulate an appeal mechanism and consider handling individual cases with discretion with a view to reducing confrontation.

97. A Member said that with the decline of the agriculture industry, some villagers had moved into the non-domestic structures (e.g. pig sheds, pigeon sheds or stores) in the villages. However, they were suspected by the LandsD of moving into the aforesaid structures after knowing the land resumption scheme so as to be eligible for PRH rehousing. She opined that such villagers were not “fishing in troubled waters”, and that the LandsD should handle the cases with discretion and flexibility so that they could live and work in peace and contentment.

98. A Member shared the views of the above Member and opined that instead of relocating the affected villagers to transit centres due to their ineligibility for PRH rehousing, the LandsD should, in a lawful, reasonable and sensible manner, consider relaxing the criteria for PRH rehousing and timely exercise its discretion when necessary to provide a better accommodation for them. For those cases involving “fishing in troubled waters”, she opined that the LandsD should combat them with standardised criteria.

99. The Member who was also the Convenor of the Working Group on the Development and Complementary Facilities in Area 54 said that some villagers had moved into the chicken sheds and pig sheds in the villages for



shelter since 1980s or 1990s, and it had been more than 20 years since their first move-in. Given the poor environment of the chicken sheds and pig sheds, he believed that the villagers would not be willing to live in such adverse environment for more than 20 years just because of the PRH household membership. While opining that the above cases did not involve “fishing in troubled waters”, he said that the LandsD should listen to the views of Members and follow up the cases in a compassionate manner. He also hoped that cases in which applicants had once owned HOS flats would be handled by the LandsD with discretion as most of them had moved into the squatter huts because they had no other alternatives and had experienced immense hardship.

100. Mr Tony MOYUNG, Assistant Director (Acquisition), Lands Department gave a consolidated reply as follows:

- (a) The LandsD would handle the cases concerned in accordance with the “people-oriented” principle and in a lawful, reasonable and sensible manner. Affected villagers would not be rendered homeless;
- (b) Transit centres would be temporarily arranged for households not eligible for PRH rehousing;
- (c) As the aim of the freezing survey on squatter huts carried out by the LandsD in 1982 was to combat the problem of illegal construction or alteration of squatter huts so as to prevent the situation from deteriorating, the acceptance of non-domestic structures as squatter huts for residential use was contradictory to the intent of the survey;
- (d) To be in line with the Government’s principle of effective resource deployment, the LandsD could not imprudently accept rehousing applications where applicants had once owned HOS flats; and
- (e) If the reconsideration of individual applications by the LandsD was deemed necessary, the LandsD would be happy to review such applications according to the existing appeal mechanism. Members could pass the information concerned to the LandsD for follow-up actions.

101. The Vice-chairman thanked Mr Tony MOYUNG, Assistant Director LandsD (Acquisition), Lands Department for his reply and requested the LandsD to consider the views of TMDC.

102. As Members had no further comments, the Vice-chairman announced that the TMDC endorsed the above EHDDC Report and the paper distributed at the meeting.

(ii) **Bus Route Rationalisation**

103. A Member remarked that though the bus route rationalisation scheme had been discussed for a number of times, no proper arrangement had been made. He hoped that the TD could closely monitor the Kowloon Motor Bus Co (1933) Ltd (“KMB”) to avoid the rationalisation scheme not accepted by the TMDC from being bulldozed through during the suspension of the operation of TMDC with the excuse that Members were unable to be consulted. Otherwise, the TD should shoulder the responsibility. He asked the Secretariat to note down the above view.

104. In response, Miss Wendy LEUNG, Chief Transport Officer/NT North West, Transport Department said that regarding issues not yet resolved under the agenda item of the bus route development programme of the current year, the TD would maintain the communication with Members as well as the bus company concerned and take appropriate follow-up actions.

