

**Minutes of the Combined 15<sup>th</sup> and 16<sup>th</sup> Meeting of  
the Tuen Mun District Council**

Date: 16 May 2022 (Monday)

Time: 9:30 a.m.

Venue: Tuen Mun District Council (TMDC) Conference Room

<u>Present:</u>	<u>Time of Arrival</u>	<u>Time of Departure</u>
Mr CHAN Yau-hoi, BBS, MH, JP (Chairman)	9:30 a.m.	End of meeting
Mr WONG Tan-ching (Vice Chairman)	10:24 a.m.	End of meeting
Ms KONG Fung-yi	9:30 a.m.	End of meeting
Mr LAM Chung-hoi	9:30 a.m.	End of meeting
The Hon LAU Ip-keung, Kenneth, BBS, MH, JP	10:49 a.m.	End of meeting
Ms SO Ka-man	9:30 a.m.	End of meeting
Mr YAN Siu-nam	9:30 a.m.	End of meeting
Mr CHOW Kai-lim	9:30 a.m.	End of meeting
Mr LEUNG Ho-man	9:30 a.m.	End of meeting
Mr WONG Hung-ming	9:40 a.m.	12:57 p.m.
Ms LAI Ka-man	9:30 a.m.	End of meeting
Mr LAU Chun-fai, Lawrence (Secretary)	Senior Executive Officer (District Council), Tuen Mun District Office, Home Affairs Department	

By Invitation:

Mr Vincent LIU	Director of Leisure and Cultural Services
Ms Jenny WONG	Senior Staff Officer (Headquarters), Leisure and Cultural Services Department
Ms Elaine KONG	Chief Librarian (Management) <sup>2</sup> , Leisure and Cultural Services Department
Ms Phyllis SO	Chief Executive Officer (Planning) <sup>3</sup> , Leisure and Cultural Services Department
Ms LAM FONG	Senior Librarian (Tuen Mun), Leisure and Cultural Services Department
Ms Gladys LAW	Senior Executive Officer (Planning) <sup>32</sup> , Leisure and Cultural Services Department
Ms SIN Tsz-ching	District Intelligence Section (Tuen Mun), Hong Kong Police Force
Ms Janet CHEUNG	Senior Town Planner, Tuen Mun <sup>1</sup> , Planning Department
Ms Ivy CHU	Town Planner, Tuen Mun 2, Planning Department
Ms Carmen YUEN	Engineer/SCL(19), Highways Department
Mr Chapman LAM	MVA Hong Kong Limited (Director)
Mr Calvin CHIU	Ramboll Hong Kong Limited (Senior Manager)

Ms Emily FOK	Senior Property Manager (Project)1, Government Property Agency
Ms Rebecca WONG	Planning Director, Sun Hung Kai Properties
Mr Andy MOK	Senior Project Manager, Sun Hung Kai Properties
Ms Prudence CHAN	Assistant General Manager – Public Affairs, Sun Hung Kai Properties
Mr LEE Yi-yun	Controller (Social Service), Yan Oi Tong
Ms Fanny WU	Acting Manager (Social Service), Yan Oi Tong
Mr Kim CHEUNG	Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space)
Mr Edwin WATT	ICAC Deputy Regional Officer, New Territories North West
Mr Francis HO	ICAC Senior Community Relations Officer, New Territories North West

In Attendance:

Ms FUNG Ngar-wai, Aubrey	District Officer (Tuen Mun), Home Affairs Department
Ms LEUNG Chue-kay, Koronis	Assistant District Officer (Tuen Mun)1, Home Affairs Department
Ms Angela JONG	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	Senior Liaison Officer (3), Tuen Mun District Office, Home Affairs Department
Mr HO Kai Ho	Chief Enginner/West 4, Civil Engineering and Development Department
Ms HON Hin-yan	Chief School Development Officer (Tuen Mun), Education Bureau
Ms HO Yuen-ming	District Social Welfare Officer (Tuen Mun), Social Welfare Department
Ms LEUNG Shu-yan	District Environment Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr WONG Pui-chun	Chief Manager/M(Tuen Mun & Yuen Long), Housing Department
Ms Jackie LO	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Mr MAK On-ki	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr KONG Man-keung	District Commander (Tuen Mun), Hong Kong Police Force
Mr Joey WU	Chief Inspector of Police (Tuen Mun), 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), Lands Department
Mr Kepler YUEN	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Mr YEUNG Chun-wing	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 Members present to the combined 15<sup>th</sup> and 16<sup>th</sup> meeting of the TMDC. He also extended welcome to government department representatives in attendance at the meeting, in particular Ms Angela JONG, Assistant District Officer (Tuen Mun)<sup>2</sup> of the Home Affairs Department (HAD), who attended the meeting of the current-term TMDC for the first time, and took this opportunity to thank Ms Wing CHENG, the former Assistant District Officer (Tuen Mun)<sup>2</sup> of the HAD for her contribution to Tuen Mun District in the past.

2. The Chairman further 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 he 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 1:30 p.m. if everything went well. For the sake of time management, he asked all Members present to keep their speeches concise and avoid repetition.

3. The Chairman continued 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 persons 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. He would, in accordance with Order 38(11) of the Tuen Mun District Council 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 reported that the Secretariat had received no applications for leave of absence from Members.

## **III. Meeting between Director of Leisure and Cultural Services and Tuen Mun District Councillors**

6. The Chairman welcomed Mr Vincent LIU, Director of the Leisure and Cultural Services Department (LCSD), to the meeting to introduce the work of the LCSD to Members and listen to their comments on the district-wide concern. He then welcomed Ms Jenny WONG, Senior Staff Officer (Headquarters), Ms Jackie LO, Chief Leisure Manager (New Territories North), Ms Elaine KONG, Chief Librarian (Management)<sup>2</sup>, Ms Phyllis SO, Chief Executive Officer (Planning)<sup>3</sup>, Mr MAK On-ki, District Leisure Manager (Tuen Mun), Ms LAM FONG, Senior Librarian (Tuen Mun) and Ms Gladys LAW, Senior Executive Officer (Planning)<sup>32</sup>, who accompanied Mr Vincent LIU to the meeting.

7. Mr Vincent LIU, Director of the LCSD, introduced the work of the Department to the TMDC with PowerPoint slides (see [Annex 1](#)).

