

**Minutes of the 11<sup>th</sup> Meeting of  
the Tuen Mun District Council**

Date: 6 July 2021 (Tuesday)

Time: 2:31 p.m.

Venue: Tuen Mun District Council (“TMDC”) Conference Room

<u>Present:</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
Ms CHAN Shu-ying, Josephine (Chairman)	2:30 p.m.	End of meeting
Mr WONG Tan-ching (Vice Chairman)	2:30 p.m.	End of meeting
Ms KONG Fung-yi	2:30 p.m.	End of meeting
Mr CHAN Yau-hoi, BBS, MH, JP	2:30 p.m.	5:30 p.m.
Ms WONG Lai-sheung, Catherine	2:30 p.m.	End of meeting
Ms HO Hang-mui	2:30 p.m.	End of meeting
Mr LAM Chung-hoi	2:30 p.m.	5:04 p.m.
The Hon LAU Ip-keung, Kenneth, BBS, MH, JP	2:30 p.m.	2:55 p.m.
Ms CHU Shun-nga, Beatrice	2:30 p.m.	End of meeting
Ms SO Ka-man	2:30 p.m.	End of meeting
Mr YEUNG Chi-hang	2:30 p.m.	End of meeting
Mr YAN Siu-nam	2:30 p.m.	End of meeting
Mr WONG Tak-yuen	2:45 p.m.	End of meeting
Mr MO Kwan-tai, Michael	2:30 p.m.	End of meeting
Mr HO Kwok-ho	2:30 p.m.	End of meeting
Mr LAM Ming-yan	2:30 p.m.	End of meeting
Mr LAM Kin-cheung	2:30 p.m.	End of meeting
Mr CHOW Kai-lim	2:30 p.m.	End of meeting
Mr CHEUNG Kam-hung, Kenneth	2:30 p.m.	End of meeting
Mr LEUNG Ho-man	2:46 p.m.	End of meeting
Mr WONG Hung-ming	2:30 p.m.	End of meeting
Mr TSANG Chun-hing	2:30 p.m.	End of meeting
Mr TSANG Kam-wing	2:30 p.m.	End of meeting
Mr YAN Pui-lam	2:30 p.m.	End of meeting
Mr POON Chi-kin	2:30 p.m.	End of meeting
Mr LAI Chun-wing, Alfred	2:30 p.m.	End of meeting
Mr LO Chun-yu	2:38 p.m.	End of meeting
Ms LAI Ka-man	2:50 p.m.	6:00 p.m.
Ms LAW Pei-lee	2:33 p.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:

Mr LEE Ka-wai

TMDC Member

By Invitation:

Ms IP Chor-ki

District Intelligence Section (Tuen Mun), Hong Kong Police Force

Mr Alexander MAK

Senior Town Planner/Tuen Mun 2(Acting), Planning Department

Mr Keith FUNG

Assistant Town Planner/Yuen Long West 5, Planning Department

Mr Thomas CHAN

Chief Engineer/Housing Projects 2, Civil Engineering and Development Department

Ms Iris LEUNG

Senior Engineer/1, Civil Engineering and Development Department

Mr Jerry LAW

Engineer/5, Civil Engineering and Development Department

Mr Barry LAM

Senior Planning Officer 4, Housing Department

Ms Mina CHIANG

Architect 21, Housing Department

Mr Edwin LO

Project Manager, Binnies Hong Kong Limited

Ms Esther TONG

Principal Environmental Scientist, Binnies Hong Kong Limited

Mr Edmond CHU

Technical Director, MVA Hong Kong Limited

Mr Kathy LI

Principal Traffic Engineer, MVA Hong Kong Limited

Mr TSE Sai-kit

Alliance for the Concern over Columbarium Policy, Convener

In Attendance:

Ms FUNG Ngai-wai, Aubrey

District Officer (Tuen Mun), Home Affairs Department

Ms LEUNG Chue-kay, Koronis

Assistant District Officer (Tuen Mun)1, Home Affairs Department

Ms Wing CHENG

Assistant District Officer (Tuen Mun)2, Home Affairs Department

Ms YAN Yuet-han, Fion

Senior Liaison Officer (1), Tuen Mun District Office,  
Home Affairs Department

Ms Melinder YU

Senior Liaison Officer (2), Tuen Mun District Office,  
Home Affairs Department

Ms CHAN Yin-ling, Cannes

Senior Liaison Officer (3), Tuen Mun District Office,  
Home Affairs Department

Mr KWAN Sum-hong, Samuel

Senior Engineer/West 1, Civil Engineering and Development Department

Ms HON Hin-yan

Chief School Development Officer (Tuen Mun), Education Bureau

Mr YU Wai-yip, Ricky

District Social Welfare Officer (Tuen Mun), Social Welfare Department

Ms LEUNG Shu-yan

District Environmental Hygiene Superintendent (Tuen Mun)(Acting),  
Food and Environmental Hygiene Department

Mr WONG Pui-chun

Chief Manager/Management (Tuen Mun & Yuen Long),  
Housing Department

Ms Jackie LO	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Mr MAK On-ki, Andrew	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr KONG Man-keung	District Commander (Tuen Mun), Hong Kong Police Force
Ms Angela LEE	Police Community Relations Officer (Tuen Mun District), Hong Kong Police Force
Ms Joyce NG	District Lands Officer (Tuen Mun), Lands Department
Mr Clement WONG	Administrative Assistant, Lands (District Lands Office, Tuen Mun)(Acting), Lands Department
Mr Kepler YUEN	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Ms Christine YUEN	Chief Transport Officer/New Territories North West, Transport Department
Ms CHAN Mei-ting, Emily (Assistant Secretary)	Executive Officer I (District Council)1, Tuen Mun District Office, Home Affairs Department

## **I. Opening Remarks**

The Chairman welcomed all present to the 11<sup>th</sup> meeting of the TMDC. She also extended welcome to government department representatives in attendance at the meeting. Mr LEE Kam-ho, Edwin had left the post of District Environmental Hygiene Superintendent (Tuen Mun) of the Food and Environmental Hygiene Department (“FEHD”). On behalf of the TMDC, the Chairman thanked Mr LEE for his past contributions to Tuen Mun. His post was taken up by Ms LEUNG Shu-yan of the FEHD.

2. The Chairman reminded Members that as the audio recording of the meeting would be uploaded to the TMDC website, Members who wished to speak should raise their hands first and speak only after she signalled them to do so. The meeting would be conducted according to the order of business on the agenda. It was estimated that the meeting could finish at around 6:45 p.m. if everything went well. For the sake of time management, she asked all present to keep their speeches concise and avoid repetition.

3. The Chairman further said that to minimise the risk of community transmission of the virus, the Tuen Mun District Office (“TMDO”) would implement the following measures at the meetings of TMDC and its committees/working groups: (i) before entering the conference room, participants, media representatives and members of the public (ten at most) must put on their own surgical masks and have their body temperature checked by the Secretariat staff. Places for members of the public to observe the meeting were available on a first come first served basis; (ii) before entering the conference room, participants, media representatives and members of the public (ten at most) must fill in health declaration forms; (iii) participants, media representatives and members of the public (ten at most) would have their personal particulars (e.g. name, respective media organisation and staff number) recorded properly so that health authorities could trace all media representatives admitted to the conference room when necessary; and (iv) tea service was suspended and participants could bring water and drinking utensils of their own.

4. The Chairman also reminded Members that those who were aware of their personal interests in any matters discussed at the meeting should declare the interests before the discussion. She would, in accordance with Order 38(11) of the Tuen Mun District Council Standing Orders (“Standing Orders”), decide whether the Members who had declared interests might speak or vote on the matters, might remain at the meeting as observers, or should withdraw from the meeting. All cases of declaration of interests would be recorded in the minutes of the meeting.

## **II. Absence from Meeting**

5. The Secretary said the Secretariat had received no applications from Members for leave of absence.

## **III. Confirmation of the Minutes of the 8<sup>th</sup> and 9<sup>th</sup> Combined Meeting held on 2 March 2021 and the 7<sup>th</sup> Special Meeting held on 16 March 2021**

6. The Chairman said that the Secretariat had sent two sets of draft minutes of the captioned meetings to all Members for perusal on 2 and 5 July 2021 respectively, and had subsequently received proposals for amendments to the draft minutes of the 8<sup>th</sup> and 9<sup>th</sup> combined meeting and the 7<sup>th</sup> special meeting.

7. The Secretary then asked Members to refer to the proposed amendments shown on the PowerPoint slides (see Annex 1).

8. There being no objection from Members, the Chairman announced that the amended minutes of the 8<sup>th</sup> and 9<sup>th</sup> combined meeting and the 7<sup>th</sup> special meeting were confirmed.

## **IV. Matters Arising**

### **(A) To Hold All Levels of DC Meetings via Video Conferencing (TMDC Paper No. 1/2021)**

9. The Chairman said that in regard to the captioned matter, an impromptu motion was passed by the TMDC at the meeting held on 5 February this year and the matter was further discussed at the meetings held on 2 March and 4 May. The Home Affairs Department (“HAD”) had provided a written response earlier, saying that it would continue to study the matter in order to explore the practical feasibility of conducting online meetings. After discussion, the TMDC reckoned that the HAD should complete its study as soon as possible and brief Members on the progress. In this connection, the TMDC had decided to continue its discussion on this matter and asked the District Officer (Tuen Mun) (“DO(TM)”) to convey the above views to the HAD. It was hoped that the HAD could provide further response. The Chairman then invited DO(TM) to report on the matter.

10. DO(TM) said that Members’ concerns had been reflected to the HAD after the last meeting and the HAD had noted their suggestions and comments. However, no further response was available at this stage. Just as what was stated in the written response from the HAD last time, since there was no

definitive solution to the concerns about the validity of the meetings, the Secretariat was unable to support online meetings. The HAD also reiterated that the Government had fully resumed public services since 18 February and the arrangement to conduct online meetings was not an imminent issue at this stage. Nevertheless, the HAD would continue to study the matter in order to explore the practical feasibility of conducting online meetings.

11. The Chairman said that it was difficult to follow up on this matter at every TMDC meeting. Hence, she announced that the matter would be referred to the Finance, Administration and Publicity Committee (“FAPC”) under the TMDC for follow-up action.

**(B) Objection to Extension of Landfill and Construction of Refuse Incineration Plant in Tuen Mun**

**(TMDC Paper No. 14/2021)**

**(Written Response from the Environmental Protection Department)**

12. The Chairman said that the TMDC had discussed the captioned matter at the meeting held on 4 May 2021. After discussion, the TMDC had decided to continue discussing this matter and invited the Environment Bureau (“ENB”) once again to send representatives to attend the next meeting so as to directly answer the enquiries and concerns of Members on the captioned matter. Later, the Secretariat had received a further written response from the Environmental Protection Department (“EPD”) on the captioned paper and emailed it to Members for perusal before the meeting.

13. The Chairman said that the response from the EPD indicated that it would contact the Secretariat in due course, thus she announced that the captioned matter would be referred to the Working Group on Development and Planning of Tuen Mun District for follow-up action.

**(C) Request for a Carbon Footprint Assessment on Trees in Relation to Castle Peak Road Widening Works**

**(TMDC Paper No. 20/2021)**

**(Written Response from the ENB)**

14. The Chairman said that the TMDC had discussed the captioned matter at the meeting held on 4 May 2021. Nevertheless, since the ENB had not sent representatives to the meeting, the TMDC had decided to continue discussing the matter, and had written to invite the ENB to send representatives to the next meeting. The Secretariat had later received a written response from the ENB on the captioned paper, and emailed it to Members for perusal before the meeting.