[Post-meeting note: During the period from 18 to 19 September 2015, the KMB and the TD met the Members concerned to listen to their views on issues not yet resolved under the agenda item of the bus route development programme of the current year and explained to them the justification for the implementation of such initiatives and the expected commencement date. The TD and the KMB would closely monitor the demand of passengers after the rationalisation and make adjustments when necessary.]

105. The Vice-chairman thanked Miss Wendy LEUNG, Chief Transport

Officer/NT North West, Transport Department for her reply. He also took the opportunity to express his gratitude to the representatives of major government departments for attending the last meeting of the current-term TMDC, and thanked them for their efforts in working closely with the TMDC to serve Tuen Mun residents efficiently.

## **VII. In-house Matters**

### **(a) Accession/Withdrawal of Members to/from Committees or Working Groups under Tuen Mun District Council**

106. The Secretary reported that Ms SO Ka-man had joined the Commerce, Industry and Housing Committee (“CIHC”) on 3 August 2015.

### **(b) Position of TMDC Funds as at 31 August 2015 (TMDC Paper No. A47/2015)**

107. Members noted the above paper.

### **(c) DC Funds Applications (Projects Held or Commenced in February 2016)**

### **(d) DC Funds Applications (Projects Held or Commenced between November 2015 and March 2016)**

### **(e) DC Funds Applications (Projects Held or Commenced between March 2016 and February 2017) (TMDC Paper NO. A48 to A50)**

108. Members noted the above three papers.

109. The Vice-chairman said that to avoid conflict of interest, any Member who found himself/herself involved in DC funds applications being discussed at the meeting should refrain from speaking. Any Member who wished to speak or vote in respect of the funding applications in which he/she was involved should obtain his prior approval.

110. The Vice-chairman continued that according to the requirements of the HAD, the DCs should not commit items of expenditure extending beyond their existing term. Therefore, only in-principle support could be given in respect of funding applications contained in Paper No. A48. The applications concerned would be subject to confirmation at the first meeting of the new-term TMDC. In this regard, a total allocation of \$357,600 to the two funding applications contained in the paper had been recommended by the Secretariat.

111. As Members had no further comments, the Vice-chairman announced that the TMDC supported in principle the DC funds applications contained in Paper No. A48.

112. The Vice-chairman said that in respect of a cross-term DC funds application involving funding of more than \$100,000 contained in Paper No. A49, an allocation of \$177,000 to the application had been recommended by the Finance, Administration and Publicity Committee. According to the funding criteria of the HAD, the DCs should not commit items of expenditure extending beyond their existing term. However, projects endorsed by the current DCs which had started in their existing term but straddled the first three months of the new term were not subject to the endorsement of the new DCs.

113. As Members had no further comments, the Vice-chairman announced that the TMDC endorsed the DC funds applications contained in Paper No. A49.

114. The Vice-chairman said that similar to the arrangement for funding applications contained in Paper No. A48, only in-principle support could be given to the funding applications contained in Paper No. A50. The applications concerned would be subject to confirmation at the first meeting of the new-term TMDC. In this regard, a total allocation of \$5,173,579 to the three funding applications contained in the paper had been recommended by the Secretariat.

115. As Members had no further comments, the Vice-chairman announced that the TMDC supported in principle the DC funds applications contained in Paper No. A50.

(f) **Reports by Committees**  
**(TMDC Paper Nos. A51, A52 and A54 to A56 and Paper Nos. 2 and 3**  
**Distributed at the Meeting)**

116. Members noted the above five reports and the two papers distributed at the meeting.

117. The Vice-chairman remarked that Paper No. A53 (i.e. the Report of the EHDDC) had been endorsed earlier at the meeting. He continued that the above five reports contained contents of the meetings of the respective committees held between July and August this year. While the EHDDC had held a meeting in September this year, two other committees had also held a meeting a week before the full council meeting. The two reports prepared by the Secretariat accordingly had been distributed to Members for information earlier at the meeting.