8. Ms KONG Fung-yi expressed her gratitude to the LCSD staff for providing services at different local facilities and answering enquiries. She continued that the noise annoyance in Tuen Mun Park caused by singing activities had existed for a long time, and recent improvement was only due to the epidemic. She was worried that it might revert upon easing of the epidemic situation. Therefore, she hoped the Department could give details on the precautions. In addition, according to media reports, it was extremely competitive to make a booking for the LCSD's facilities. Some organisations always failed in booking while some could have a successful booking all the time. Even suspected touting activities were reported. Therefore, she hoped that the Department could carry out investigation and come up with a solution.

9. Mr YAN Siu-nam said that certain local facilities had to be relocated or removed due to the construction works of Tuen Mun South Extension, including the public toilets at Wu King Road Garden and Tuen Mun Promenade. He hoped the Department could give details on the reprovisioning arrangement for such facilities. He continued that the location of the proposed MTR station in Area 16 would also affect nearby facilities as well as the planning in that area. For instance, the Government earlier planned to build a sports field there.

However, no further updates were unveiled after the announcement of Tuen Mun South Extension. Therefore, he hoped the Department could respond to such matter.

10. Mr Vincent LIU, Director of the LCSD, made the following responses in reply to Members' comments and enquiries:

- (i) In respect of the noise nuisance problem in Tuen Mun Park, by virtue of Pleasure Grounds (Amendment) Regulation 2020 which had been enacted two years before, the Department could combat the relevant activities with more effective measures. In fact, the problem had been solved before the outbreak of the epidemic. If Members found any noise nuisance, they could notify the Department for follow-up action;
- (ii) The Department had been adopting different anti-touting measures, including optimising the booking system, imposing penalty and stepping up inspections. In addition, the Department implemented new arrangement last year, under which the cancelled sessions (including the cancelled sessions of turf football pitches) would be posted on the website of the LCSD at 1:00 a.m. on the following day after cancellation and be available for booking from 7:30 a.m. on the same day through various booking channels of Leisure Link System on a first-come-first-served basis, for the purpose of combating touting activities;
- (iii) Since last year, the LCSD had required citizens who hired leisure facilities via Leisure Link Self-service Kiosks to scan the originals of their Hong Kong Identity (HKID) cards, preventing touts from making multiple bookings with personal information of different people, such as HKID numbers, which used to be their usual practice;
- (iv) The Department's venues reopened on 21 April 2022. One of the factors leading to the blatant touting activities at that time was that only 60% of the venues reopened while the remaining venues were occupied for anti-epidemic purpose. Therefore, the Department adjusted the quota of individual booking from a maximum of four hours play per day to a maximum of two

hours play per day during non-peak hours for a venue to minimise the number of sessions available for the touts;

- (v) Since 1 May 2022, the Department had carried out random inspections during the booked sessions to check whether the hirers were present or not. Any two counts of breach, including “no-show”/ “not present”, within 30 consecutive days would result in suspension of the hirers’ rights to book any of the LCSD's fee-charging recreation facilities (excluding holiday camps and Public Swimming Pool Monthly Tickets) for 90 days. Approximately 12 days after the measure was implemented, 157 cases of “not present during the use of the facilities” were identified. The Department would reinforce such measure in future;
- (vi) On the same day (1 May 2022), the Department launched three new measures to further combat suspected touting activities in the booking of recreation and sports facilities. First, there were two methods to make a booking, namely queuing at the booking counters and booking via the Internet. In the past, both of the booking services started at 7:00 a.m. simultaneously. Based on the past experience, queuing at the booking counters had a higher chance of successful booking than using online booking service, which attracted touts to line up overnight to snatch up popular sessions. Under the new arrangement, hirers using the Internet Booking Service under Leisure Link System had priority in booking the facilities within seven days in advance upon logging into the system at 7:00 a.m. Meanwhile, the operating hours of the Leisure Link booking counters and Self-service Kiosks for advanced booking was delayed for 15 minutes to 7:15 a.m., which eliminated the touting activities. Up till now, the measure was successfully implemented while the booking system operated orderly without any issue;
- (vii) The Department had tightened the arrangements of change of responsible person by organisations for taking up bookings. Applications for change of responsible persons of the activity were no longer accepted. No change could be made once the name of the responsible person of the activity had been confirmed in the approval letter by the LCSD;

- (viii) A new function for making booking online was introduced. Leisure Link patrons would be able to choose to access online bookings in the Leisure Link e-Services System via "iAM Smart" without CAPTCHA input and make booking in a speedier way. The new arrangement would help strengthen the identity verification of hirers of leisure facilities and prevent people engaging in touting activities from booking the facilities by using the identity of another person;
- (ix) The Department had planned to take more measures to crack down on touting activities. However, it involved altering the computer system of Leisure Link e-Services System. The Department would announce the details after relevant work was done;
- (x) In respect of venue supply, 70% venues would be open in May and the figure would increase to 80% in June as compared to 60% in April. Indeed, 20 more sports centres would be available as compared to April and it was expected that venue supply would be abundant;
- (xi) Regarding the reprovisioning arrangement for the public toilets in Wu King Road Garden and Tuen Mun Promenade, the Department would discuss with MTRCL and relevant departments and consult the TMDC about the design plan in due course; and
- (xii) The sports field in Area 16 was a recreation and sports project. Further amendments had to be made to the design plan of the sports field as the Government had adopted the "single site, multiple-use" model since 2018, i.e. to set up different facilities or carparks on the same land parcel, and uncertainty was caused by the construction works of Tuen Mun South Extension. Currently, the Architectural Services Department had completed the technical feasibility study for the construction works of the sports field and it was hoped that the design plan could be put forward to the TMDC for consultation and submitted to the Legislative Council within one year.

11. Ms SO Ka-man said that there were insufficient indoor children's play facilities in Tuen Mun District while the children's play facilities in Tuen Mun Park received positive feedback from parents. In addition, as many housing estates in Tuen Mun District would be completed gradually and the population of children kept increasing, she hoped that the Department could provide more children's play facilities for children and parents. In respect of the planning of Area 54, although the Government had planned to provide different community facilities, no updates on the progress were heard so far. She hoped that the Government could ensure the construction works of relevant facilities could be completed in parallel with the housing estates. Furthermore, she had suggested that the Government add children's play rooms to the proposed sports centre, and was looking forward to its response. She continued that the seats in students' study rooms of Tuen Mun Public Library were always in short supply during examination periods. Therefore, she asked whether the Department would consider providing additional students' study rooms given the increasing housing supply in Tuen Mun District. She further pointed out that the ten mobile library service points currently operated by the Department might not satisfy the local demand. Therefore, she hoped that the Department could add a new service point in the area around Ching Tin Estate and Wo Tin Estate. Lastly, she reported that cigarette butts were always found on the stairs between the platform of Tuen Mun Civic Square and the public library and she requested the Department to clean up the stairs regularly.