15. The Chairman said the ENB replied that Carbon Footprint Assessment aimed at managing the greenhouse gas emissions of the existing buildings. Thus, it is not applicable to public works projects in progress.

16. Mr TSANG Kam-wing said that the EPD had never sent representatives to the TMDC meetings, many matters concerning environmental protection could not be discussed. For this reason, he suggested inviting the EPD to appoint a permanent representative to the TMDC.

17. The Chairman supported Mr TSANG Kam-wing's suggestion, and opined that there were quite a number of important matters related to environmental protection in the district to be followed up, including waste treatment, air quality and recycling. Thus, she opined that there was a need to invite the EPD to appoint a permanent representative to the TMDC so as to directly respond to the enquiries of Members. She also said that this matter would be further discussed.

**(D) Request to Strengthen Home Care for the Elderly**

**(TMDC Paper No. 27/2021)**

**(Written Response from the Hospital Authority)**

18. The Chairman said that the Social Services Committee ("SSC") under the TMDC had discussed the captioned matter at the 6<sup>th</sup> and 7<sup>th</sup> combined meeting held on 9 March 2021, and the 8<sup>th</sup> meeting held on 11 May 2021. The written responses from the Social Welfare Department ("SWD") and the Hospital Authority ("HA") had also been received. However, the SSC reckoned that the written responses from the government departments failed to answer Members' enquiries in detail, and thus decided to refer the matter to the TMDC for follow-up action. The Secretariat had received a written response from the HA on the captioned paper and emailed it to Members for perusal before the meeting. The Chairman asked whether District Social Welfare Officer (Tuen Mun) had anything to add regarding this matter.

19. District Social Welfare Officer (Tuen Mun) said that he had nothing to add but the SWD had submitted a written response to the SSC regarding the captioned matter. Assistant District Social Welfare Officer (Tuen Mun) had given a detailed explanation to Members and discussed the said written response at the SSC meeting. At the 8<sup>th</sup> SSC meeting, the Chairman of the TMDC had mentioned that the "District Health Centre (DHC) Scheme in Tuen Mun" might be discussed at this TMDC meeting. Thus, it was suggested that the two matters should be discussed together. However, it seemed that the "DHC Scheme in Tuen Mun" would not be discussed at this meeting. Therefore, the Chairman was asked to consider whether to continue the discussion on this matter.

20. The Chairman said that this matter would be discussed together with the “DHC Scheme in Tuen Mun” after the Department of Health had submitted the paper on the scheme to the TMDC. The HA would be invited once again to send representatives to the meeting by then.

**(E) Enquiry about When the EDB Expects to Renew Service Contract with Harrow International School**

**(TMDC Paper No. 28/2021)**

**(Written Response from the Hong Kong Police Force)**

**(Written Response from the Education Bureau)**

21. The Chairman said that the captioned matter had been discussed at the 8<sup>th</sup> SSC meeting held on 11 May 2021, and a written response had been received from the Education Bureau (“EDB”). However, the SSC reckoned that the written response from the bureau failed to answer Members’ enquiries in detail and thus decided to refer the matter to the TMDC for follow-up action. The Transport Department (“TD”) and the Hong Kong Police Force (“HKPF”) were also asked to give responses for inter-departmental consultation. She added that the Secretariat had received written responses from the EDB and the HKPF on the captioned paper and emailed them to Members for perusal before the meeting.

22. Ms Beatrice CHU said that the written response from the EDB was similar to the previous one in which both stated that the captioned matter would be handled according to the established mechanism. In this connection, she asked the EDB representative to elaborate on the established mechanism, provide relevant cases in other international schools, and explain when the EDB expected to complete the renewal of service contract with Harrow International School Hong Kong. She had also discussed the captioned matter with the TD before, and the TD confirmed that the school would implement the mandatory school bus policy. However, the EDB seemed to have delayed the matter and the residents nearby were plagued by traffic problems. Therefore, she asked the TD representative how they would follow up the situation.

23. Ms HON Hin-yan of the EDB said that the bureau should consider various factors in the renewal of service contract with the school, including whether the operation of the school had met the relevant statutory requirements and the school development plans. Additional terms would also be discussed with the school. The bureau was currently handling the matter and hoped that the renewal could be completed as soon as possible. She added that there was a precedent for this matter which the bureau could follow, but the school name concerned could not be disclosed.

24. Ms Christine YUEN of the TD said that the traffic impact assessment (“TIA”) had been completed in September 2020. The TD had informed the EDB of the recommendations proposed in the TIA report, and had requested the school to implement the mandatory school bus policy for all students. The TD would maintain communication with the EDB to study the inclusion of the requirement for taking school bus in the terms of the service contract currently being drafted.

25. Mr Kenneth CHEUNG said that the work progress of the TD was specific and satisfactory. However, the EDB had given the same response repeatedly without any progress so far. Therefore, he hoped that the bureau would give an account of the situation. He also asked whether the bureau representative had conducted a site inspection in person to understand the traffic condition.

26. The Chairman said that the renewal of contract and the mandatory school bus policy could be handled separately. The EDB should first implement the latter without waiting until the completion of the renewal of contract.

27. Ms HON of the EDB said that the bureau had conducted site inspections before and after school hours on 24 May this year to observe the traffic condition near the school. In addition, the bureau had all along been discussing the school bus arrangements with the school, including the routes and operational details. Moreover, students were required to take school bus under the existing school measures, and parents with vehicle access permits were arranged to pick up students at the school at different time slots. She emphasised that even though the renewal of contract had not been completed, the bureau had been closely working with the school, the Police and the TD in monitoring the traffic flow to reduce the impact on residents.

28. The Chairman said that the Police had submitted a written response on the captioned matter without detailed information. She asked the Police to elaborate on the TIA and the actions taken.

29. Mr KONG Man-keung, District Commander (Tuen Mun) said that the Police had all along been concerned with the traffic congestion problem at Harrow International School Hong Kong, yet in view of the number of vehicles involved and the narrow road, the problem could not be solved by the Police’s enforcement action alone. He added that the Police had deployed considerable manpower to divert traffic flow and even take enforcement action at the location,

but at least several tens of penalty tickets were issued every month during January to May this year. He added that while enforcement action was effective to a certain extent, the root of the problem could not be addressed, therefore the Police had been active in participating in the meetings with various departments and the school to discuss the approaches for solving the problem at source, such as restricting the number of private cars and encouraging students to take school bus.

30. Ms KONG Fung-yi said that the founding of the captioned school and the completion of many new housing estates in recent years had worsened the traffic congestion problem at Castle Peak Road. While various departments addressed the problem from their perspectives, she suggested the TMDO take up a leading role to work with the departments to solve the problem at source, such as constructing new roads for traffic diversion.

31. Ms LAW Pei-lee said that there had not been any progress in the captioned matter. She agreed to the suggestion of Ms KONG Fung-yi that the TMDO should take a leading role in holding inter-departmental meetings to address the problem. She pointed out that the captioned contract had expired in August 2020, the EDB should have dealt with the renewal before contract expiry. Moreover, the students of the school usually came from well-off families, even though the school might adopt measures to encourage students to take school bus, it would be difficult to change the parents' habit of driving their children to school by private cars through non-mandatory measures. Given that the measures were not effective, together with the widening works at Castle Peak Road and the successive completion of the housing estates nearby, the traffic congestion problem would only become increasingly acute. Therefore, she suggested the EDB, the TD, the Police and the TMDO to work with one another to come up with solutions.

32. Mr LO Chun-yu opined that the captioned school was an important stakeholder, he suggested inviting its representatives to attend the next meeting to join the discussion.

33. Mr Kenneth CHEUNG took his constituency as an example and pointed out that there had been traffic congestion in the vicinity of the Sherwood due to obstruction by dump trucks. The situation had improved only after discussion among stakeholders such as the TD, the management office, owners and Lam Tei Quarry's person-in-charge, given that quarry staff were deployed to direct traffic on the spot. In this connection, he asked whether the department had put in place similar temporary measures. Moreover, to facilitate effective discussion,

he hoped that the departments would give a clear account of the actions taken in their written responses, rather than providing additional information orally at meeting only.

34. Ms Beatrice CHU said that it was recommended in the TIA report of the TD that it should be a mandatory requirement for students to take school bus. After the report was submitted to the EDB, there had not been any progress with the renewal so far. Nonetheless, the traffic congestion there had seriously affected the lives of residents and public transport services, she requested the TD to report its follow-up actions.

35. The Chairman hoped that the EDB would give a clear account of the follow-up measures to be taken and how the renewal of contract would be dealt with; if not, she might write to the Ombudsman in the name of the TMDC to request an investigation into whether there was any maladministration on the part of the EDB concerning the captioned matter. The Chairman asked the department concerned to respond to the matter.

36. DO(TM) said that the TMDO was willing to listen to Members' suggestions and would liaise with the departments concerned to hold an inter-departmental meeting so as to solve the problem of traffic congestion by means of road infrastructure and administrative measures.

37. The Chairman requested the EDB to respond to the following matters, including (i) how the EDB interpreted the TIA report prepared by the TD, and whether the EDB had made the best effort to implement the recommendations in the report; (ii) the existing number of vehicle access permits issued to the captioned school and the need to do so; (iii) whether the number of vehicle access permits corresponded to the parking spaces on the school campus; (iv) given that the Police had deployed considerable manpower to deal with traffic congestion, whether the EDB should bear the responsibility; and (v) whether it was possible for the EDB to make it mandatory for students to take school bus in two months' time, so as to reduce the number of vehicle access permits issued as far as possible.

38. Ms HON of the EDB said that the captioned school had been willing to solve the traffic problem together with the EDB and the public by encouraging parents to use school bus services for their children, and reducing the number of vehicle access permits issued from 200 to 60 while vehicles without access permit were not allowed to access the school campus area. She added that the EDB would co-ordinate with the school management to implement the

recommendations in the TIA report as far as practicable and co-operate with the departments concerned to alleviate traffic congestion.

39. Mr TSANG Kam-wing said that wealthy drivers did not mind being issued with penalty tickets by the Police and paying the fine, and therefore the EDB would not be able to solve the problem simply by self-discipline of the drivers or prosecution by the Police. He opined that if the school itself was outstanding, it would not become less attractive due to the implementation of the mandatory school bus policy. He therefore urged the EDB to add the related clauses in the new service contract with the school. Otherwise, the problem of traffic congestion would become more serious.

40. Ms Beatrice CHU said that since 2016, she had continuously followed up the problem of traffic congestion caused by the captioned school and succeeded in urging the school management to require all new students to take school bus in the following year. Therefore, she did not understand why the EDB had still not implemented the mandatory school bus policy. She urged the EDB to make an effort to complete the renewal of contract so as to alleviate traffic congestion.

41. Ms KONG Fung-yi reiterated that she hoped the TMDO would co-ordinate with all departments concerned to solve the problem at source.

