

Summary of Minutes of the 7th Meeting of Tuen Mun District Council
(2012-2015)

Meeting

The Tuen Mun District Council (TMDC) held its seventh meeting on 6 November 2012.

Meeting between Director of Housing and Tuen Mun District Councillors

2. Director of Housing Mr D W PESCOD attended TMDC's meeting. He briefed Members on the work of Housing Department (HD) and listened to the views of Members on items of concern of local community.

3. Several Members gave opinions and made enquiries about HD's work in Tuen Mun which included: (1) TMDC and residents of Siu Hong Court had all along supported in principle the public housing development. However, there were always unnecessary conflicts as the ancillary facilities could not meet the need of the residents. Residents of Siu Hong Court would continue to strongly request for the provision of a community hall and construction of a footbridge across Tsing Lun Road at Siu Hong Road at Site 2 in Tuen Mun Area 54; (2) HD should consider revising the application criteria of the Express Flat Allocation Scheme and processing cases of repeated applications with discretion; (3) it was hoped that HD would provide more opportunities for green form applicants to purchase Home Ownership Scheme (HOS) flats in the secondary market so that more public rental housing (PRH) tenants could realize their aspiration for home ownership; (4) HD should bring the density standard adopted for existing PRH tenants in line with that for new PRH tenants to alleviate conflicts; (5) when engaging service contractors, HD should not only adhere to the principle of awarding contracts to the lowest bidders, but also consider their capacity and quality; (6) whether HD would outsource the management of the newly completed PRH estates/HOS courts to organisations like the Link Management Limited; (7) reflecting the problem concerning the specifications of Po Tin Estate in Tuen Mun; (8) objection to the sale of PRH flats by the Government; (9) request for expeditious

follow-up action on the tree problems in the district by HD; and (10) request for follow-up action on the progress of the maintenance works being carried out in the toilet of On Ting/Yau Oi Community Centre. Mr PESCOD gave detailed response.

Meeting between Director of Civil Engineering and Development and Tuen Mun District Councillors

4. Director of Civil Engineering and Development Mr C K HON attended the meeting. He briefed Members on the work of the Civil Engineering and Development Department (CEDD) and listened to the views of Members on items of concern of local community. A Member took the opportunity to praise CEDD for its efforts made in slope reinstatement. Another Member commended that officers responsible for the Greening Master Plan for the New Territories had done a good job.

5. Several Members gave opinions and made enquiries about CEDD's work in Tuen Mun which included: (1) request for the optimisation of community and ancillary facilities of Site 2 in Tuen Mun Area 54, and reiteration of the proposal of building a footbridge linking to the public transport interchange at the north of the West Rail at Site 2 in Area 54; (2) CEDD should step up efforts to follow up on the Tuen Mun River Beautification Scheme; (3) request for expeditious commencement of the project of Tuen Mun cycle track; (4) CEDD should carry out greening works at the hillsides of Tuen Mun Road to beautify Tuen Mun District; (5) CEDD should consider developing the surrounding area of the quarry site in Tuen Mun and build a flyover at Lam Tei Roundabout to provide direct access to So Kwun Wat; and (6) coverage of the consultation on Hung Shui Kiu New Development Area should be extensive, and views of environmentalists and people who were unable to obtain information on consultation through normal channels should also be taken into account. Mr HON gave detailed response.

Development of Columbarium Facilities in Tuen Mun

6. The Chairman pointed out that at the meeting held in May, representatives of the Food and Environmental Hygiene Department (FEHD) and the consultant had briefed

Members on the findings of the traffic impact assessment regarding the proposed columbarium facilities at Tsang Tsui Ash Lagoons in Tuen Mun and invited Members' views on the proposal. As most of the Members had expressed support to the proposed construction of columbarium facilities in Tsang Tsui by the Government, TMDC had agreed in principle to the project and stated that it would not be tied with the planning of Tuen Mun Area 46.

7. The representative of the Food and Health Bureau (FHB) expressed gratitude to TMDC for its support-in-principle for the construction of columbarium facilities at Tsang Tsui in Tuen Mun by the Government at the meeting held in May. She remarked that in view of Members' concern about the traffic issue, FHB had reflected their opinions within the Government. In response to the request of Members and TMDO, FHB had seek ways to avoid causing congestion to the area near Lung Kwu Tan which might possibly be resulted from traffic accidents at the section of a dual two-lane carriageway of Lung Mun Road near Castle Peak Power Station. Moreover, the Government would at least widen that road section by an additional lane to diverse the vehicular traffic flow heading for the new columbarium. To address TMDC's concern and to minimize the impact on Tuen Mun residents, FEHD would implement the niches allocation exercise in phases. It would also closely monitor the traffic condition during the two ancestor worshipping seasons in Spring and Autumn after each phase and adjust the allocation strategy as appropriate and necessary.