12. Mr LAM Chung-hoi said that blatant touting activities in the booking of LCSD's facilities were seen and certain cases might even involve syndicate elements. Touting activities would continue in a more wanton manner if enforcement action was not stepped up. Therefore, he requested the Department to step up enforcement action and disclose the number of convictions related to touting activities. He continued that the works of the sports field in Area 16 had been discussed for more than 10 years. He hoped that the relevant departments could start the construction as soon as possible. In addition, he opined that the Government's greening work was excellent in recent years and some greening areas were welcomed by the public. He hoped the Department could keep up the efforts on greening to further enhance the visual appeal of the environment. Lastly, since Tsing Shan Children's Playground was located in his constituency, he hoped that the Department would have more communication with him in respect of the improvement works in future.

13. Mr Vincent LIU, Director of the LCSD, made the following responses in reply to Members' comments and enquiries:

- (i) The Department had all along been concerned about the planning of children's play facilities under the LCSD. Therefore, the LCSD formulated a five-year plan to make children's play facilities more diversified with more features. As indoor children's play room was a sports centre facility, the Department would explore the feasibility of providing such a facility in the construction project of the sports centre;
- (ii) Currently, the Department was pressing ahead with four projects under the “Five-year Plan for Sports and Recreational Facilities” outlined in the 2017 Policy Address, two of which were in progress on schedule and the other two were delayed due to addition of carparks under the “single site, multiple-use” model. Upon completing the construction under the plan, the Department would then commence the planning for the construction works of the sports centre in Area 54. The Department had reserved land for that project and preliminary study was underway. However, the related works were highly complicated, involving maintenance of large trees and alteration to a public transport interchange. The Department would consult the TMDC once the study was finished;
- (iii) In respect of students’ study room facilities, although the utilisation rate was relatively high during examination periods, it was generally less than 50% for the rest of the time. The Department would review the data as well as related resource allocation. In addition to students’ study rooms under the LCSD, currently in Tuen Mun District, there were approximately 20 students’ study rooms run by other organisations and some students preferred to study at other places such as coffee shops. The Department would take into account both Members’ comments and the actual demand;
- (iv) For the mobile library service points, it was necessary that the Department review the resource allocation before making a decision. In addition, when planning library services and facilities in the future, the Department would introduce new elements such as enhanced e-reading and smart lockers outside libraries for collecting reserved library materials. Such

services and facilities would be provided round-the-clock beyond the confines of time and space;

- (v) Regarding the environmental hygiene problem at Tuen Mun Civic Square, the Department would deploy staff for follow-up action;  
[Post-meeting notes by the LCSD: The Department deployed staff to clean up the stairs on the day of the meeting (16 May 2022).]
- (vi) In respect of touting activities, currently there were no regulations to govern the transfer of permits for use of the booked facilities. Therefore, the Department could not carry out anti-touting enforcement action and could merely deal with the situation via administrative measures. While the Department was open to regulating the issue through legislation, it was necessary to review the effectiveness of legislation. For example, offenders could pass the penalty cost, such as fines, to consumers, which would impair the effect of legislation;
- (vii) Regarding the construction of sports field in Area 16, the Department hoped the design plan could be put forward to the TMDC for consultation and submitted to the Legislative Council within one year; and
- (viii) The Department noted that the public welcomed the greening areas in Tuen Mun District and considerable positive feedback was received on social media platforms. The Department would work harder on related publicity to arouse the public's awareness of the greening areas in the district.

14 Mr LEUNG Ho-man said that although the noise nuisance problem in Tuen Mun Park was mitigated, in Tsing Tin Playground, which was located at his constituency, Chinese opera performance and illegal gambling were reported from time to time. The offenders tended to carry out such activities only in the absence of the LCSD's staff. They would leave immediately when the LCSD's staff patrolled the playground, which made it difficult to take enforcement action. He opined that even though it was hard to prevent such activities from recurring, the Department should study how to effectively manage the parks under its administration and precisely combat the activities causing nuisance to the public.

Besides, he was aware that the LCSD intended to convert all soccer pitches under its administration to either 11-a-side or 5-a-side soccer pitches. However, he considered that 7-a-side soccer pitches were worth preserving and a practical solution was to add court markings for 5-a-side pitches to 7-a-side soccer pitches. Retaining soccer pitches of various sizes would be beneficial to soccer development in Hong Kong.

15. Mr WONG Hung-ming said that the touting activities in the booking of the LCSD's facilities were mainly attributable to the shortage of recreation and sports facilities. He mentioned that the Home Affairs Bureau (HAB) and the Education Bureau (EDB) had launched a programme for several years to allow community organisations to hire parts of campuses for sports activities. He believed the programme was worthy of reference and the LCSD should study the implementation details. For example, making the ball courts and halls on campuses available for the public could address the problem of insufficient recreation and sports facilities. In addition, information showed that there was an increasing trend of hiring recreation and sports facilities via the programme run by the HAB and the EDB. As of last year, 60 schools had participated in the programme. Therefore, he suggested that the Department discuss with the EDB for launching a similar programme.

16. Mr CHOW Kai-lim said that currently there were no skateparks in Tuen Mun District. Skateboarders had no option but to go skateboarding at Tuen Mun Civic Square, which caused nuisance to local residents. Some residents even called the police to drive skateboarders away. Although the Department had planned to build a skatepark in Area 17, it seemed that the construction could not be completed before the intake of residents in the housing estates around that area. Therefore, he hoped the Department could report the construction progress of the skatepark and explore the possibility of making existing roller-skating rinks available for skateboarding at specific times. He continued that currently there were three public libraries in Tuen Mun District. Facilities of the library at Butterfly Estate was insufficient for the public's demand, although it met the planning requirements in terms of floor area. He hoped that the Department could upgrade the facilities in the public library at Butterfly Estate or increase the number of opening days. Besides, among various beaches in Tuen Mun District, only Golden Beach offered winter lifeguard services. However, as Golden Beach was not easily accessible, many local residents swam at Butterfly Beach, where winter lifeguard services were unavailable. In parallel with the TMDC's request for the Department to install hot water showers on Butterfly Beach, he hoped the Department could consider providing winter

lifeguard services.