42. The Chairman concluded that the EDB would have two months' time to handle the renewal of contract. Even if it failed to do so, the EDB still had to implement the mandatory school bus policy, and to minimise the number of vehicle access permits issued; if not, she might lodge a complaint to the Ombudsman. She asked the EDB to provide at the next meeting the number of vehicle access permits issued, reasons for the approval and the penalties on those driving their private cars to the school campus without vehicle access permits. She added that the TMDC would continue discussing the matter at the next meeting. She asked the TMDO to co-ordinate and follow up the above matter. She also asked the Secretariat to write to Harrow International School Hong Kong inviting it to send representatives to attend the next meeting.

## **V. New Discussion Items**

### **(A) Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. STM-LTY10** **(TMDC Paper No. 29/2021)**

43. The Chairman welcomed Mr Alexander MAK, Senior Town Planner/Tuen Mun 2(Acting), Mr Keith FUNG, Assistant Town Planner/Yuen

Long West 5, of the Planning Department (“PlanD”), Mr Thomas CHAN, Chief Engineer/Housing Projects 2, Ms Iris LEUNG, Senior Engineer/1, Mr Jerry LAW, Engineer/5, of the Civil Engineering and Development Department (“CEDD”), Mr Barry LAM, Senior Planning Officer 4, Ms Mina CHIANG, Architect 21, of the Housing Department (“HD”), Mr Edwin LO, Project Manager, Ms Esther TONG, Principal Environmental Scientist, of Binnies Hong Kong Limited, and Mr Edmond CHU, Technical Director of MVA Hong Kong Limited, to the meeting.

44. District Planning Officer/Tuen Mun & Yuen Long West and Mr CHAN of the CEDD briefed Members on the captioned matter with the aid of PowerPoint slides (see Annex 2).

45. Mr POON Chi-kin said that, with the amendments proposed by the PlanD, the captioned project and the two public housing projects under construction in Area 54 would be very close to each other. He had given his views regarding the ancillary community and transport facilities of the housing development projects in Tuen Mun North in past TMDC meetings and the paper submitted for discussion on 3 November 2020, with a view to catering for the population growth brought about by public and private housing developments of the district in the future. He added that the population growth and the development in other areas of Tuen Mun (e.g. So Kwun Wat) would create significant impacts on the community. However, it seemed that the amendments proposed by the PlanD only focused on residential housing development, without taking into account the development of ancillary community facilities. He asked the PlanD about the specific improvements to the community and ancillary transport facilities after the completion of the housing projects.

46. Mr LO Chun-yu said that the PlanD only briefly introduced the proposed amendments with written descriptions in lack of data support. He attached great importance to the ratio of ancillary facilities in the district (e.g. transport, leisure facilities, retail facilities, etc.) to the population size, so he hoped that the PlanD could give detailed information, and provide the layout plan concerned, or else it would be difficult to give comments on the captioned amendments. Besides, he said that public healthcare services in Tuen Mun had reached full capacity. Thus, he hoped that the department concerned could take into consideration the overall development of the healthcare facilities in the district at the time of planning.

47. Mr HO Kwok-ho said that the residents of the district told him that the Government had not conducted any district consultation regarding the amendment proposals. Therefore, he asked the PlanD about the procedures involved in introducing the captioned amendments. Furthermore, the PlanD estimated that the project could accommodate a population of 61 000. Together with the development projects in different areas of Tuen Mun, the population of the district would probably be increased by more than 100 000. For this reason, he asked whether the PlanD had conducted any assessment regarding the ancillary transport and educational facilities to ensure that they could cope with the demand in the district.

48. Mr Kenneth CHEUNG said that government departments always exaggerated the housing demand in order to dilute the negative impacts brought about by development projects, and they often did not provide timelines for the residential housing developments and construction of the ancillary facilities. He added that, due to the tide of emigration in recent years, the Government's promotion of development of the Greater Bay Area, and a decrease in the fertility rate, there might not be any increase in the population of Hong Kong, and thus the demand for housing was still uncertain. For this reason, he reckoned that thorough and careful consideration of the project would be required. Moreover, he doubted if the ancillary transport facilities in Tuen Mun could cope with the population growth arising from the captioned project.

49. Ms HO Hang-mui said that the paper submitted by the PlanD was rather flimsy in content, which did not include information such as the number of new educational facilities planned to be provided, the size of open space, etc. She was concerned about the traffic condition of the captioned area, and pointed out that only Road L7 and the re-alignment of Hong Po Road were mentioned in the paper without information on other strategic routes. At present, the residents mainly made interchanges at the light rail stations at Siu Hong or Lam Tei. Nevertheless, the light rail stations were heavily utilised. If the population of the district was increased by more than 100 000 in the future, the ancillary transport facilities would be overloaded and Castle Peak Road might be even more congested. Although there was a considerable demand for housing, development of other ancillary facilities could not be neglected. Thus, she appealed to Members not to rashly endorse the captioned amendments.

50. The Chairman consolidated Members' comments and said that the PlanD should not allocate all land for housing purpose without reserving sufficient space for educational, leisure and transport facilities. She suggested that the department should make use of the "Government, Institution or Community" ("GIC") sites more often. In addition, she asked the CEDD about the progress of the feasibility study, particularly the environmental impact assessment ("EIA"), the TIA and relevant recommendations for improvement. She also asked the District Lands Office, Tuen Mun ("DLO") about the rehousing packages for the rezoning of brownfield sites (including the rural-based industrial site in the vicinity of San Hing Tsuen).

51. District Planning Officer/Tuen Mun & Yuen Long West gave a consolidated response to Members' views and enquiries as follows:

- (i) The public housing planning in the captioned area had been proposed at the TMDC meeting as early as 2014. The early planning and development was mainly divided into two parts on San Hing Road and Hong Po Road respectively. The two public housing development projects had been integrated for comprehensive planning after different views were collected. Since the development area covered more than 20 hectares, it was a designated project requiring EIA under the Environmental Impact Assessment Ordinance. The EIA report of the proposed development project had been approved by the Director of Environmental Protection at the end of 2020;
- (ii) Regarding ancillary community facilities, the proposed development project was in line with the Hong Kong Planning Standards and Guidelines ("HKPSG") with reference to the views of relevant government departments to provide relevant ancillary facilities to meet the needs of the new population. Upon the completion of the proposed development project, there would be 27 hectares of district open space and 53 hectares of local open space in the district. Sufficient space had also been reserved for development of school buildings under the proposed development project. In view of the shortage of healthcare facilities in Tuen Mun, the department had maintained liaison with the Food and Health Bureau ("FHB") and recommended suitable sites in the district for the bureau's consideration;

- (iii) At present, there was a lack of a sports centre in Tuen Mun. An additional sports centre had to be provided after computation of the total population growth. The department had been identifying suitable sites (e.g. near the Gold Coast) and keeping close liaison with the Leisure and Cultural Services Department;
- (iv) Regarding social welfare facilities, more relevant facilities should be built in the district in the long run in view of amendments to the HKPSG in recent years. However, the facilities would not necessarily be built on separate sites, the demand for land would be rather flexible. The department would continue to co-operate with the SWD to propose suitable sites for social welfare facilities in the district;
- (v) On the whole, given that the proposed development project was still at the planning stage and the intake of residents for the housing units would commence in 2030 at the earliest, the details of the proposed development project would be subject to ongoing revisions and enhancements before the said period. Therefore, detailed plans were not available at the moment. The department had reserved sites for construction of four primary schools and one secondary school under the proposed development project, while most of the land would be rezoned to “Residential (Group A)” to allow sufficient flexibility in providing GIC facilities under the project; and
- (vi) The proposed development project would provide public transport interchanges on San Hing Road and Hong Po Road respectively. The details would be provided by the CEDD. In addition, it was expected that child care centres, elderly homes, youth service centres and retail facilities would be provided.

52. Mr CHAN of the CEDD gave a consolidated response to Members’ views and enquiries as follows:

- (i) CEDD had conducted traffic and transport impact assessment on the proposed public housing development project. Apart from giving recommendations on junction improvement measures, the department also proposed the construction of Road L7 and the re-alignment of Hong Po Road to connect Hong Po Road roundabout and Hing Kwai Street, aiming to form a complete circumferential road network, which would in turn relieve the traffic burden on Lam Tei Interchange and Tuen Mun Road (Fu

Tei Section). The traffic and transport impact assessment showed that the ancillary transport measures, once implemented, would meet the traffic demand of the new population, while the traffic condition of the major roads in Tuen Mun could still be maintained at a controllable level;

- (ii) The Government had long-term planning for ancillary transport facilities, examples included Route 11, the study of which had been approved by the Legislative Council (“LegCo”), and the proposed Tuen Mun Bypass (“TMB”). On mid-term planning, the Government proposed conducting road improvement works at Lung Fu Road, Wong Chu Road and Hoi Wing Road in order to improve the traffic condition of the road network in the Tuen Mun District in the mid-term;
- (iii) The Government had commenced the “Strategic Study on Major Roads beyond 2030” and the “Strategic Study on Railways beyond 2030” at the end of 2020 to examine the layout of the proposed railway and major road infrastructure, in order to ensure that the planning of large-scale transport infrastructure could meet the needs for the overall long-term land use developments of Hong Kong. Regarding Tuen Ma Line, the MTR Corporation had been implementing improvement works to comprehensively upgrade the signalling system and platform facilities of Tuen Ma Line. Upon completion, its passenger capacity would increase by 37% compared to that in 2015; and
- (iv) Regarding public transport, the Government would construct two public transport interchanges in the proposed public housing development project to meet the future transport demand. The TD would also be contacted in due course to make planning for the alignment of the roads connecting the urban areas.

53. District Planning Officer/Tuen Mun & Yuen Long West added that regarding the affected brownfield operators, the LegCo Finance Committee had approved the relevant compensation and rehousing package in July 2018, under which open-air business undertakings which were previously not eligible for business allowance would also be benefitted. Nonetheless, the said package was not a “one-for-one” arrangement but simply payment of ex-gratia compensation or provision of assistance in the arrangements for relocation of operations. In addition, the Town Planning Board (“TPB”) amended the Guidelines for Open Storage and Port Back-Up Uses in March 2020 in order to facilitate the relocation of brownfield operations to suitable places.

54. Mr WONG Tan-ching said that the PlanD had submitted another outline zoning plan for Tuen Mun a few years ago and anticipated that the plan would bring about a population increase of 50 000. If the captioned plan in the agenda item was also included, the total increase in population would be more than 110 000. However, there had not been marked improvements in the ancillary transport facilities in Tuen Mun in recent years, together with the newly constructed Tuen Mun-Chek Lap Kok Tunnel, vehicles from Hung Shui Kiu were attracted to pass via Tuen Mun. He added that the assessment of the CEDD only covered Tuen Mun North. Although the proposed transport improvement projects could relieve the traffic condition of Tuen Mun, the traffic burden on Tuen Mun Road would increase accordingly, worse still, the traffic condition of Tuen Mun South might even be affected. Despite the provision of additional housing units under the captioned planning proposal, the relevant TIA was not comprehensive. He queried that the PlanD merely considered the needs of the residents of the new housing estates in the process of planning and disregarded the needs of other Tuen Mun residents. Regarding sports facilities, he suggested that rather than a sports centre, a sports ground should be provided. Regarding Route 11, he said that with the anticipated commissioning of the Route in 2036 and the intake of residents for the housing units under the captioned planning proposal in 2033, the residents had to wait for three years before they could use the well-developed transport system. Therefore, he objected to the amended proposal.