8. Representatives of the architectural consultant and traffic consultant briefed Members on the preliminary conceptual design of the proposed columbarium at Tsang Tsui Ash Lagoons in Tuen Mun and responded to Members' previous concern about the impact of the new columbarium facilities on the traffic condition of Tsang Tsui. The representative of FHB supplemented that if support from TMDC could be secured, FHB would activate the relevant planning procedure and prepare the draft outline zoning plan in 2013 so as to commence the funding application procedure in 2014.

9. Members then gave opinions and made enquiries which included: (1) request for expeditious provision of columbarium facilities by the Government; (2) comments on the traffic impact assessment report; (3) request for improvement of traffic ancillary

facilities; (4) more niches should be provided; and (5) the preliminary conceptual design of the columbarium should be optimised. Representatives of the Departments and consultants responded to each item accordingly.

10. After discussion, a Member suggested that TMDC should support in principle the construction of columbarium facilities at Tsang Tsui by the Government. He also made a number of suggestions regarding the planning of transport facilities mentioned in the paper, and requested the Government to clarify the development of a site of unspecified use next to Tsang Tsui to allay TMDC's concern. A Member hoped that the Authority could consider developing the site of unspecified use as high-end properties and seek TMDC's comments again after the aforesaid issue was addressed. Another Member suggested that TMDC could support the Authority in going through the statutory planning procedure. However, TMDC should be consulted again before funding application based on the paper was made to the Finance Committee (FC). If the Government insisted on not adjusting the plan in accordance with TMDC's request, TMDC could reflect its views to the Legislative Council which was responsible for examining and approving the funding application.

11. The representative of FHB said that she noted that areas near Tsang Tsui had their own intended purposes but it was inappropriate for her to explain their future development on behalf of other Government departments. Notwithstanding this, she suggested that Members could follow up on the issue at the meeting of Tuen Mun Development Liaison Working Group as they would meet representatives of the Environment Bureau during the meeting. She continued that the Government would, in response to TMDC's suggestion, activate the relevant statutory planning procedure in mid-2013 and report to Members the progress of the follow-up action on items of concern of TMDC. The Government would then submit funding application to FC in mid-2014.

12. The Chairman reiterated that next time when FHB reported to TMDC the progress of the follow-up action on items of concern, it should be to the satisfaction of Members. Otherwise, TMDC would reflect its views to Legislative Council when the funding application was submitted to FC by FHB in mid-2014.

Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas

13. Representatives of CEDD and the Planning Department (PlanD) attended the meeting. They briefed Members on the Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas (the Study) with a view to enlist Members' support to include a plot of land near Siu Lang Shui in the Study as a new potential development area (PDA).

14. Several Members opined that TMDC had been very concerned about the development of Tuen Mun Areas 40 and 46 and had strongly supported the direction of study to initiate development for purposes which were less sensitive to air quality and traffic noise such as commercial, science park/industrial estate, higher education institution and logistics uses in PDAs. A Member commented that the progress was too slow as the Study would not commence until mid-2013 and the report would only be available after two years' time, and suggested to speed up the development.

15. Several Members gave opinions and made enquiries on the planning issue which included: (1) the Government should consider the planning of rail development in Tuen Mun Areas 40 and 46 to extend the airport railway to Tuen Mun; (2) caution should be exercised in planning the PDA-D to avoid causing disturbance to the butterfly ecology nearby. Moreover, a butterfly house and an environmental-friendly hotel could be built next to the butterfly habitat to have less opposing voice from environmentalists; (3) calling on the Government to consider providing recreational facilities like camp sites and youth hostels in Tuen Mun Areas 40 and 46; (4) the Government should make good use of the advantage of Tuen Mun Area 38 by developing high value-added industry in the area with a view to enhance its development potential. It should also consider developing high-end commercial zones and industrial zones in "PDAs-B and C" and "PDA-D" respectively so as to provide more job opportunities for the local community; and (5) calling on the Government to propose to the Central Authorities the plan of developing Tsing Shan Firing Range by Tuen Mun District. Representatives of the Departments responded accordingly.

16. The Chairman said that while TMDC was very satisfied with the plan, there was room for improvement. He suggested that coverage of the areas could be further extended. In response, the representative of PlanD said that PDAs-A, B, C and D mentioned in the paper were only the key development sites designated by the Department and areas nearby would also be covered by the Study.

Secretariat, Tuen Mun District Council

4 December 2012