17. The Vice Chairman said that facilities were insufficient in Lam Tei Pet Garden. He hoped the Department could add facilities such as washing facilities and vending machines to the garden. In respect of the planning of soccer pitches, he considered that unless the land use of the soccer pitches changed, it would be a waste of space to convert 7-a-side soccer pitches to 5-a-side soccer pitches which occupied the same area of land. He hoped the Department could preserve 7-a-side soccer pitches, which were deemed as one of the characteristics of Hong Kong.

18. Mr Vincent LIU, Director of the LCSD, made the following responses in reply to Members' comments and enquiries:

- (i) In respect of the illegal gambling problem in Tsing Tin Playground, the Department had conducted improvement works in the playground to address the problem in the past, including setting up elderly activity areas at black spots of illegal gambling and adding fences and flowers to the flowerbeds. In addition, the Department was studying the feasibility of adding fitness equipment to Pavilion 1. The Department would seriously consider Members' comments, if any.
- (ii) The Department noted the opinions on preserving existing 7-a-side soccer pitches. Therefore, reconstruction works for the relevant pitches would be carried out in several phases. 7-a-side soccer pitches would be preserved and new pitches would be built for both 5-a-side and 7-a-side soccer games;
- (iii) The Department had planned to build a skatepark in Area 17. However, as addition of a carpark was required, the design had to be modified significantly. The Department was discussing such works with the Transport Department (TD) and it was hoped that the alteration to the design could be finalised and put forward to the TMDC for consultation as soon as possible;
- (iv) The public library at Butterfly Estate was completed in the 1980s and relocated in 2010, when it was enlarged and equipped with upgraded facilities. While the Department had no plan to expand the library, it would roll out measures to make library

services more convenient beyond the confines of time. For example, eBook services would be optimised and smart lockers would be placed outside the library for collecting reserved library materials round the clock. In respect of increasing the number of opening days of the library to seven days, as it involved additional manpower, the Department had to review the general resource allocation;

- (v) In respect of the suggestion of offering winter lifeguard services at Butterfly Beach, the Department had to study the feasibility of installing hot shower facilities and seriously consider various factors such as additional manpower arrangement, cost-effectiveness and additional operational costs. The Department would continue to examine the possibility of making more beaches available for the public during the swimming season;
- (vi) The geographical limitations of Lam Tei Pet Garden, including the long distance between the garden and the manholes on Castle Peak Road, added to the difficulty and the cost of providing washbasins. Installation work was not possible at that stage. Meanwhile, the Department would consider enhancing the garden by adding other facilities; and
- (vii) Opening campuses for the public for recreational and sports activities was an advisable suggestion and the HAB had always wanted to attract more schools to participate in the programme. Although more than 100 schools had agreed to join, the problems of manpower management and the safety of users remained unsolved. The Department hoped to provide more recreation and sports facilities for the public in the future.

19. Mr WONG Hung-ming said that some residents wanted the Department to give details on the proposal for relocating Tuen Mun Swimming Pool as soon as possible, given that it would be dismantled due to the construction of Tuen Mun South Extension.

20. Mr Vincent LIU, Director of the LCSD, said that the Department would make an announcement upon finalisation.

21. The Chairman thanked Mr Vincent LIU, Director of the LCSD, for attending this meeting and hoped the Department could consider Members' comments.

**IV. Confirmation of the Minutes of the 14<sup>th</sup> Meeting held on 4 January 2022**

22. The Chairman said that the Secretariat had sent the draft minutes of the captioned meeting to all attendees for perusal on 10 May 2022. The Secretariat had not received any proposed amendments. At the meeting, no Members proposed amendments to the minutes. The Chairman announced that the said minutes were endorsed.

**V. New Discussion Items**

**(A) Proposal to Amend the Approved Tuen Mun Outline Zoning Plan No. S/TM/35**

**(TMDC Paper No. 5/2022)**

23. The Chairman welcomed Ms Janet CHEUNG, Senior Town Planner, Tuen Mun 1, Ms Ivy CHU, Town Planner, Tuen Mun 2, of the Planning Department (PlanD), Ms Carmen YUEN, Engineer/SCL(19) of the Highways Department, Ms Emily FOK, Senior Property Manager (Project) 1 of the Government Property Agency (GPA), Mr Chapman LAM, Director of MVA Hong Kong Limited, and Mr Calvin CHIU, Senior Manager of Ramboll Hong Kong Limited, to the meeting. The Chairman requested Ms Janet CHEUNG of the PlanD to introduce the captioned paper.

24. Ms Janet CHEUNG of the PlanD introduced the captioned paper to the TMDC with PowerPoint slides (see Annex 2).

25. Ms KONG Fung-yi said that she generally supported the amendments to the railway property development project in Area 16 but she hoped that the PlanD could consider setting up a public market in Area 16 to make life easier for the residents. In addition, she said that the TMDC had proposed renovating Tuen Mun Clinic for more than ten years. She strongly supported the PlanD to rebuild Tuen Mun Clinic as a joint-user complex. However, she opined that the methadone clinic should be placed somewhere else. Lastly, she requested the PlanD to be mindful of the planning of traffic and transportation.

26. Mr CHOW Kai-lim asked the Department about the reasons for not relocating Castle Peak Bay Fire Station and Ambulance Depot and whether the amendments would cause any impact on the construction of the sports field in

Area 16. In addition, he suggested widening Choy Yee Bridge Road to convert it into a two-way road for smooth traffic flow.

27. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, made the following responses in reply to Members' comments and enquiries:

- (i) At the current stage, the Department would amend the statutory plan first. In respect of the facilities to be provided ultimately, the Department would convey Members' comments to relevant departments and the MTRCL for further consideration at the detailed design stage;
- (ii) After discussion with relevant departments, it was decided that Castle Peak Bay Fire Station and Ambulance Depot would stay in-situ, given no other suitable locations nearby;
- (iii) The construction of the sports field in Area 16 had been considered and included in the design of the railway development project in Area 16;
- (iv) The preliminary plan was to maintain the facilities originally rendered by Tuen Mun Clinic. It was believed that the GPA and the Department of Health would continue to discuss the facilities to be provided after the reconstruction; and
- (v) The GPA had entrusted a consultant to examine the local traffic conditions and would have a further review with the TD and relevant departments at the detailed design stage. Road improvement measures would be taken if necessary.