118. The Assistant District Officer (Tuen Mun)<sup>1</sup>, Home Affairs Department added that as mentioned in paragraph 12 under the heading “Report of the Working Group on Tuen Mun Large Scale Festive Displays and Lighting Decorations 2015-2016” of the Report of the District Facilities Management Committee (“DFMC”), the Working Group had held a meeting on 9 September this year to discuss the selection of the contractor for lighting decorations.

After the completion of the procedures concerned, the Working Group had confirmed that Chu Shing Electrical Co Ltd had been selected as the contractor of the project. The Secretariat had emailed the results to the members of the Working Group and the DFMC on 14 September this year.

119. A Member pointed out that at the EHDDC meeting held on 10 September this year, a site visit to the sludge incinerator in Tuen Mun District had been mentioned. The meeting had also agreed that the site visit should be conducted within September this year. She wanted to know the latest situation of the arrangement.

120. The Member who was also the Chairman of the EHDDC said that since it was not appropriate for the current-term Members to join activities in their own capacity during the suspension of the operation of the TMDC, he had suggested the EPD to conduct the visit in late September this year. The EPD had contacted him over the date and details of the visit a few days before the meeting. An announcement would be made when further information was available.

121. The Vice-chairman asked the above Member to inform the Members concerned, through the Secretariat, of the date of visit after it was confirmed.

122. A Member enquired about the reasons for not including the reports of the working groups under the TMDC in the agenda and expressed the hope to follow up the work of the Working Group on the Revitalization of Castle Peak Bay (“WGRCPB”). He said that while the embarking and disembarking of the fishermen of Castle Peak Bay at the pier as well as the complementary facilities had mainly been discussed at the meeting of the WGRCPB held on 13 May this year, the revitalisation of the Seafood Street of Sam Shing and the tourism industry had not been followed up. In addition, since the WGRCPB had not held the second meeting, the minutes of the aforesaid meeting had not been confirmed. He expressed regret over the situation. Previously, he had suggested that the work of the WGRCPB could be followed up by the CIHC and its Working Group on Economic Development in Tuen Mun. However, after the voting, the TMDC had decided that the WGRCPB

should be retained. He also regretted that the WGRCPB had not followed up the work concerned.

123. In response, the Member who was also the Convenor of the WGRCPB said that the WGRCPB had, after its May meeting, submitted the work report to the full council meeting of the TMDC in accordance with the procedures. Therefore, he disagreed to the allegation made by the above Member. He also said that the work concerned was successful as the seafood and tourism industries had grown prosperously since the completion of the Castle Peak Bay Seafood Street “Pai Lau” in 2011, and quite a number of tourists and residents had visited the Castle Peak Bay Waterfront Promenade (“the Promenade”) after its commissioning. In addition, since the construction works of the Promenade had been delayed and the WGRCPB could commence the work concerned only after the completion of the construction works, no meeting had been held while the works had been in progress.

124. The Secretary pointed out that the four working groups under the TMDC (i.e. the Working Group on Development and Planning of Tuen Mun District, the Working Group on Tuen Mun Major Activities, the Working Group on Community Crisis Management and the WGRCPB) would hold meetings according to their needs and submit the work reports to the full council meeting of the TMDC after their respective meetings. Since the above four working groups had not held any meeting between August and September this year, the item concerned had not been included in the agenda of the meeting. The minutes which had not been confirmed would be circulated to Members concerned by the Secretariat for confirmation.

125. A Member remarked that the WGRCPB had only held one meeting during the current term. It was disappointed that the minutes of that meeting had not been confirmed and the public could not inspect them at the webpage of the TMDC. He agreed to the arrangement of the Secretariat to confirm the minutes by circulation with a view to providing the minutes of meetings of all working groups for public inspection during the current term of the TMDC.

126. As Members had no further comments, the Vice-chairman announced that the TMDC endorsed the above five reports and the two papers distributed at the meeting.