55. Ms LAI Ka-man said that while the construction of public housing could help solve the problem of housing shortage in Hong Kong, there was a lack of consultation on the captioned planning proposal. It was estimated that the development plans of northwest Tuen Mun and San Hing Tsuen would bring about a population growth of over 100 000 and it was necessary to travel via Lam Tei Interchange to the urban areas. Therefore, even if the TMB was completed, the traffic condition in the district would not be alleviated. She added that the above traffic problem had been raised at the TMDC meeting as early as 2014 and the construction of viaducts and tunnels had been proposed but ancillary transport facilities were still not well-developed at the moment. Even when there was no traffic accident, Lam Tei Interchange was often congested during the morning peak hours, and implementing the captioned planning proposal would only aggravate the traffic congestion. She pointed out that the PlanD had released the EIA report without conducting prior consultation and the village representatives of San Hing Tsuen and Tsz Tin Tsuen, together with the factory managers had not been contacted so far. At present, the brownfield sites in the district were mostly used as container yards where there was also illegal parking of many

container vehicles. In this connection, she enquired how the PlanD would deal with the vehicles concerned. In regard to healthcare services, the Government had promised to identify sites for providing healthcare facilities, thus she enquired about the relevant work progress.

56. Mr TSANG Kam-wing said that the discussion at this meeting was similar to the discussion on the planning of Area 54 at the last TMDC meeting. He criticised the PlanD for being perfunctory and indicated that he was particularly concerned about social welfare and educational facilities. He added that the paper submitted by the PlanD only seemed to provide greater flexibility in additional housing developments, which caused him to worry that community facilities would be sacrificed by the PlanD to leave room for housing developments in the future. Furthermore, he was very much concerned that the PlanD had not decided on the details of planning for social welfare facilities. He hoped that the PlanD would build more mainstream service facilities to avoid repeating the mistakes made in the planning of Area 54. In regard to the ancillary transport facilities, he opined that if the PlanD planned to allow several tens of thousands of people to move into Tuen Mun without improvements to the ancillary transport facilities in the district, the problem of congestion would be worsening. He agreed with Ms LAI Ka-man that the PlanD did not conduct consultation properly and hoped that Ms LAI could assist in conveying the views to her party members who were the LegCo members.

57. Mr WONG Tak-yuen said that the provision of different ancillary facilities was committed under the captioned proposal, but the planning details of the relevant facilities were not clear. He added that the problem of illegal parking was serious in some areas in Tuen Mun (such as Yan Tin Estate) and asked the PlanD if it had assessed whether Tuen Mun was able to accommodate more people in the process of planning and what the impacts were on the population after the implementation of the National Security Law. Also, he pointed out that government departments had said that the frequency and patronage of the light rail service had reached its upper limits. He opined that light rail stations had obstructed some roads in Tuen Mun. In this connection, he suggested the PlanD demolish the light rail stations to improve road planning and alleviate the traffic problem in the district.

58. Mr YAN Pui-lam criticised the PlanD for their carelessness in handling the paper in which some of the words and pictures were unclear, making it difficult for Members to give comments. He added that upon the commissioning of the Tuen Mun South Extension and the Shatin to Central Link,

more housing developments along the railway were anticipated, which would further increase the patronage, and the traffic load caused would go beyond the current estimation of the PlanD. In addition, he indicated that the paper did not give an account of the relocation arrangements for the container yard operators and the impacts on the size of the country parks, thus he hoped that the PlanD could provide more detailed information as soon as possible.

59. The Chairman said that Members mainly considered that the preparation work of the PlanD was sloppy while its assessment results were unrealistic and no consultation was conducted. She hoped that DO(TM) would give a response on the impacts on population density and the green belt. She pointed out that the population increase brought about by the planning amendments would cause objections from the residents in the vicinity, thus she hoped that DO(TM) could give an explanation on the consultation work as well.

60. DO(TM) said that as far as she knew, apart from the District Councils, the PlanD would consult organisations like the Tuen Mun Rural Committee in the course of planning.

61. District Planning Officer/Tuen Mun & Yuen Long West said that when the public housing development at San Hing Road was announced in 2014, it was estimated that 8 000 housing units would be built with a plot ratio of five, and the number of units to be built was adjusted to over 11 000 as the permissible domestic plot ratio had increased to six under the relevant policy in recent years. He added that at that time the Government had conducted a feasibility study on the planning of Hong Po Road and its vicinity, and had later made a comprehensive planning on the two development projects as a whole so as to further refine the development work. For the consultation work, the PlanD would consult the TMDC and the relevant Rural Committee and submit the project proposal to the TPB for approval according to the general procedures and the requirements under the Town Planning Ordinance. For the provision of facilities, he said that just like other public housing developments, the proposed development would similarly take into consideration the type of ancillary facilities first, and the HD would discuss in detail the relevant facilities with the departments concerned when implementing the planning work under the statutory plan.

62. Mr LAM of the HD added that the HD would timely consult the TMDC on the provision of public housing facilities and ancillary facilities when implementing the planning work under the statutory plan, and would co-ordinate the matter with the relevant departments based on the types of facilities.

63. Ms Catherine WONG said that she could hardly agree on the captioned paper as there was little room for discussion on the paper and the preparation work was sloppy. She added that the HD should make planning for the transport and other ancillary facilities at an earlier stage so as to avoid the situation that ancillary facilities were not yet ready after completion of the project. She also hoped that the HD would arrange the works sequences properly in the future, so that the ancillary facilities were ready for use by the time the residents moved into their flats. She was worried that after completion of the housing development in the captioned area, not only comprehensive ancillary facilities were not yet ready for use, but the residents also had to face the problem of traffic congestion. She therefore hoped that the department concerned could submit further information on the project at the next meeting.

64. Mr Michael MO asked if the PlanD had considered the option of not connecting the TMB to Castle Peak Road and Lam Tei Interchange in the course of planning the housing development. According to the paper prepared by the Highways Department, residents of the new development area (“NDA”) would have to drive through Lam Tei Interchange to reach Yuen Long Highway, and then head for Route 11 or the TMB via Lam Tei East Interchange. The above route would require driving through two transport interchanges and the traffic at Lam Tei Interchange had been extremely heavy already. However, the captioned proposal had not included the relevant assessment and solutions. Besides, he pointed out that there was no railway service in the NDA and the nearest railway station was at Hung Shui Kiu. It was estimated that the Hung Shui Kiu development project would bring about an increase in population of over 170 000, but there were no plans to build new roads to connect the NDA to the Tuen Mun District. He added that the PlanD had not put forward any suggestions to alleviate the above problem. Therefore, he hoped that the PlanD could provide the relevant statistics to allay the concern, or put forward suggestions to alleviate the traffic problem caused by various development projects.

65. Ms SO Ka-man said that the PlanD had not yet learnt a lesson and often carried out consultation on the original project, which gave rise to public anxiety over land resumption by the Government. She added that when the PlanD announced the original project in 2014, the then DC Members had offered a lot of comments, but the PlanD had not made any improvement and the consultation exercises were even getting worse. Although more housing units would be built under the amended proposal, the PlanD continued to adopt the consultation results available, which led to dissatisfaction of the relevant village

representatives, factory owners and residents. She said that while it was necessary to consult the Rural Committee and the TMDC, the residents and factory owners concerned were the most affected stakeholders. She therefore asked the PlanD to consult those parties as soon as possible. She also said that there were a number of industrial facilities and large-scale machinery in the vicinity of San Hing Tsuen, and some operators could no longer carry on their business operations owing to land resumption. She hoped that the PlanD could consult the stakeholders concerned and improve the relocation plan. In response to some Members' views, she said that the demand for housing was still acute despite the fact that quite a number of Hong Kong people had chosen to migrate to other countries recently. Thus, there was indeed an urgent need for housing development and government departments should strive to meet the needs of the public as far as possible, such as provision of public market and multi-storey car park in the planning stage.

66. Mr LO Chun-yu said that the PlanD had not directly responded to his question on provision of additional public healthcare services and hoped for a prompt reply and provision of detailed information other than the number of facilities, such as the area of the facilities. Also, he suggested the PlanD make reference to the planning of Kwai Tsing District, which had a similar population as the Tuen Mun District but with sufficient ancillary facilities like recreational facilities to meet the needs of the residents.

67. Mr Kenneth CHEUNG said that in respect of the compensation package for brownfield sites, government departments had only indicated that they would provide assistance in the relocation process for the time being. However, given the difficulty in relocating the operations of some brownfield operators, land resumption would force them to terminate their operations and hence their livelihood would be affected. In addition, he queried the statement in the captioned paper that there would be no visual impact of the proposed public housing on the nearby housing and urged the PlanD to amend the paper before submission to the TMDC for consultation.

68. Mr HO Kwok-ho said that the PlanD had not responded directly to his question on the assessment procedures. He further said that according to the existing proposal, some community facilities would be built near Tsing Shan Firing Range, and hoped that the PlanD would provide more details. Also, he expressed criticism of the sloppy paper and plans submitted by the PlanD and urged the department to give explanation.

69. The Chairman concluded that Members mainly requested a more comprehensive consultation on the provision of an additional market in the NDA, an explanation on the planning procedures and a detailed paper before submission to the TMDC for discussion. He asked the representatives of government departments to give a response first.

70. District Planning Officer/Tuen Mun & Yuen Long West gave a consolidated response to Members' views and enquiries as follows:

- (i) At the time Lam Tei and San Hing Road were not yet covered by any outline zoning plan in the 1980s, many rural industries moved into the area along San Hing Road. It was not until 1996 that the Government published the first Lam Tei and Yick Yuen Outline Zoning Plan ("OZP"), which covered the vicinity of Lam Tei and San Hing Road, and the area was zoned "Industrial (Group D)". However, under the impact of the development of the West Rail Line at that time, the Government reviewed the use of the land. In view of the industrial development in Hong Kong and the considerable number of residential buildings near Lam Tei, the PlanD rezoned the area to "Residential (Group E)" in the Lam Tei and Yick Yuen OZP published in 2000;
- (ii) The PlanD understood that there were still many rural industrial activities in the area. The Government had planned to identify sites near Hung Shui Kiu in recent years for the construction of multi-storey industrial buildings to accommodate the affected brownfield operators. The study on the above arrangement was underway, and a total of over 70 hectares of land could be provided in the area from Hung Shui Kiu to Yuen Long South for related uses;
- (iii) In respect of the consultation and the planning procedures, the PlanD had conducted a feasibility study on the proposed public housing development project, and the study results showed that the project was technically feasible. According to the established procedures, rezoning would be carried out on the OZP first, followed by detailed design, and the Government would consult the TMDC and other stakeholders again at the detailed design stage;
- (iv) The amendments to the Lam Tei and Yick Yuen OZP was mainly about rezoning the land from "Green Belt" and "Residential (Group E)" to "Residential (Group A)" and "Government, Institution or Community" without involving any "Village Type Development" Zone;

- (v) The land adjacent to Tsing Shan Firing Range would be rezoned to “Government, Institution or Community”, where the proposed public facility was a service reservoir to supply water for the proposed development. The remaining public facilities would not be built on that peripheral area;
- (vi) Government use and social welfare facilities were often permitted in “Residential (Group A)” Zone. Despite the absence of specified uses in “Residential (Group A)” Zone on the OZP to allow sufficient flexibility, the preliminary design, including the locations of traffic access points, schools, public housing, etc., had been shown in the plans in the feasibility study; and
- (vii) Regarding Members’ comment that the paper was not detailed enough, given that it was currently the OZP rezoning stage, detailed planning and design of the proposed development had not commenced at this stage. The Government would consult stakeholders such as the LegCo and the TMDC on the implementation of the proposed development in a timely manner in accordance with the established procedures.