28. Ms SO Ka-man said that she was particularly concerned about the reconstruction of Tuen Mun Clinic. The proposed joint-user complex aforementioned would include the facilities in Tai Hing Government Offices. In such respect, she asked whether the facilities in Tai Hing Government Offices would be relocated or expanded. Also, she suggested adding new facilities such as a Chinese medicine clinic and a physiotherapy centre to the proposed joint-user complex in order to provide various kinds of services to local residents. In addition, she was worried about the impact on the traffic and suggested that the Department broaden the pedestrian way in order to divert the flow of people in

addition to widening the carriageway. She further pointed out that the construction site was adjacent to the office of the Rural Committee and asked whether the Department had consulted the Rural Committee.

29. Ms LAI Ka-man said that given the increasing population in Tuen Mun District, the demand on health services surged accordingly. Therefore, she suggested that a Chinese medicine clinic, specialist clinics, a preschool child assessment centre and the Tuen Mun Woman Health Centre be included in the proposed joint-user complex. Also, she suggested providing sufficient parking spaces at the joint-user complex and expressed her concern about the impact on the traffic in the area caused by the development project.

30. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, made the following responses in reply to Members' comments and enquiries :

- (i) After examining the traffic conditions in the vicinity of the project site, the GPA would have a further review together with the TD and relevant departments at the detailed design stage. Road improvement measures would be taken if necessary.
- (ii) Last year, the Development Bureau and the GPA had discussed joint development with the Tuen Mun Rural Committee and the Tuen Mun Rural Committee decided to exclude its office from this reconstruction project; and
- (iii) The Department noted Members' suggestions on the facilities of the complex. At this stage, the Department tended to amend the plan merely and would not lay down too many requirements for the complex facilities. In addition, it was planned to provide sufficient parking spaces in accordance with relevant guidelines.

31. Ms Emily FOK of the GPA supplemented that in addition to the facilities available at Tuen Mun Clinic, other facilities currently located elsewhere in Tuen Mun District, such as the Maternal and the Child Health Centre, the Social Hygiene Clinic and the Child Assessment Centre, would be relocated to the complex after reconstruction. Proposed new facilities included a dental clinic, a Chinese medicine clinic and the District Health Centre. Subject to the endorsement of amendments to the statutory plan, a technical study would be carried out for each of the proposed facilities, thereby finalising the provision of

facilities.

**(B) Accountability and Suggestions in Respect of the Restriction-Testing Declaration Operation in Tuen Mun in Early February**

**(TMDC Paper No. 6/2022)**

**(Written Reply from the Housing Department)**

**(Written Reply from the Social Welfare Department)**

32. The Chairman said that the Secretariat had received written replies from the Housing Department (HD) and the Social Welfare Department (SWD) in respect of the captioned paper and it had emailed the relevant documents to Members for perusal before the meeting.

33. The Vice Chairman, who was the proposer of the paper, said that although the current epidemic situation had eased and the frequency of "restriction-testing declaration" (RTD) operations had decreased, it was a time to conduct a review and hold people accountable. He opined that the written replies from the departments neither explained the criteria of manpower allocation nor discussed the investigation report on the death of a 71-year-old man in Hing Tai House of Tai Hing Estate during the lockdown.

34. Ms KONG Fung-yi said that, in January 2022, a confirmed case was found at Tung Ah Dispensary, H.A.N.D.S Shopping Centre in Tuen Mun and people who had visited the shopping centre had to undergo compulsory testing. Therefore, thousands of local residents went to On Ting/Yau Oi Community Centre Mobile Specimen Collection Station at the same time for testing and formed an extremely long queue, making the situation chaotic. She thanked the District Officer (Tuen Mun), the TMDO and the HD for their assistance at that time.

35. Ms Aubrey FUNG, District Officer (Tuen Mun), said that apart from the HD and the TMDO, various bureaux/departments within the Government would also take turns in conducting RTD operations. She explained the work of the TMDO as an example. When notified of an RTD operation, it would set up the venue within one hour and coordinate with the testing service providers in determining the number of specimen collection stations to be set up and allocating appropriate manpower to different positions, taking into account the number of residents in the buildings. At the early stage of the fifth wave of the epidemic, given uncertainty about the characteristics of the "Omicron Variant" such as the incubation period, people who had visited H.A.N.D.S from 27 December 2021 to 9 January 2022 needed to undergo compulsory testing for six

times. At that time, as thousands of local residents had to undergo compulsory testing, they formed an extremely long queue outside the testing stations. In this connection, the TMDO reported the situation to the Food and Health Bureau. Afterwards, ten more service points were set up within a short time and the TMDO also deployed staff to the service points with greater demand to obtain statistics of the queue size and anticipate the waiting time in order to improve transparency.

36. Mr WONG Pui-chun of the HD said that the Department was always mindful of manpower allocation to minimise the waiting time for testing. However, given the severe epidemic situation in February 2022, testing service providers could only operate with limited manpower. In view of the easing of the current epidemic situation, it was possible to set up 12 to 14 specimen collection stations in each operation and the opening hours could also be extended to avoid crowds. In addition, staff of the HD would notify the residents door to door and make orderly arrangements for them to undergo testing in batches so as to reduce waiting time. From 3 to 6 February 2022, three houses in Tai Hing Estate were subject to RTD operations, namely Hing Ping House, Hing Cheung House and Hing Tai House, and nearly all residents finished testing before 11:00 p.m.

37. Ms HO Yuen-ming, District Social Welfare Officer (Tuen Mun) of the SWD, said that the Department would maintain close communication with the HD and the TMDO during RTD operations and render support in goods and necessities to residents with special needs in “restricted areas”. The SWD was deeply saddened by the passing of a 71-year-old singleton who was found dead at home in Tai Hing House of Tai Hing Estate the day following the extension of an RTD operation on 6 February 2022. In this connection, the SWD liaised with the subsidised service units in Tuen Mun District and reminded them to pay special attention to the needs of service users during the epidemic and the course of RTD operations, especially the elderly, disabled persons and families lacking in support and having special needs. Also, the SWD would communicate with other government departments and service units in due course to provide assistance to needy people in order to avoid the recurrence of similar incidents.

38. The Vice Chairman thanked the departments for their efforts during the epidemic and hoped that they could learn from the past experience to fare better in future. In addition, he understood that the departments needed to deploy staff to the scene to undertake RTD operations. However, he suggested that they leave one or two members of staff behind in the offices to answer phone calls for

enquiry or assistance, or provide Members with their contact information.