(g) **Can the Tuen Mun District Council make any improvements!?**  
**(TMDC Paper No. A57/2015)**

127. The Vice-chairman said that the paper aimed at putting forward some views on the work of the TMDC for Members reference. He, as the Vice-chairman, hoped that the next-term TMDC could do a better job, achieve more and enhance the well-being of Tuen Mun residents.

128. The Member who submitted the paper said that he had served the public as a District Councillor for 30-odd years. This paper which aimed at expressing his expectation for the new-term TMDC was the last discussion paper he submitted to the TMDC meeting. He hoped that each elected member would do his/her best to serve the residents, to attend meetings punctually and to participate in the discussion actively. Moreover, he hoped that the problem of concentration of power would not occur in the TMDC again. He also hoped that the Member who had undergone a surgery would not be overloaded due to the taking up of office of the chairman of the committee as well as the convenor of a number of working groups.

129. A Member said that he believed that the paper only expressed the personal views of the Member who submitted it, and most of the contents were untrue and should not be discussed by the TMDC anymore. In addition, the Member who submitted the paper had, in quite a number of occasions, put on an impatient and scornful look when other Members were speaking, which was disrespectful to them. In this regard, he hoped that members of the new-term TMDC would respect each other and “look at the matter itself rather than the people involved” during discussions.

130. A Member pointed out that he disagreed with the paper that cultural, recreational and sports activities had not been organised at Tin Hau Temple



Plaza in a persistent manner. In fact, apart from being used as a venue for holding activities in celebration of the Tin Hau Festival, the Tin Hau Temple Plaza had also been rented by other bodies (e.g. Tuen Mun Respect for the Aged and Tuen Mun District Women's Association Ltd) to organise activities. Moreover, it was believed that after the completion of the Tuen Mun River pedestrian bridge, the Tin Hau Temple Plaza would be more accessible and more residents could enjoy its facilities.

131. The Member who submitted the paper thanked the above Members for their response and opined that the new-term TMDC should further optimise the works projects and improve the existing parliamentary culture. He also said that though he would not run for the coming District Council Election, he would continue to monitor the operation of the TMDC through other channels.

#### **VIII. Any Other Business**

##### **(a) Castle Peak Bay Waterfront Promenade**

132. A Member expressed the hope that the next-term TMDC could follow up the management of the Promenade, particularly the hygiene and nuisance issues that might be brought along with the increasing number of bicycles, dogs and anglers.

133. The Vice-chairman thanked the above Member for his views and asked the Secretariat to note them down.

##### **(b) Thank You Letter to the Chairman of the Tuen Mun District Council**

134. A Member said that the Chairman of the TMDC had served the Tuen Mun District since 1982 and had led the TMDC in tackling different issues effectively. He felt sorry that the Chairman could not attend the last meeting of the current-term TMDC and suggested that a thank you letter in

the name of all Members should be sent to him to convey Members' gratitude and regards. The TMDC endorsed the suggestion.

[Post-meeting notes: The letter was sent on 18 September 2015.]

135. The Vice-chairman remarked that as this was the last meeting of the current-term TMDC, he would like to take the opportunity to thank all fellow Members for their dedication in performing the duties of TMDC and serving the residents of the district. He also wanted to thank the representatives of the government departments and the Tuen Mun District Council Secretariat for their efforts and contribution in helping the TMDC to enhance the livelihood of the local community during the past four years.

136. As Members had no further comments, the Vice-chairman declared the meeting closed at 3:44 pm.

Tuen Mun District Council Secretariat

Date: 6 November 2015

## 屯門40區及46區和毗連地區規劃及工程研究 Planning and Engineering Study for Tuen Mun Areas 40 & 46 and the Adjoining Areas

屯門區議會會議  
Tuen Mun District Council Meeting  
15.9.2015



## 背景 Background

### 興建中的屯門至赤鱸角連接路 Tuen Mun – Chek Lap Kok Link (TM-CLKL) under construction

- 40區及46區的可達性將大大提升  
Enhanced accessibility of Tuen Mun Areas 40 and 46

### 研究目的 Study Objectives

- 建議合適的土地用途和發展參數  
To formulate appropriate land uses and development parameters
- 擬備《建議發展大綱圖》及《發展藍圖》  
To produce Recommended Outline Development Plan and Recommended Layout Plans



