

Summary of Minutes of the 4th Meeting of Tuen Mun District Council
(2012-2015)

Meeting

The Tuen Mun District Council (TMDC) held its fourth meeting on 8 May 2012.

Meeting between Director of Home Affairs and Tuen Mun District Councillors

2. Director of Home Affairs Mrs Pamela TAN attended TMDC's meeting and briefed Members on the visions of Home Affairs Department (HAD) using the theme "People-centred: Principles and Practices", and invited Members to express their views on ways of strengthening district administration. Members gave opinions and made enquiries about HAD's work in Tuen Mun which included: meeting between DHA and Leisure and Cultural Services Department (LCSD) to discuss about placing recreational venues (including Tuen Mun Town Hall) under management of respective District Councils, calling for organization of forums on district facilities works for nine districts in the New Territories by the HAD, provision of more community halls/centres in Tuen Mun, speeding up "urban-rural integration", disclosure of the programmes of Tuen Mun River Works Stage II, and closely monitoring of the large numbers of temples and unlawful private columbaria found on government land or illegal structures in Tuen Mun District. DHA gave detailed responses.

Meeting between Permanent Secretary for Education and Tuen Mun District Councillors

3. Permanent Secretary for Education Mrs TSE LING Kit-ching attended TMDC's meeting and briefed Members on various aspects of work of the Education Bureau including government's determination and commitment to education, secondary education, primary education and pre-school education in Hong Kong. Members gave views and enquired the work of the Bureau which included: provision of 15-year free education, allocation of more resources to monitor the price of textbooks and develop electronic books, allocation of more resources to support non-Chinese speaking students, enriching the content of national education and Chinese history in the curriculum, better utilization of vacant schools by the government, monitoring of

priority admission policy and scholarship provided by Harrow International School Hong Kong, increase in government subsidy to schools and strengthening support to teachers, review of the content of Liberal Studies subject, earliest implementation/implementation in phase of small classes in secondary schools, deduction of number of lessons and stopping of school culling, and long-term consideration to be given to possible schooling of more than 100,000 children in Hong Kong who were not born to Hong Kong parents. Mrs TSE gave detailed responses.

Development of Columbarium Facilities in Tuen Mun

4. Representatives of Food and Environmental Hygiene Department (FEHD) and AECOM (Consultancy Firm) attended TMDC's meeting and briefed Members on the traffic impact assessment report with regard to the proposed columbarium facilities in Tsang Tsui Ash Lagoons, Lung Kwu Tan, Tuen Mun.

5. Most Members supported the proposed columbarium facilities in Tsang Tsui and expressed their views and concerns which included: potential impact of the columbarium facilities in Tsang Tsui on the traffic, calling for improvement of the traffic supporting facilities, taking forward the construction plan of columbarium in Tsang Tsui as soon as possible, announcement of the timetable of the construction plan of columbaria across the territory, traffic impact assessment report being too generalized, calling for taking feng shui into account in designing columbarium facilities by FEHD.

6. The representative of the FEHD responded to every item and said that if the DC agreed the proposed construction of columbarium facilities in Tuen Mun in principle, the FEHD would commence design immediately and rezone the land use of the ash lagoons to release the original site of the columbarium facilities in Area 46 in Tuen Mun for other use. The Chairman pointed out that the planning of Area 46 in Tuen Mun was pegged to sludge treatment facilities and not the columbarium facilities.

7. Having discussed, the DC supported government's proposal to construct columbarium facilities in Tsang Tsui in principle but the works was not pegged to the planning of Area 46 in Tuen Mun, while the DC would not support the proposal if the

government did not agree to link Lung Kwu Tan Road to Nim Wan, Pak Nai and Lau Fau Shan.

Planning and Engineering Study for Areas 40 and 46, Tuen Mun

8. Representatives of Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) attended DC's meeting and briefed Members on the latest development of the planning and engineering study for Areas 40 and 46, Tuen Mun.

9. A Member called for a comprehensive re-planning for the two areas to become quality residential/commercial areas. Another Member enquired about the scope, time and cost of the study and hoped that the departments could explain them in details.