39. The Chairman said that despite the fluster at the early stage of the fifth wave of the epidemic, the departments had shown improvement in dealing with the situation. He hoped that the departments could learn from the past experience to fare better in future. Lastly, the Chairman expressed his sincere gratitude to the departments for all their hard efforts to fight the virus and he hoped Members' comments would be listened to.

**(C) Request for Details on the Conversion of KMB Tuen Mun Depot**  
**(TMDC Paper No. 7/2022)**

40. The Chairman said that the Secretariat had invited Sun Hung Kai Properties (SHK), the applicant for the amendments of plans, to send representatives to this meeting and he welcomed the representatives of SHK, namely Ms Rebecca WONG, Planning Director, Mr Andy MOK, Senior Project Manager and Ms Prudence CHAN, Assistant General Manager – Public Affairs, to the meeting.

41. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that the applicant applied to the Town Planning Board (TPB) in February 2022 for rezoning the areas around Ho Tin Street, Kin Tai Street, Kin Fung Circuit and Tsun Wen Road, where KMB Tuen Mun Depot was located, for commercial use. Upon receiving the application, the TPB commenced a three-week public consultation in March 2022 in accordance with the Town Planning Ordinance and notified the TMDC on 4 March 2022. In addition, the applicant had submitted supplementary information regarding its application in April 2022. Therefore, the Department commenced another three-week consultation regarding such information from 6 May to 27 May 2022. As the application was being processed, upon the completion of the procedure, the Department would refer the application, together with the comments received from government departments and the public, to the TPB for consideration.

42. Ms Rebecca WONG of SHK introduced the details of the rezoning application to the TMDC with PowerPoint slides (see [Annex 3](#)).

43. Ms KONG Fung-yi said that she generally supported SHK's proposal presented by the representatives of SHK, including the suggestions of building a footbridge connecting to the MTR station and redeveloping the parking area beside Light Rail Ho Tin Stop into a pedestrian precinct. She had earlier expressed her views on related matters to SHK, including setting up specialist

clinics and a community service centre in the new commercial towers to offer professional services such as specialist out-patient services by Chinese and western medical practitioners, legal services, accounting services and laboratory services, as well as a food court to serve residents in the New Territories West Region. She further suggested consulting disability organisations about the provision of facilities such as barrier-free access and sitting out areas before commencing the works. In addition, she hoped the relevant departments could give details on the relocation proposal of KMB Tuen Mun Depot as well as the parking arrangement for the buses affected during construction.

44. The Vice Chairman had no strong view on the proposal made by SHK and said that he only hoped that the construction works would not cause substantial impact on the livelihood of nearby residents. He pointed out that since a huge number of buses parked at the KMB Tuen Mun Depot, he hoped the relevant departments could give details on the parking arrangement for the affected buses. He added that he was doubtful whether the traffic capacity of that area could cope with the increased traffic load upon completion of the proposed commercial towers.

45. Mr LAM Chung-hoi said that he supported the rezoning plan proposed by SHK and hoped the development project could achieve the effects desired and community problems which might arise therefrom could be solved. Given that the captioned proposal would create hundreds of parking spaces in Tuen Mun District, he did not think the proposal would lead to serious traffic problems around the area. However, he expressed concern over two issues: first, in respect of the two options proposed for the footbridge connecting to the MTR station, he considered that the design with direct access to the station was more convenient; second, he opined that it might better benefit the development of Tuen Mun District in general if the area between Kin Fung Circuit and Tuen Mun Station could be converted into a pedestrian precinct and public space under the planning proposal. However, parking spaces there would need to be relocated first.

46. Ms SO Ka-man said that although she was pleased to see the development in Tuen Mun District, she was also worried about the proposal and opined that potential impact on the lives of Tuen Mun residents had not been evaluated comprehensively. In respect of the pedestrian-friendly linkage system, since the current link between Tuen Mun Town Centre and Tuen Mun Station had been overloaded, and the design was not friendly to pedestrians, she hoped the developer could make improvement when planning the new project. She

continued that apart from private vehicles, quite a number of commercial goods vehicles had the same demand on parking in the area under planning. Therefore, the number of parking spaces reserved under the current proposal might not be sufficient. Furthermore, she expressed concern over the opening hours of the proposed pedestrian precinct, including whether it would be open only on holidays and weekends. She hoped the relevant departments could provide supplementary information. In addition, she requested SHK to provide the PowerPoint slides about the rezoning application just presented to Members after the meeting.

47. The Chairman said that Members had made various comments on this project, including the concern over the relocation proposal for KMB Tuen Mun Depot. He asked the representatives of the PlanD and SHK to respond.

48. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that the land lots under this rezoning application involved two zones of “Comprehensive Development Area”, while the original planning intention of the development area adjacent to Tuen Mun Station was for residential development. The Department opined that the rezoning application to build various commercial facilities was worthy of consideration. As the relevant rezoning application was still subject to approval, concrete suggestions such as technical feasibility and traffic arrangement were yet to be examined by relevant departments. The PlanD would collect the opinions from the departments and the public and convey the same to the TPB for consideration.

49. Ms Rebecca WONG of SHK made the following responses in reply to Members’ comments and enquiries :

- (i) In respect of the relocation proposal for KMB Tuen Mun Depot, she said that the captioned development project would be carried out in phases, and Lot No. 80 currently occupied by a logistics centre would be developed first. She said that SHK would discuss the relocation proposal for KMB Tuen Mun Depot with the KMB Company. Development of Lot No. 81 would commence after formulating a solution for the parking spaces;
- (ii) Regarding transport planning, currently there were 62 public parking spaces for various types of vehicles around Kin Fung Circuit. After discussion with the TD, it was tentatively planned to provide 105 parking spaces in the development zone for private

vehicles, motorcycles, coaches and heavy goods vehicles, which should be sufficient to satisfy the original demand;

- (iii) Over 300 parking spaces would be set up on Lot No. 80 and over 450 on Lot No. 81 for facility users with a view to easing the illegal parking problem;
- (iv) In response to Members' suggestions of providing different kinds of professional services and setting up a food court in the new development zone, as the captioned proposal was a preliminary plan only, further studies would be carried out if approval was granted by the TPB; and
- (v) In respect of pedestrian-friendly facilities, SHK would make proper planning to cater for different needs.