71. Mr TSANG Kam-wing disagreed with the statements in the captioned paper that there was “no insurmountable technical problem” and that “unacceptable adverse impacts would not be caused to the overall traffic and transport condition”. Based on the population growth anticipated by the PlanD and related traffic planning, he expected that the future traffic condition would highly likely be unsatisfactory and residents had to face traffic noise problems.

72. Mr Kenneth CHEUNG said that the population was projected to grow from around 8 000 in 2014 to around 60 000 at present under the captioned proposal. He criticised the Government for creating new problems time and again when solving existing problems. He added that Members had conducted a site visit to Area 54 earlier and suggested that the Government construct roads for diverting traffic flow and avoid arranging airport buses from the North District and Yuen Long to run via Tuen Mun after the commissioning of Tuen Mun-Chek Lap Kok Tunnel. However, the Government did not take their views, ending up that the traffic congestion problem had been worsening. Although the TD proposed constructing the TMB, it would only be completed after the intake of residents for the public housing development in San Hing Tsuen, and thus it was unable to effectively solve the traffic problem.

73. Ms SO Ka-man said that she supported the housing construction project of the PlanD but there was a need to improve relevant ancillary facilities. For example, there was a serious lack of large-scale public market in Tuen Mun, the PlanD should identify a site for its construction; the illegal parking problem was also severe in the NDA, the PlanD should build a multi-storey car park for the public to park large vehicles and private vehicles.

74. The Chairman thanked Members for their views and members of the local community for attending the meeting. She concluded that Members generally opined that the paper submitted by the government department was sloppy and requested the relevant department to provide supplementary information and refine the paper, including specifically designating GIC sites and constructing the community facilities currently lacking (such as sports centres, healthcare facilities, public markets and multi-storey car parks). Moreover, she opined that the captioned planning would affect the green belt. Given that there were a few large-scale parks in Tuen Mun only, she urged the PlanD to provide a large-scale park in the NDA for the new population of more than 100 000. She added that while the use of this category of facility was always permitted, instead of not making any planning, the PlanD should prepare a list of proposed social welfare facilities (such as elderly home and nursery). Regarding ancillary transport facilities, it was generally opined that Road L7 would not be effective in diverting traffic. She also urged the CEDD to submit a proposal on the construction of a flyover and footbridge network in Tuen Mun as soon as possible, with a view to providing convenience to residents to go to Siu Hong MTR Station. Regarding the relocation of brownfield sites, the existing proposal of the PlanD on identifying sites for provision of industrial buildings was not specific given that the scale of the industrial area and relevant arrangements were not included. Therefore, she urged the PlanD to provide a comprehensive plan expeditiously and consult relevant residents and rural industrial operators accordingly. Based on her understanding, a rural industrial operator responded to the appeal of the Government by spending several millions on the installation of solar photovoltaic system, but shortly afterwards the land had been resumed by the Government for development. In addition, she requested that the intake of residents for the proposed housing units should commence after the commissioning of Route 11 and Tuen Mun-Chek Lap Kok Link. She hoped that the supplementary information from relevant government departments would be received before the next TMDC meeting, otherwise the TMDC could hardly agree to the captioned matter. She announced that this agenda item would be referred to the Working Group on Development and Planning of Tuen Mun District for follow-up action, and various local representatives would be invited to the working group meetings

to express their views. As for the invitation list, she would discuss with relevant Members after the meeting and interested Members were welcome to attend the meeting.

(Post-meeting note: The PlanD and the CEDD provided further information to Members through the District Council Secretariat on 23 July 2021.)

(The Chairman left the meeting at this juncture and the Vice Chairman temporarily presided over the meeting.)

**(B) Future Situation of Undeveloped Comprehensive Development Areas in Tuen Mun**

**(TMDC Paper No. 30/2021)**

**(Written Response from the PlanD)**

**(Written Response from the Civil Aviation Department)**

**(Written Response from the EPD)**

75. The Vice Chairman said that the Secretariat had received written responses from the PlanD, the Civil Aviation Department and the EPD respectively to the above paper and had emailed them to Members for perusal before the meeting.

76. Mr Michael MO, the proposer of the paper, said that the building plan of a property developer for the Comprehensive Development Area (“CDA”) in Tai Lam Chung had been approved by the Buildings Department (“BD”) long ago, but the relevant site had been vacant for over ten years and no application was submitted for an extension of time for commencement of development. He criticised the Government for not following up the above situation, which made the problem of housing shortage even more serious. He hoped that the PlanD could give an explanation. He added that according to recent news reports, many CDAs in Tuen Mun were approved by the PlanD, but the development of those CDAs had not yet commenced, thus he enquired of the PlanD their actual follow-up action. He also pointed out that the CDA in the Lok On Pai Desalination Plant was partially situated in the third airport runway area within the coverage of the Noise Exposure Forecast 25 (NEF 25) contour. Even though the area involved was not large in size, it was not suitable for housing development owing to noise nuisance. He hoped that the PlanD would review the planning of the above area.

77. District Planning Officer/Tuen Mun & Yuen Long West said that regarding the CDA in Tai Lam Chung, the planning permission granted by the

TPB would generally allow a period of four years for commencement of development. After that period, the developer could make amendments to the development plan and apply for extension of time. However, an application for planning permission was at the planning stage only, the developer must deal with other matters before formal commencement of development, including application to the BD for approval of building plans and carrying out land exchange. As stated in the TPB Planning Guidelines No. 35C, the approval of building plans or modification of lease by the BD within the time of commencement of development imposed in the planning permission would constitute commencement of development. Given that the building plan for the CDA in Tai Lam Chung had been approved, it would no longer be subject to the time limit for development. The developer concerned had not commenced the actual development for many years probably due to restrictions in the development process or other considerations. In regard to the CDA in Lok On Pai, the planning work was taken forward in 1994 and amendments were made to the development site area in 2002. Later in 2009, the plot ratio of the development was raised to 1.3. Since development had not been carried out at the above site, the PlanD was currently studying whether its development potential could be enhanced. However, in view of noise nuisance on the site brought about by the runways, and difficulties in the development of ancillary transport facilities, more time would be needed for the study.

78. Mr Michael MO said that the PlanD had raised the plot ratio and increased the development height restriction to 41 metres, yet the noise assessment in the EIA report for the third airport runway was conducted at levels of 0 metre, 10 metres and 25 metres respectively, which meant that there would still be noise nuisance at the ground level. In addition, he said that the ancillary facilities of the area concerned were unsatisfactory in which the nearest school was at So Kwun Wat and the nearest shopping centre at the Gold Coast. Worse still, the TMB would not come into service until 2036. It would be difficult to accommodate a large number of residents in the area concerned. Therefore, he hoped that the PlanD would review the use of the area in detail and suggested using the original plot ratio of 0.3 as the development basis and studying the relocation of the storage facilities for chemical raw materials and the pier, particularly because the above facilities would hinder development while not many sites could be chosen for the relocation.

79. District Planning Officer/Tuen Mun & Yuen Long West said that in regard to the noise problem, the location affected by the noise nuisance was around 30 to 50 metres away from the seawall. Since the CDA concerned was

quite large in size, the EPD had reminded the PlanD that the area affected by the noise nuisance could not be used for noise-sensitive purposes such as domestic premises. If the development commenced in the future, the PlanD would study the use of the area concerned in detail. Apart from the noise problem, the relocation of the storage facilities for chemical raw materials was another difficulty in the development of this area, and given that no suitable site could be identified at the moment, the PlanD must continue to consider the relevant arrangements. Also, some of the sites in the CDA concerned were currently leased out in the form of short-term tenancies, which were actually in use.

80. Mr Kenneth CHEUNG said that according to the written response from the PlanD, the department planned to divide a number of lots (NTW41) to the north of Yuen Long Highway in the vicinity of Fuk Hang Tsuen into two planning areas, namely the eastern and the western areas. The building plans concerned had been approved by the BD or submitted to the BD for approval. The above lots were close to the rural area in Tuen Mun and Fu Tai Estate where residential buildings were concentrated with a serious problem of illegal parking. The development of new residential projects might worsen the problem. Therefore, he hoped that the department would explain the planning details.

81. District Planning Officer/Tuen Mun & Yuen Long West said that the CDA in the vicinity of Fuk Hang Tsuen was a low-density development, which met the requirements of plot ratio and height in the outline zoning plan. Some buildings were of three to four storeys in height only. If Members were interested in the planning, the department could provide Members with information on the CDA that had been approved by the TPB after the meeting. He added that the development area on the east took up a larger part of the whole CDA. Its building plan had been approved by the BD and met the requirement for the time for commencement of development, while the land lease was being handled. Planning permission for the development area on the west had only been obtained recently, and the building plan had been submitted to the BD for approval.

82. In conclusion, the Vice Chairman hoped that the department would consider Members' views. Owing to the great influence from the noise problem in particular, the PlanD should follow up the matter properly and report the progress to the TMDC in a timely manner.

(C) **Concern over the Application for a Private Columbarium Licence by Tsing Wan Kun**

**(TMDC Paper No. 31/2021)**

**(Written Response from the FEHD)**

83. The Vice Chairman said that the Secretariat had received a written response from the FEHD on the captioned paper and emailed it to Members for perusal before the meeting. Regarding the matter, Mr TSE Sai-kit, the Convener of the Alliance for the Concern over Columbarium Policy (“ACCP”), attended the meeting at the invitation of the Chairman. The Vice Chairman welcomed Mr TSE on behalf of the TMDC, and he asked whether the first proposer of the paper, Ms HO Hang-mui, had anything to add regarding the paper.

84. Ms HO Hang-mui expressed regret over the approval of the rezoning application from Tsing Wan Kun by the TPB. At the current stage, the Private Columbaria Licensing Board (“PCLB”) was considering the licensing application according to the Private Columbaria Ordinance (“the Ordinance”). She said that she had spotted many problems with the application after reading the application information, and she had listed the main points in the discussion paper. She added that the representative of Tsing Shan Tsuen had indicated in the rezoning application that the villagers would be notified of the traffic control situation to facilitate traffic arrangements. However, the villagers of Tsing Shan Tsuen had over the years opposed the construction of columbaria in the vicinity of the village, particularly Tsing Wan Kun. She queried why the villagers would agree to facilitate the relevant arrangements. In addition, some organisations had already obtained private columbarium licences for the areas in the vicinity of the village, and others were under application. Once all the applications were approved, there would be more than 30 000 columbarium niches and hundreds of thousands of people would go to the vicinity of Tsing Shan Tsuen for worshipping their ancestors on Ching Ming Festival and Chung Yeung Festival every year. However, given that there was only an one-lane two-way carriageway in Tsing Shan Tsuen, traffic congestion and chaos might arise during the said periods. Although the columbarium under licensing application stated that it would help facilitate the traffic flow, in fact the arrangement was not binding. Upon the licensing approval, the columbarium would definitely create a great impact on the villagers. Moreover, she said that as mentioned in a TPB paper, the TMDO had requested that Tsing Wan Kun should prove its legal right to use the lot. However, the stakeholders of Tsing Wan Kun had actually published a newspaper notice to express their stance against the construction of columbarium at Tsing Wan Kun. In this connection, she had moved a motion in

the paper. If the motion was endorsed, she suggested that the TMDO write to the FHB and the PCLB to convey Members' views and the results of the motion.