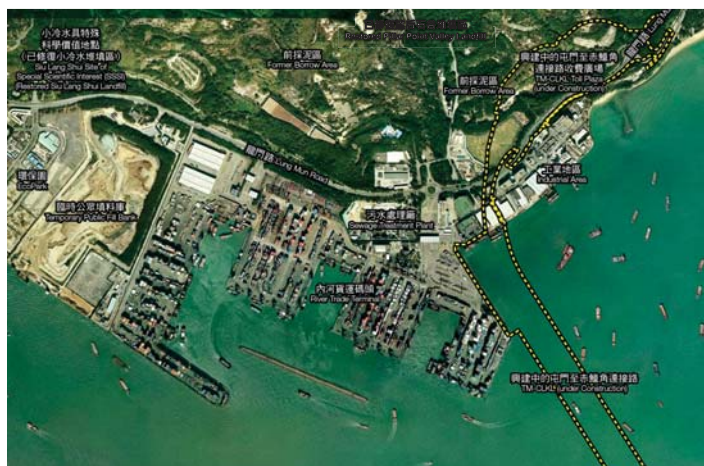
2

## 研究計劃 Study Programme



3

## 現況 Current Condition



4

## 具發展潛力區 Potential Development Areas (PDAs)

- 四幅土地納入為「具發展潛力區」，總面積約50公頃  
4 PDAs with a total area of about 50 hectares



5

## 規劃要素－機遇 Planning Considerations - Opportunities



6



## 規劃要素－限制

### Planning Considerations - Constraints



7

## 願景及指導原則 Vision and Guiding Principles

### 願景 Vision

利用新道路和發展項目所帶來的地理優勢、更佳的交通連接及橋頭經濟的契機，開拓屯門40區及46區為新界西北的一個主要經濟活動區。

To transform Tuen Mun Area 40 and 46 into a major economic activity area in Northwest New Territories, capturing the geographical advantage, enhanced accessibility and opportunity of bridgehead economy brought by new road infrastructure and development projects.

### 指導原則 Guiding Principles

加強屯門西的策略性角色  
Enhance the Strategic Role of Tuen Mun West

顧及環境及生態考慮  
Respect Environmental and Ecological Considerations

與周邊的現有工業用途產生協同效應  
Create Synergy with Surrounding Industrial Uses

建立可持續發展的環境  
Create a Suitable Environment

避免不良的交通影響  
Avoid Negative Traffic Impact

8

## 其他曾考慮的用途

### Other uses that have been considered

#### 住宅用途 Residential Use

- 特殊工業和未來道路基礎設施帶來的車流，會產生負面空氣質素影響  
Adverse air quality from special industries and vehicular traffic flow from future road infrastructure
- 24小時運作的內河貨運碼頭會造成負面噪音影響  
24-hour operated River Trade Terminal would induce adverse noise impact



#### 與旅遊相關的用途 Tourism-related Use

- 空氣質素及交通噪音影響局限了與旅遊相關的發展  
Air quality and traffic noise impacts limit tourism-related uses.
- 擬議的土地用途更能充分發揮這區的地理優勢  
Proposed land use could better capitalize on the geographical advantage of this area



9

## 擬議土地用途

### Proposed Land Use



10

## 擬議土地用途

### Proposed Land Use

#### 擬議發展主題 Proposed Development Theme

- 適合發展為一個現代物流/環保工業樞紐  
Suitable to be developed as a modern logistics/green industry hub
- 善用地理優勢  
Capture geographical advantage
- 應用地區的需求  
Address the demand for sites
- 為屯門區及本港創造就業機會  
Create job opportunities for Tuen Mun District and the Territory