50. Mr Andy MOK of SHK made the following responses in reply to Members' comments and enquiries:

- (i) In respect of transport planning, in addition to over 750 parking spaces on Lot Nos. 80 and 81, as well as the 105 parking spaces to be reprovisioned, road widening works were proposed in the vicinity of Kin Fung Circuit and Pui To Road in order to add new lanes to the road junction of Kin Fung Circuit, Kin Wing Street and Tsun Wen Road;
- (ii) Currently, many vehicles parked under the train platforms and flyover of Tuen Mun Station, making the environmental condition unfavorable. Therefore, the developer hoped to revitalise such area into a public space for the use by the public;
- (iii) In respect of the opening hours of the proposed pedestrian precinct, the developer was studying the plan with relevant departments; and
- (iv) Regarding the footbridge connecting to MTR station, he understood that the design with direct access to the station would be more convenient to the public and would be adopted, if possible.

51. Ms Rebecca WONG of SHK supplemented that SHK had been keeping contact with MTRCL in respect of the construction of the footbridge and the plan had not been finalised yet.

52. Ms SO Ka-man suggested that the Chairman write to the TPB in the name of the TMDC to express their concern over this project, including the matters related to transport planning. Furthermore, she also suggested that relevant departments regularly send representatives to meetings of the TMDC to update Members on the progress and explain the proposal in detail, upon the approval by the TPB.

53. The Chairman asked the representatives of the PlanD whether they would attend meetings of the TMDC again to explain the proposal in detail after it was approved. He said that at present, many details were subject to clarification, such as the arrangement for the public space and alteration works on public roads.

54. Mr Kepler YUEN, District Planning Officer/Tuen Mun & Yuen Long West, said that according to the rezoning application received, currently, the applicant wanted to rezone the relevant site to a “commercial” zone. If the application was approved by the TPB, the PlanD would amend the statutory plan. Afterwards, the applicant might directly submit the application in relation to the captioned proposal to relevant departments and was not required to submit the planning application to the TPB again. Therefore, the Department would not consult the TMDC about the further development of the approved proposal.

55. The Chairman said that the proposed project could revitalise the factory area in Tuen Mun and provide more job opportunities and public space. Although Members generally supported the captioned rezoning application, they had expressed concern over the proposal.

56. Ms KONG Fung-yi said that since currently there was no private hospital in Tuen Mun District, it would be convenient to the residents in the New Territories West Region if professional services, such as health services and laboratory services, could be accessed in the proposed commercial towers.

57. Ms SO Ka-man said that although it was a visionary proposal, it would also cause impact on the traffic, which could make it miss the mark. Therefore, she suggested that the Chairman write to relevant departments in the name of the TMDC to express the concern.

58. The Chairman concluded that the TMDC supported the captioned project in principle. However, the developer and relevant departments had to study and come up with a workable solution to avoid impact on the traffic. In addition, more public space should be provided for the use by the public. He decided to write to the TPB in the name of the TMDC to express the concern after the meeting and requested the representatives of SHK to provide Members with the PowerPoint slides for this meeting.

[Post-meeting note: the letter was sent on 30 May 2022.]

59. Ms Rebecca WONG of SHK said that the PowerPoint slides had been sent to the Secretariat.

60. The Chairman requested the Secretariat to distribute the slides to Members after the meeting.

[Post-meeting note: the PowerPoint slides were sent to Members on 16 May 2022.]

**(D) Suggestions on Strengthening Support for Locals Claiming Employees' Compensation on Work Injuries or Occupational Diseases at District Administration Level**

**(TMDC Paper No. 8/2022)**

**(Written Reply from the Labour Department)**

61. The Chairman said that the Secretariat had received written reply from the Labour Department (LD) in respect of the captioned paper and it had emailed the relevant documents to Members for perusal before the meeting..

62. Mr LEUNG Ho-man, the proposer of the paper, said that it was related to a community case handled by him. As a Member of the TMDC, he dealt with work injury cases frequently and opined that the LD actively rendered assistance in general. However, the existing mechanism and legislation still contained deficiencies so the Department failed to provide support for some cases. He said that the written reply from the LD only explained its practice under the existing legislation and actually there was no support for certain cases, one example of which was the case being discussed. He did not expect that limitation on the legislation would be eliminated immediately upon proposing the paper. However, he wanted to research how to strengthen support for underprivileged labours in different ways. Two major suggestions were proposed in the captioned paper: (1) At district administration level, he suggested

setting up a branch office of the Employees' Compensation Division in Tuen Mun District to help old and underprivileged workers understand their own situations and seek assistance. (2) The case mentioned in the captioned paper involved a worker who could not get compensated under regulations regarding occupational deafness and work injury. In this connection, he considered that other than explaining to the claimant why he was not eligible for compensation, the Department should also step up publicity for other avenues of claiming compensation, such as civil claim. He hoped the case could arouse concern as well as provoke discussion at administration or society level, even though the problem could not be solved within a short time.

63. Ms KONG Fung-yi said that the paper provided a deep view with constructive suggestions. However, she was worried that it would end up with nothing definite after the discussion. Therefore, she suggested passing the paper to the Commerce, Industry, Housing and Social Services Committee (CIHSSC) to keep following up. She also suggested that the annual occupational safety and health campaign organised by the TMDC be taken as a reference and the CIHSSC should make continuous effort in disseminating information about employees' compensation to enhance public understanding.

64. Mr WONG Hung-ming said he very much agreed with the captioned paper, especially the suggestion of setting up a branch office of the Employees' Compensation Division which was currently missing in Tuen Mun District. However, he said that the legislative intent of the Employees' Compensation Ordinance was to make up for deficiencies in civil claims. Before the legislation was enacted, even though an employer was liable to compensate an employee in respect of work injury, the compensation would be granted only after a prolonged litigation process, during which the employee became unable to make a living. The legislative intent of the ordinance was to allow the injured employee to receive part of their salaries to pay for daily essentials so that he/she could seek legal advice and make civil claims. Therefore, the legislation did not mean to be to deal with claims for work injuries but to "buy time". In this connection, he suggested that the LD strengthen staff training to let injured workers know that the Employees' Compensation Ordinance only provided basic protection and it was not an ultimate solution. The Department could also enhance liaison with the HAD and the Legal Aid Department for referral of cases and provision of legal advice and relevant services to injured workers. Furthermore, he stated that according to his experience, injured workers generally faced no difficulty in reaching the LD but they hesitated to bring a lawsuit, which might offend their employers. He opined that since the legislation empowered

the LD to deal with labour disputes and work injury cases, the Department ought to educate the public further about employment rights.