85. The Vice Chairman said that the paper distributed by Ms HO Hang-mui at the meeting contained quite a lot of personal data which should be properly safeguarded by Members.

86. Mr TSANG Kam-wing said that he had made repeated objections in writing to the application for a private columbarium licence by Tsing Wan Kun. However, the PlanD and the relevant government departments had responded that they would accept applications from eligible applicants. He was doubtful about the TPB's approval of the rezoning application from Tsing Wan Kun, and queried the decision. He pointed out that 160 000 niches were currently provided at Tsang Tsui Columbarium, he was sceptical about the approval of the new application for a private columbarium and requested the FEHD to provide a reasonable explanation. Besides, there were primary schools, secondary schools and six correctional and residential homes under the SWD near Tsing Wan Kun, he did not understand why the Government forcibly put irrelevant community services together without keeping appropriate distances among them. Furthermore, every time he conveyed the traffic and illegal parking problems caused by ancestral worship and columbaria to the FEHD and the PlanD, the departments concerned attributed the problems to the Police's failure in stepping up enforcement by issuing more fixed penalty tickets. Nonetheless, the matter would actually require the concerted efforts among government departments rather than the enforcement action solely by the Police.

87. Mr LO Chun-yu said that the department concerned had not taken into consideration the actual demand when considering the application for a private columbarium licence by Tsing Wan Kun, and he was sceptical about the current utilisation rate of the 160 000 niches at Tsang Tsui Columbarium. In addition, he questioned whether the department concerned had considered the traffic condition of Tsing Wun Road and Lung Mun Road at the time of approving the application. The reason was that the said roads were congested every day after the commissioning of the Tuen Mun-Chek Lap Kok Tunnel. Together with the private columbarium, the problem would only be exacerbated. Not only would the residents in the vicinity of Tsing Shan Tsuen be affected, but also the people travelling along Tsing Wun Road, Tuen Mun Ferry Pier and Shan King Estate. He hoped that the department concerned could take into consideration the interests of various stakeholders in order that the harm would not outweigh the

benefits simply because of the approval of an application for a private columbarium licence.

88. The Chairman said that more than 20 TMDC Members had jointly written to the Private Columbaria Affairs Office (“PCAO”) to lodge an objection to the PCLB’s licence approval to Tsing Wan Kun. Besides, Members had just expressed strong dissatisfaction about the temporary planning permission granted by the TPB to Tsing Wan Kun. The TMDC had raised objections to the TPB’s grant of any planning permission to private columbaria in the past meetings of the District Facilities Management Committee. At that time, DO(TM) and the representatives of the relevant departments were also present at the meetings and noted the objections, but the TPB still approved the application which she expressed deep regret. She requested the FEHD, which played the gate-keeping role at the second tier, not to issue a temporary or full licence for the private columbarium. Despite the absence of a full licence, Tsing Wan Kun could make an application for temporary suspension of liability. However, the TMDC would likewise raise objections to such an application. In the written response from the FEHD, compliance of the requirements for a licence application included planning, land, buildings, fire safety, electrical and mechanical safety, the management plan, the right to use the premises, environmental protection, the proposed plans, etc. In this connection, she said that Tsing Wan Kun failed to meet the requirements in terms of fire safety and even the supply of drinking water. It was highly unsatisfactory if a private columbarium in such condition could still be considered eligible. She hoped that the FEHD could elaborate how the application was in compliance with the requirements. If Tsing Wan Kun was unable to meet the requirements, it should be requested to withdraw its application as soon as possible.

89. Ms LEUNG Shu-yan of the FEHD gave a consolidated response to Members’ views as follows:

- (i) The FEHD was following up the relevant licence application but the applicant had not submitted all the required documents. She said that according to the application information, Tsing Wan Kun had been operating in the name of Tsing Wan Kun Temple Management Company Limited since 2010 with a term of operation to 28 June 2047. The columbarium occupied an area of 148.4 square metres excluding joss paper furnaces. The applicant did not explain the detailed arrangement for essential facilities, such as parking spaces, loading and unloading area, etc. The application document showed that 95 sets of ashes were interred

in Tsing Wan Kun. With the final approval of the application, a total of 2 574 sets of ashes might be interred in Tsing Wan Kun. Upon the receipt of the relevant application, the PCLB had viewed and uploaded the application summary to its dedicated website for public inspection. The PCLB had also put up a clear notice at a prominent location of Tsing Wan Kun and welcomed public comments in writing; and

- (ii) While the notice had been issued for more than one month, Members' views raised at this meeting would be conveyed to the PCLB for comprehensive and holistic consideration in the approval process. The compliance of the planning requirements was the key factor in considering the application. Moreover, whether the land, buildings, fire safety and the management plan could cope with the visitor flow and allow the implementation of crowd management measures would be considered. In addition, whether the applicant could submit proof of his identity as the owner of the columbarium to the PCLB, or proof of authorisation to use the relevant land as columbarium would be taken into account by the PCLB.

90. District Planning Officer/Tuen Mun & Yuen Long West said that at the meeting held on 8 January this year for consideration of the planning application of Tsing Wan Kun, the TPB had taken into account the factors in several aspects, including whether the site was suitable for columbarium use, and whether other departments had adverse comments on the application. He pointed out that the TPB had rejected the previous application of Tsing Wan Kun but the number of niches in the current application was reduced from 4 884 to 2 574 and the TD had also given comments on traffic condition based on the actual circumstances. Therefore, the TPB finally approved the application after consideration.

91. Ms Catherine WONG said that demand and supply of niches should be taken into account. She pointed out that in the past, private columbaria had come into operation because of the shortage in the supply of public niches. However, Tsang Tsui Columbarium currently provided 20 000 public niches every year for balloting application. It was not welcomed by the public due to inadequate ancillary transport facilities, therefore members of the public turned to private niches to pay tribute to the deceased conveniently. In addition, Tsang Tsui Columbarium had set the worship periods to three weeks before and after Ching Ming Festival and Chung Yeung Festival, and in other times the public could not freely pay tribute to the deceased. The inconvenience had led to the demand for private niches. Therefore, she opined that the FEHD should make

improvements based on the actual circumstances in order to reduce public demand for private niches. She also urged the relevant department to improve the ancillary transport facilities at Tsang Tsui Columbarium. Finally, she pointed out that the private columbarium would worsen the living quality of the residents in Tsing Shan Tsuen, so she hoped that the FEHD could reject the application.

92. Mr Kenneth CHEUNG said that there were still a lot of vacant public niches, so he hoped that the FEHD could strictly adhere to the licensing criteria. He opined that it was hardly possible for Tsing Wan Kun to meet all the requirements on planning, land, buildings, fire safety, electrical and mechanical safety, the management plan, the right to use the premises, environmental protection and the proposed plans, even a temporary licence should not be issued.

93. The Chairman said that more than 90 niches at Tsing Wan Kun should have been sold certainly and urged the DLO and the FEHD to investigate the matter. If the FEHD issued a temporary licence to Tsing Wan Kun, it would definitely accelerate the sale of niches so as to compel the FEHD to issue a full licence in future, thus the temporary licence should not be issued. In addition, she said that the land title of the clan had still not been ascertained and hoped that the DLO could explain the relevant information. According to the available information, the LandsD had already imposed an encumbrance on the site concerned, the TMDO should also intervene as the site was the property of the indigenous villagers and the applicant claimed to represent the entire village to apply for the change of land use without submitting the proof of resolution of the villagers, which was highly unreasonable.

94. Mr TSE of the ACCP raised the following comments:

- (i) The TPB received the planning application of Tsing Wan Kun on 8 January 2021, but he reckoned that the application was not properly followed up by government departments. First of all, the TMDO had never mentioned to the TMDC or the Rural Committee the opposition of residents. While Mr TSANG Kam-wing and Ms HO Hang-mui had moved a motion to oppose the application of the private columbarium at the TMDC meeting on 7 July 2020, the TMDO did not clearly present the opposing view of the TMDC. Secondly, some members of the TPB had said that there was a certain public demand for private columbaria while licensing approval had only been given to a few columbarium applications so far, other applications should be considered expeditiously. Yet, the

TPB could only consider the applications according to internal regulations without knowledge of the actual situation in the district, regrettably the FEHD failed to reflect the situation of the public columbarium in Tuen Mun to the TPB members, which resulted in two more successful applications for the licence of private columbarium in the district recently. Thirdly, the ACCP had started following up on the columbarium application of Tsing Wan Kun since 2012 and had also been keeping an eye on its structural alteration. The TPB's paper showed that the BD had no record of application for alteration of the premises but the style of the building was different from before in terms of its appearance and height. The DLO responded that only renovation works had been carried out and the BD stated that it did not receive any applications for the redevelopment or refurbishment of the premises. He hoped that Members could follow up with the DLO and the BD in future meetings as to whether there were any non-compliant structures in the premises concerned;

- (ii) In regard to the number of niches, the applicant stated in the application summary that 95 sets of ashes were interred. However, after the inspection of the PlanD, 724 and 53 niches either with a plaque or bearing the word "longevity" in Chinese were found on the ground floor and the first floor of the premises respectively, implying that they were probably reserved niches. However, according to the Ordinance, the reservation and pre-order of niches were illegal starting from 30 June 2017, and he questioned whether the FEHD had looked into the problem. There was also a discrepancy between the 95 sets of ashes stated by Tsing Wan Kun and the number of niches available upon the inspection of the PlanD. In this connection, the FEHD should have a site visit promptly to understand the situation and request Tsing Wan Kun to provide sufficient documents in order to investigate if there was an unlawful sale of niches;
- (iii) The village representative of Tsing Shan Tsuen had submitted a document stating his consent to the special traffic and road closure arrangements but no villagers were consulted, which rendered the document misleading. It was not sure whether the PlanD had explained to the TPB members that the consent of the villagers had not been obtained for the letter of intent concerned. He hoped the FEHD could clarify that in accordance with the Ordinance, the operator, including the owner or tenant of the property, must prove that he/she had the right to use the premises concerned. However, Tso/Tong members of Tsing Wan Kun had published

newspaper notices in 2010 and 2017 respectively that they denied and disagreed on the conversion of their property into a columbarium. In this connection, he opined that the FEHD must clarify whether the application concerned was legal so as to avoid wasting government resources and arousing anxiety among the villagers;

- (iv) In regard to the traffic problem, since the road leading to Tsing Shan Tsuen was a one-lane two-way carriageway, supposedly it would not meet the standards required for a columbarium, hence he could not understand why the application was accepted by the TD and the Police; and
- (v) A TMDC Member of the last term had requested the Water Supplies Department to lay water pipes to the hilltop of Tsing Shan Tsuen, but in fact most villagers of Tsing Shan Tsuen resided at the bottom of the hill where there was already water supply. Only a few dozens of Tsing Shan Tsuen villagers resided uphill, thus he suspected that the purpose of laying water pipes was to supply water to Tsing Shan Monastery and Tsing Wan Kun instead. Given that Tso/Tong members said that there was no need to extend the laying of water pipes, he hoped that the TMDC would continue to follow up on the issue.