11

## 擬議土地用途

### Proposed Land Use

#### 擬議發展規模 Proposed Development Scale

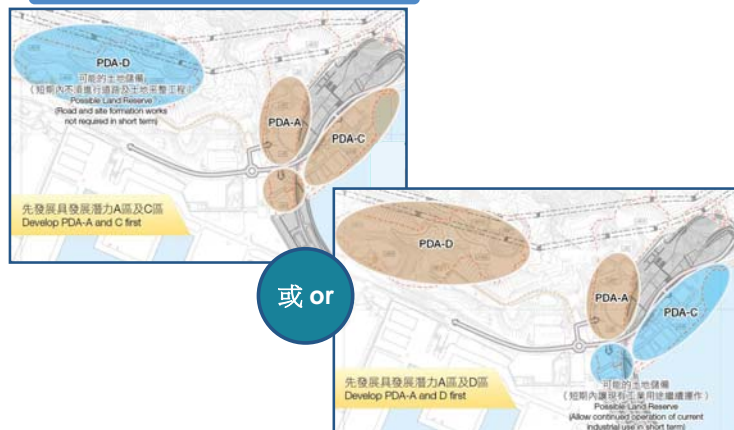
- 建議地積比率：4倍（約6至8層高）  
Proposed Plot Ratio: 4 (about 6 to 8 storeys high)
- 道路容量限制：分期發展  
Road capacity constraint : Phase development
- 預計可先發展土地面積：約10公頃  
Estimated developable land: about 10 ha
- 預計可提供總樓面面積：約400,000平方米  
Estimated GFA: about 400,000m<sup>2</sup>
- 預計可創造的就業機會：約9,500個  
Estimated job opportunities to be created: about 9,500 jobs



12

## 擬議土地用途 Proposed Land Use

### 擬議發展策略 Proposed Development Strategy



13

## 第一階段社區參與活動

### Stage 1 Community Engagement Programme

- 為期兩個月  
Two months
- 諮詢屯門區議會、屯門鄉事委員會、城市規劃委員會、相關持分者及專業團體  
Consult Tuen Mun District Council, Tuen Mun Rural Council, Town Planning Board, relevant stakeholders and professional institutes
- 社區工作坊  
Community Workshop
- 歡迎於2015年11月16日之前  
遞交意見  
Please send us your view  
on or before 16 November 2015

#### 社區工作坊 Community Workshop

2015年10月24日 (星期六)  
24<sup>th</sup> October 2015 (Saturday)

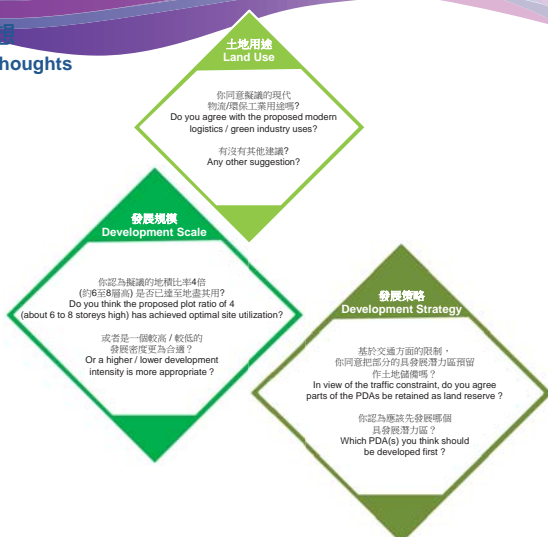
下午2時至5時  
2:00 p.m. - 5:00 p.m.

蝴蝶灣社區會堂  
新界屯門蝴蝶邨地下  
Butterfly Bay Community Hall  
G/F, Butterfly Estate,  
Tuen Mun, New Territories



14

## 再想一想 Further Thoughts



15

多謝  
Thank You