10. The representative from the CEDD said that under the Ordinance, an environment impact assessment (EIA) had to be carried out for a site of over 20 hectares in size under study to assess the impact of the works on various aspects including air, noise and traffic of the area. Since EIA took time and incurred consultancy fee and the study included two rounds of consultation, the study took longer time and incurred higher fee. Pending the commencement of the study and availability of more information, the CEDD would report to the DC. The representative of the PlanD said that the valuable opinion of DC Members would be recorded and submitted to the consultancy firm for further study.

11. Having discussed, the DC agreed to the proposed planning and engineering study for Areas 40 and 46 in Tuen Mun and hoped that the study would be taken forward as soon as possible.

Consultation on the Amendments to the approved Tuen Mun Outline Zoning Plan

12. The Chairman said that at the first meeting of the Working Group on Development and Planning of Tuen Mun District on 11 April, Members discussed the

item and enquired about the proposed amendment of rezoning the site of an abandoned bus depot to “Comprehensive Development Area (CDA)”. As there was no representative from Transport Department to give clear explanation, the Working Group thus agreed to submit the relevant paper to the TMDC for further discussion.

13. The representative from PlanD said that it would reflect to the Town Planning Board (TPB) Members’ concerns and views, raised in the meeting, about potential problem of rezoning of a site in Area 9 to the west of the West Rail Tuen Mun Station from “Industrial” to “Comprehensive Development Area” for business use. In addition, the amendments made to the approved Tuen Mun Outline Zoning Plan was exhibited under Section 5 of the Town Planning Ordinance for public inspection for a period of two months from 23 March 2012 until 23 May 2012. During the exhibition period, the public might make representations with regard to the amendments in writing to the TPB.

14. The representative from the TD said that she noted that Members had deep concern about the proposed rezoning of the sites in TMTLs 81 and 82 in Area 9, Tuen Mun from bus depot to CDA and wished to clarify that the re-zoning proposal was not initiated by TD or the bus company but by the PlanD with a view to improving the land use of that area in the long run. At present, the bus company did not have any redevelopment or removal plan as to the two bus depots in Area 9, Tuen Mun.

15. Members then gave their views about the proposed amendments and made enquiries. They included: collusion between the government and the company as the government still identified a park lot for the bus company even though knowing that the bus company leased the land, on which the bus depot located, for profit, and as such, the TD was obliged to follow up the case, pointing out that should the bus company ask the government to provide land for parking buses in future, the Lands Department should not lease the land under short-term tenancy, desiring to know that if the government would have a blueprint for the long-term comprehensive planning for the factory area, suggesting the department to clarify which party initiate the application for the change of land use, requesting the department to explain if the purchasing price of the lot was part of the operating cost, and wishing to know about the removal plan

after the commencement of the works project of the sports ground in Area 16, Tuen Mun. Representatives from the PlanD, TD and Lands Office gave responses to the above views and enquiries.

16. Having discussed, the TMDC agreed to write to incumbent Chief Executive, Chief Executive-elect and the TPB to express its opposition to the proposed amendments with regard to TMTLs 80, 81 and 82 as shown in Plan 1 “Amendments to Tuen Mun Outline Zoning Plan No. S/TM/28-A1-A6” and requested the administration to clarify the concerns raised by Members.

(Post-meeting notes: The letter was sent on 22 May.)

Annual Work Plan of Regional Office (New Territories North West), Community Relations Department, ICAC 2012-13

17. A representative of Independent Commission against Corruption (ICAC) attended TMDC’s meeting and briefed Members on the work plan of the ICAC from 2012 to 2013.

18. The Chairman said that the ICAC planned to invite TMDC and TMDO to co-organize a programme entitled “Integrity across the Ages” to promote integrity in Tuen Mun during 2012-13, and invited local organizations as co-organizers/supporting organizations. The programme would feature various types of activities to promote youth moral education and to implant values of integrity and impartiality among families with a view to nurturing a generation of integrity. In the past few years, the TMDC and ICAC organized similar activities and the FAPC agreed to reserve \$50,000 at its meeting held on 13 April for organizing the programme. The TMDC agreed to the above arrangement.

19. The representative from the ICAC said that the ICAC would continue to report the progress of the programme and listen to TMDC’s views about the programme at SSC’s meetings.

Secretariat, Tuen Mun District Council

1 June 2012