95. District Lands Officer (Tuen Mun) said that the columbarium of Tsing Wan Kun was located on a private land. The land lease concerned allowed the construction of building of two storeys in height but interment of ashes was not allowed in the building. The DLO had issued a warning letter to Tsing Wan Kun for the breach of lease conditions. Since the Ordinance had come into effect, the DLO would suspend the lease enforcement actions according to the mechanism until the result of the application for a private columbarium licence by Tsing Wan Kun was available. If the application was rejected, the DLO would continue to take the lease enforcement actions. As for whether the building at the location had been redeveloped, the District Lands Officer (Tuen Mun) said that no information was available at the moment and the matter would be followed up later.

[Post-meeting note from the DLO: According to the records of the DLO, no application from Tsing Wan Kun for the redevelopment of the premises as a private columbarium (i.e. Lot 559 in D.D. 131) was received. However, the Managing Trustees of the Charitable Trust of Tsing Shan Monastery had informed the DLO of the proposed restoration of Tsing Shan Monastery in 2006. The project included Lot 559 in D.D. 131 but the Managing Trustees had not

provided the details of the proposed restoration works. According to the site inspection records of Lot 559 in D.D. 131, the DLO had no information on the demolition and redevelopment of the premises on the lot.]

96. Ms LEUNG of the FEHD said that since the Ordinance came into operation, only two private columbaria in Tuen Mun had been granted the licences so far, namely Shan Yuan and Filial Park. Five applications had been officially rejected and two had been withdrawn. An applicant should provide the information required in the application form, for example, whether the applicant was the owner or the authorised agent of the premises, in order to prove his or her right to use the premises as a columbarium. After collecting all the information required, the department will pass the application to relevant departments for comments. Moreover, before issuing a full licence, the PCLB should consider whether the premises were in compliance with relevant lands legislation of the LandsD. Since the Ordinance came into effect, private columbaria should obtain a valid licence before selling and letting out of niches.

97. DO(TM) said that the TMDO had been assisting the PlanD with the consultation on the application for the planning permission for the proposed columbarium at Tsing Wan Kun. The assistance included the distribution of the consultation paper to Members of the constituencies concerned, village representatives of nearby villages, schools and residents' organisations so that those parties and organisations could express their views to the PlanD directly. Since the PCLB was responsible for processing the application, it would seek public comments for consideration. In addition, according to section 15 of the New Territories Ordinance in relation to the registration of manager of Tso/Tong and the power of manager to deal with the land held by Tso/Tong, the TMDO was responsible for dealing with matters such as the appointment and cancellation of the appointment of manager of Tso/Tong, the sale of the properties of Tso/Tong, the signing of short-term tenancies, and the application for waiver of restrictions. Matters regarding the application for a private columbarium licence by Tso/Tong were not under the purview of the TMDO.

98. Ms HO Hang-mui said that the FEHD must perform its gate-keeping role through refusal to issue a full licence and a temporary suspension of liability. She pointed out that currently many private columbaria had informed their customers that they could jump the gun in interring ashes, but instead of sealing the niches with a plaque, they placed a paper bearing the word "longevity" or "well-being" in Chinese on the occupied niches in disguise. If the applicant was granted a temporary licence, the situation was expected to deteriorate; when more

niches were sold, the FEHD would have no choice but to issue a full licence. Moreover, the Tso/Tang members of Tsing Wan Kun had published a newspaper notice to oppose the use of the premises as a columbarium, in the event that they instituted legal proceedings in future, a large number of niches would be involved, which would cause undue distress.

99. Ms LEUNG of the FEHD said that the Government had notified the operators of private columbaria in 2017 that they should explain clearly the requirements to consumers before the sale of niches. Unlicensed columbaria should cease operation and ashes should be returned to persons eligible for collection. She said that she would convey the views raised by Members and the convener of the ACCP to the PCLB for careful consideration.

100. Mr KONG, District Commander (Tuen Mun) said that the Police's role in an application for a private columbarium licence was to give advice mainly on crowd management and traffic issues to the FEHD and the PlanD. Since the application of Tsing Wan Kun was still under processing, the Police would not express support or objection to the application at this stage.

101. Mr TSE of the ACCP gave supplementary comments as follows:

- (i) He requested the FEHD to respond if it could have a site visit to Tsing Wan Kun promptly to verify the information provided, such as the number of sold niches which were unoccupied. It was hoped that the actual number could be confirmed early given that the payment of land premium would be involved in future;
- (ii) He pointed out that while the LandsD had imposed an encumbrance on the property of Tsing Wan Kun, the problem could be resolved by means of payment of land premium in future. He also asked the FEHD to respond whether the company authorised by the manager of the applicant for submission of an application met the definition of an owner as set out in the Ordinance. He said that a manager was an agent for Tso/Tong matters, but he queried the manager's right to deal with Tso/Tong property and eligibility to make an application;
- (iii) The PlanD's paper showed that the Police's response to the relevant application was "no objection". Taking Sha Tin as an example, he pointed out that the Police had to deploy manpower for road closure in order to maintain the order of private columbaria. He queried if the same situation would occur in Tuen Mun in future; and

- (iv) Regarding shuttle buses, he found that applications for shuttle bus service made by columbaria were easily approved by the TD. He reiterated that the road to Tsing Wan Kun was a carriageway for one-lane two-way traffic, which was not suitable for the operation of shuttle buses. For this reason, he requested the TD to respond.

102. Ms YUEN of the TD responded that in the traffic and crowd management plan submitted by Tsing Wan Kun earlier, it was proposed that the shuttle bus service be provided between Siu Hong MTR Station and Hing Choi Street without running via Tsing Shan Monastery Path. Visitors would have to walk to Tsing Shan Monastery after getting off the shuttle bus at Hing Choi Street. In regard to crowd management, Tsing Wan Kun said that a visit-by-appointment system would be implemented to control the number of visitors per visit, and only residents' vehicles, emergency vehicles and pedestrians would be permitted to use Tsing Shan Monastery Path during Ching Ming Festival and Chung Yeung Festival. In addition, the TD had reminded the applicant to co-ordinate with the manager and stakeholders concerned and obtain their consent before road closure arrangements could be implemented.

103. The Vice Chairman asked the FEHD to respond whether it would carry out a site inspection.

104. Ms LEUNG of the FEHD clarified that the final decision on the approval of applications for private columbarium licence would be made by the PCLB. The PCLB consisted of not only the staff of the FEHD; apart from the Director of Food and Environmental Hygiene, the PCLB comprised DC Members and members of the public. The PCAO was responsible for receiving applications, gathering views from government departments and making online broadcasts, followed by a closed meeting held by the PCLB to discuss whether the applications should be approved and if full licences should be issued to the private columbaria. In regard to the complaints, the FEHD would make arrangements to conduct an inspection at Tsing Wan Kun. The FEHD would take stringent enforcement actions if irregularities were found.

105. The Vice Chairman urged the FEHD to carry out a site inspection at Tsing Wan Kun to find out the number of niches and asked the government departments to take the views of Members into consideration. He then moved on to the motion under this discussion item, namely "Objection raised by the TMDC to the PCLB against the licence application of Tsing Wan Kun", which was moved by Ms HO Hang-mui and seconded by Ms Catherine WONG. He invited Members to vote on the motion.

106. After voting, the motion was passed with 14 votes in favour, 0 vote against and 0 abstention.

[Members in favour: Ms LAW Pei-lee, Mr WONG Hung-ming, Mr Kenneth CHEUNG, Mr HO Kwok-ho, Mr YAN Siu-nam, Ms HO Hang-mui, Mr WONG Tan-ching, Ms Josephine CHAN, Ms KONG Fung-yi, Ms Catherine WONG, Mr YEUNG Chi-hang, Mr Michael MO, Mr LAM Ming-yan and Mr YAN Pui-lam.]

107. The Vice Chairman suggested referring the matter concerned to the Working Group on Development and Planning of Tuen Mun District under the TMDC for follow-up action. In addition, he suggested writing to the PCLB to state the stance of the TMDC and enclosing another relevant motion passed in the current-term TMDC for the PCLB's reference.

[Post-meeting note: The said letter was sent on 18 August 2021.]

## **VI. Reports from Government**

### **(A) Report by the Tuen Mun District, HKPF** **(TMDC Paper No. 32/2021)**

108. Mr KONG, District Commander (Tuen Mun), reported the crime situation in the district. He pointed out that a total of 545 crime reports had been received in April to May 2021, up 59 reports or 12.1% as compared with the same period last year. The detection rate was 34.1%, up 5.9% as compared with 28.2% in the same period of the previous year. In April to May 2021, miscellaneous thefts, wounding, serious assault and deception recorded a relatively large increase; while crimes with a relatively large decrease included criminal damage, shop thefts and thefts from vehicles. Deception recorded the largest number of cases (170 in total), followed by miscellaneous thefts (90 in total) and shop thefts (74 in total). From January to May 2021, 1 403 crime reports had been received, representing an increase of 8% as compared with the same period of the previous year, and the detection rate was similar to the same period of the previous year (i.e. 29%). Crimes with a relatively large increase in the first five months this year included shop thefts, deception and miscellaneous thefts; while those with a relatively large decrease included criminal damage, thefts from vehicles and robbery. The crime with the largest number of cases in the first five months was deception (424 reports in total), followed by shop thefts (221 in total) and miscellaneous thefts (216 in total). He said that on the whole, there was an upward trend in the number of minor crimes, including shop thefts, miscellaneous thefts and deception, in Tuen Mun in the first five months this year. On the contrary, there was a downward trend in the number of serious and

violent crimes, including burglary and robbery. He said that the Tuen Mun Police District would continue to step up efforts to combat and prevent crimes.

109. Mr TSANG Kam-wing reckoned that the increase in the number of thefts in the district was caused by the recent economic downturn, and he hoped that the SWD could provide more assistance for those in need. Besides, he thanked the Police for proactively combating illegal parking in the district, which had alleviated the situation. He also asked the Police about the approaches for eradicating illegal parking in the long term.

110. Mr TSANG Chun-hing was worried that the road works to be carried out at Tai Fong Street in Tai Hing Estate would lead to illegal parking, and he urged the Police to step up efforts to combat illegal parking at the black spots in the district.

111. Ms LAW Pei-lee said that the Police had earlier stepped up patrols in Kin Sang Estate, which helped alleviate the problem of illegal gambling. Nevertheless, the problem recurred recently, so she hoped that the Police could continue to take follow-up action. She also hoped that the Police could step up patrols in Tsing Tin Playground to alleviate the noise problem.

112. Ms KONG Fung-yi first enquired the Police whether the youth-related drug problem in the district had become more serious. Secondly, she indicated that some residents had told her that the problem of vice activities in the vicinity of San Hui was worsening, she hoped that the Police could step up patrols.

113. Mr KONG, District Commander (Tuen Mun), gave a consolidated response to Members' views and enquiries as follows:

- (i) Regarding the recent increase in shop thefts, he opined that the Member had provided a logical reason. He pointed out that minor crimes were involved in general. Moreover, the offenders were mainly elderly people who committed food thefts for the first time. Apart from law enforcement, the Police also referred the elderly offenders to the SWD or relevant non-governmental organisations for follow-up action when necessary;
- (ii) The Police strengthened its efforts in combating illegal parking in the district earlier and issued more than 40 000 fixed penalty tickets in the first quarter of this year, representing more than one-fold increase compared to last year. The Police would continue to step up enforcement

efforts in future. At present, there was a traffic enforcement team in each police district mainly responsible for dealing with illegal parking cases in the district, therefore, Members could assist the Police in law enforcement by filing complaints on illegal parking to the team;

- (iii) The Police had earlier enhanced its law enforcement efforts at street gambling black spots, resulting in a decrease in the number of relevant complaints received in April to June this year. He welcomed Members to continue to provide relevant information to the Police. In addition, the crowd gathering problem arising from street gambling would be dealt with by the Police through enforcing the “No-gathering Order”;
- (iv) The Police had strengthened its efforts in tackling the youth drug abuse problem and arrested 36 teenagers in April to May this year. Those crimes mainly occurred at private premises in the industrial area, upstairs bars and party rooms. The Police would make ongoing efforts in law enforcement in future; and
- (v) Ms KONG Fung-yi had earlier provided the Police with information on street prostitution in the district but the Police did not identify such cases. The Police would continue to follow up the legality of massage establishments and resolutely enforce the law if illegal activities were found.

**(B) Report by Tuen Mun District Management Committee**  
**(TMDC Paper No. 33/2021)**

114. Members perused the above report.

**VII. Reports by TMDC Representatives**

115. The TMDC representatives had nothing particular to report. The Vice Chairman asked government department representatives to leave first and the TMDO representatives to remain in their seats.

**VIII. In-house Matters**

**(A) Members Joining or Resigning from Committees and Working Groups under TMDC**

116. The Secretary reported that the Vice Chairman had joined the Environmental Hygiene, Climate Change and Sustainable Development Committee, the Working Group on Development and Planning of Tuen Mun District and the Working Group on Children and Youth Council of Tuen Mun

District on 4 May 2021; Mr POON Chi-kin had joined the FAPC on 7 May; Mr WONG Tak-yuen had withdrawn from the Social Services Committee on 11 May; Mr YAN Pui-lam had withdrawn from the Commerce, Industry and Housing Committee on 13 May; and Mr LEUNG Ho-man had withdrawn from the Working Group on Development and Planning of Tuen Mun District on 24 June.

**(B) Position of TMDC Funds as at 18 June 2021**  
**(TMDC Paper No. A21/2021)**

117. Participants perused the above paper.

**(C) DC Funds Applications**  
**(TMDC Paper No. A22/2021)**

118. Participants perused the above paper.

119. The Vice Chairman said that during the discussion on the applications for DC Funds, if Members found that their posts or capacity were related to any partner organisations or other district organisations of activities in the applications but the information concerned had not yet been stated in the Form for Declaration of Interests in Handling TMDC Funds or the Registration of DC Member's Interests, the Members were required to make declarations even if they did not intend to speak or vote on the matters concerned. Members should refrain from speaking on any matters in which they had interests. However, if they wished to speak or vote on the matters concerned, they should make a request beforehand. He would, in accordance with the Standing Orders, decide whether the Members might speak or vote on the matters concerned, might remain at the meeting as observers, or should withdraw from the meeting.

120. The Vice Chairman asked Members to note an application for DC Funds in Paper No. A22, which had been recommended by the FAPC. It was further submitted to the TMDC for approval since the funding amount reached \$100,000. The Vice Chairman asked whether Members endorsed the funding application set out in the paper. As Members had no comments, the Vice Chairman announced that the funding application for DC Funds set out in the paper was approved.

**(D) Reports by Committees**  
**(TMDC Paper No. A23 to A28/2021)**

121. Participants perused the above six reports. The Vice Chairman asked Members to pay attention to Item XII of the 6<sup>th</sup> Report of the FAPC, which indicated that the FAPC had endorsed the amendments to the funding guidelines and agreed that the amendments concerned would be effective on 1 April 2022.

Furthermore, in Item XIII of the Report, the FAPC had passed an impromptu motion and agreed that the amendment would be effective on 1 April 2022. The amendments in the above two reports must be endorsed by the TMDC. As Members had no comments, the Chairman announced that the six committee reports were endorsed.

**(E) Reports by Working Groups**  
**(TMDC Paper No. A29 to A30/2021)**

122. Participants perused the above two reports. The Vice Chairman said that in paragraph 13 of the report of the Working Group on Development and Planning in Tuen Mun District regarding invitations to partner organisations for submission of proposals and funding applications for the “Study on the Planning of Idle Land in Tuen Mun District”, after the closing date for submission, the Secretariat was currently considering the proposals and funding applications received. If the proposals and applications conformed to the funding guidelines and met the requirements of the study, the Working Group on Development and Planning in Tuen Mun District would hold a meeting later to select a partner organisation. Due to time constraints, Members would be consulted by circulation of paper after the selection process.

123. The Chairman hoped to hold a working group meeting during the week of 19 July to deal with the item “Proposed Amendments to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. STM-LTY10” first, followed by the selection of a partner organisation.

124. As Members had no comments on the above two reports, the Vice Chairman announced that the reports were endorsed.

**(F) Motion: Request the District Office to Disclose and Publicise the Contact Methods of Members of Area Committees, the District Fight Crime Committee, the District Fire Safety Committee and All Clansmen Associations in Tuen Mun**  
**(TMDC Paper No. A31/2021)**

125. Mr TSANG Chun-hing, the mover of the motion, said that in response to the questions of LegCo Members at a meeting earlier, the Chief Executive had said that after the implementation of Improving the Electoral System of the Hong Kong Special Administrative Region, members of the public, when necessary, could make enquiries and express their views on community issues to area committees, the District Fight Crime Committee (“DFCC”), the District Fire Safety Committee (“DFSC”) and clansmen associations. However, he pointed

out that only the names of the responsible parties were shown on the HAD website, but not their contact methods. He was concerned that the public would be puzzled by the new policy and would have nowhere to turn to for assistance. In this connection, he requested the TMDO to disclose the contact methods of the members of area committees, the DFCC, the DFSC and clansmen associations and step up publicity work.

126. Mr CHEUNG Kam-hung thanked Mr TSANG Chun-hing for moving this motion. He said that under the new electoral system of Hong Kong, there were seats in the Election Committee for area committees, thus they would have considerable influence on the community. In this connection, he hoped that he could assist area committees in publicity work before the end of his term of office, and the residents in the rural areas of Tuen Mun were welcome to contact him if they needed any help in future.

127. Mr TSANG Kam-wing was worried that members of the public in his constituency would have nowhere to turn to for assistance after he had been disqualified from office, and people holding public offices were obliged to serve the public. Thus, he supported the motion, and requested the Government to disclose the contact methods of the members of area committees, the DFCC, the DFSC and clansmen associations.

128. Mr LO Chun-yu thanked Mr TSANG Chun-hing for moving the motion. He said that members of the above committees and associations held public offices, the Government should disclose the contact methods of those members for ease of contact by the public.

129. The Vice Chairman was also worried that the residents in his constituency would have nowhere to turn to for assistance in future. He asked DO(TM) to respond to Members' enquiries and comments.

130. DO(TM) said that the TMDO would take follow-up action in accordance with the Code on Access to Information ("the Code") if the motion was passed. The TMDO would then contact the members of area committees, the DFCC and the DFSC in Tuen Mun, and provide their contact methods to Members with their consent. If Members would like to give comments to the said committees, they could contact the respective secretaries of the committees (the contact person of area committees in Tuen Mun District was Miss SHEK Nga-wing, Irene, Liaison Officer (Tai Hing), while the contact person of the DFCC and the DFSC in Tuen Mun was Miss LO Tsz-wai, Sophya, Executive Officer (Community)). After

the meeting, the TMDO could provide Members with the contact methods of the above secretaries via email. She added that according to the Code, the TMDO had to obtain the consent of clansmen associations before disclosing their information as requested by Members since third party information was involved.

131. Members voted on the above motion. After voting, the motion was passed with 15 votes in favour, 0 vote against and 0 abstention.

[Members in favour: Mr LO Chun-yu, Mr TSANG Kam-wing, Mr Kenneth CHEUNG, Mr HO Kwok-ho, Mr WONG Hung-ming, Mr YAN Siu-nam, Ms HO Hang-mui, Mr WONG Tan-ching, Ms Josephine CHAN, Ms KONG Fung-yi, Ms Beatrice CHU, Mr Michael MO, Mr TSANG Chun-hing, Mr YAN Pui-lam and Mr Alfred LAI.]

## **IX. Any Other Business**

### **(A) By-election of Convenor of Working Group on Community Crisis Response under TMDC**

132. The Vice Chairman said that Mr CHEUNG Ho-sum had resigned as a TMDC Member on 11 May 2021, a new Convenor had to be elected for the Working Group on Community Crisis Response (“WGCCR”) under the TMDC. The Vice Chairman invited Members to refer to the current membership list of the WGCCR in the PowerPoint slide for nomination purpose.

133. The Chairman nominated Ms HO Hang-mui as the Convenor of the WGCCR.

134. The Vice Chairman asked Ms HO Hang-mui whether she accepted the nomination.

135. Ms HO Hang-mui replied in the positive.

136. Mr Michael MO and Mr TSANG Chun-hing seconded the nomination.

137. Since there were no other nominations made by Members, the Vice Chairman announced that Ms HO Hang-mui was nominated as the Convenor of the WGCCR. The nomination was made by Ms Josephine CHAN and seconded by Mr Michael MO and Mr TSANG Chun-hing. Since there was only one nominee for the Convenor of the WGCCR, the Vice Chairman announced that Ms HO Hang-mui was elected uncontested as the Convenor of the WGCCR of this term.

**(B) Matters Related to DC Funds**

138. The Vice Chairman said that the FAPC had earlier endorsed the funding application from the Tuen Mun District Youth Programme Committee by circulation of paper. The total amount of funding applied for was \$176,240 and the funding application was shown on the slides for perusal. It was further submitted to the TMDC for approval since the funding amount reached \$100,000.

139. The Vice Chairman said that as mentioned in the application, the chairman, committee members, guest performers and organisations would be invited to the closing ceremony. He enquired if the TMDC would be invited.

140. Ms Melinder YU of the TMDO said that the chairman and committee members mentioned in the application referred to the chairman and members of Tuen Mun District Youth Programme Committee and the number of participants would be adjusted subject to the development of the epidemic.

141. The Vice Chairman said that the Chairman and the Vice Chairman of the last term's TMDC had been invited to relevant events. Since the TMDC strongly supported youth activities of this kind, he suggested that the TMDO convey their views to Tuen Mun District Youth Programme Committee to suggest that the TMDC be included on the invitation list.

142. Since Members had no objections, the Vice Chairman announced that the above application for DC funds was approved.

**(C) Site Visits to Black Spots of Cycle Tracks**

143. The Chairman said that the item "Request the Authorities to Reassess the Set-up of Cycling Tracks in Tuen Mun" had been discussed at the last TMDC meeting, and the locations of accident black spots of cycle tracks provided by Members were collected after the meeting. Given the large number of black spots, site visits had to be conducted several times. The Chairman said that she would discuss the site visit dates with the Secretariat and hoped that site visits could be conducted within this month.

**VII. Date of Next Meeting**

144. There being no other business, the meeting was closed at 7:05 p.m. The next meeting would be held on 14 September 2021.

Tuen Mun District Council Secretariat

Date: September 2021

File Ref: HAD TMDC/13/25/DC/21