65. Mr LEUNG Ho-man opined that two major points were raised by Mr WONG Hung-ming: (1) to clarify the legislative intent of the Employees' Compensation Ordinance; and (2) to request the LD to provide more information in addition to explaining the legislation. He agreed with the second point and considered that the LD should enhance consultation services. He mentioned that injured workers might hesitate to bring a lawsuit against their employers. Therefore, he suggested organising promotion activities in relation to employees' compensation to encourage workers to reflect on what action they could take and actively seek a solution. In respect of the first point, he understood that the effect of the existing Employees' Compensation Ordinance was to "buy time". However, he disagreed that it was the only effect of the ordinance. The written reply from the LD mentioned that the principle of collective liability, commonly referred to as central protection mechanism, was adopted for the Occupational Deafness (Compensation) Ordinance. Compensation for work injury was paid out of the employees' compensation insurance policies taken out by the employers, whereas compensation for occupational deafness was given under the occupational deafness compensation system, the fund of which was contributed collectively by the employers. He opined that the collective liability system adopted for the Occupational Deafness (Compensation) Ordinance could be a reference for the Employees' Compensation Ordinance, making its effect not limited to "buy time" only. He hoped that the LD would undertake research and consider adopting the principle of collective liability in other aspects.

66. The Chairman concluded that the captioned paper aroused concern over employees' compensation and he agreed that it was worthy of continuous follow-up action. As no representatives of the LD were present, and this item fell within the terms of reference of the CIHSSC, which had been allocated with resources for the publicity for occupational safety and health, he declared it should be passed to the CIHSSC for further discussion and publicity.

#### **IV. Reports from Government**

##### **(A) Report by the Tuen Mun District, HKPF** **(TMDC Paper No. 9/2022 & 10/2022)**

67. Mr KONG Man-keung, District Commander (Tuen Mun), said that a total of 777 crime reports had been received in Tuen Mun District during January to March 2022, down 81 reports or 9.4% as compared with the same period last year; the detection rate was 29%, up 2.3% as compared with the same period last

year. Among the reported cases, deception showed an increasing trend (up 51 cases or 20%) as compared with the same period last year, which were mainly related to online shopping scam and employment fraud. There were 13 more cases of missing motor-vehicles. A decrease was seen in criminal damage (down 35 cases), miscellaneous thefts (down 32 cases) and wounding and serious assault (down 24 cases). In the first three months of 2022, cases of deception, shop thefts and miscellaneous thefts accounted for most of the crime reports.

68. Ms KONG Fung-yi expressed concern over various problems in the district, including the massage establishments around San Hui and sexual services, domestic violence, violence among young people and drug-related offences. She asked the Police about the development trend of those crimes as well as the details of enforcement action.

69. Mr KONG Man-keung, District Commander (Tuen Mun), said that the Police had kept a close eye on the illegal activities in San Hui. During January to March 2022, licensed massage establishments in Tuen Mun District had suspended business due to the tightening of social distancing measures. Upon the easing of the measures, the Police actively inspected those licensed massage establishments. According to the investigation, no vice-related activities were found in such premises. In addition, during January to March 2022, there were only two crime reports involving violence among young people. The small number of cases was attributable to the Government's anti-epidemic measures which prevented crowds from gathering. He continued that upon the easing of social distancing measures, the Police would closely monitor and actively patrol leisure facilities popular among young people, such as the rooftop of H.A.N.D.S Shopping Centre. In addition, during January to March 2022, 21 cases of domestic violence were reported, showing a decrease of 5 cases as compared with the same period last year. Of those, 13 cases involved criminal offences, fewer than the 21 cases in the same period last year and showing a decreasing trend.

70. Ms LAI Ka-man said that the problem of bicycle thefts had become serious in the area round Yan Tin Estate. She hoped that the Police could carry out joint operations with the HD to combat bicycle thefts.

71. Mr KONG Man-keung, District Commander (Tuen Mun), said that apart from Yan Tin Estate, cycle parking areas near Tuen Mun and Siu Hong MTR Stations were other black spots of bicycle thefts. He said that the Police wanted to enhance cooperation with Members to appeal to the public to park bicycles at designated parking areas as well as avoid parking bicycles at remote places in

order to minimise the chance of theft. He continued that the Police was aware that some of those missing bicycles were listed for sale on Internet platforms, and thus the Police had detected quite a lot of bicycle theft cases.

72. Mr WONG Hung-ming said that there was a serious illegal parking problem in the area around Wu On Street and Wu Shan Road, obstructing bus stops and causing danger to other road users. He hoped that the Police could step up enforcement action against illegal parking in such areas.

73. Mr CHOW Kai-lim said that with the easing of the epidemic, the HD had reopened the chess tables near Wu Pik House of Wu King Estate for the use by the public. He had received complaints from residents that crowds gathered around the chess tables. Therefore, he hoped the Police could carry out joint operations with the HD to step up enforcement action. He further suggested the HD reopen half of the chess tables only to help maintain proper social distance and avoid crowds gathering.

74. Ms KONG Fung-yi asked again the situation of drug-related offences in the district and expressed concern over a surge of cases after the school year began.

75. Mr KONG Man-keung, District Commander (Tuen Mun), said that if Members received complaints about illegal parking on Wu Shan Road and crowds gathering in Wu King Estate, they could promptly notify the Police for follow-up action. In addition, for cases where illegally parked vehicles caused great impact on traffic flow or danger to road users, the Police would immediately deploy staff to the scene to address the problem if necessary. Currently, there was a District Traffic Enforcement Team for Tuen Mun District, mainly responsible for handling cases of illegal parking in the district. Therefore, Members could make complaints to the Team to facilitate the prompt follow-up action by the Police. In respect of the problem of crowds gathering at the street, the Police had carried out enforcement action at different places. For example, in response to Members' report of street gambling in Ching Tin Estate, the Police carried out blitz inspections from time to time. Although illegal gambling activities might not be identified during the operations, the Police would consider issuing fixed penalty tickets to those violating the Prevention and Control of Disease Ordinance. In addition, during January to March 2022, seven drug-related offences were reported in Tuen Mun District, down 5% as compared to the same period last year. He continued that currently, the Police had allocated more resources for combating drug-related crimes and the Special

Duties Squad of Tuen Mun District would also step up enforcement action.

**(B) Report by Tuen Mun District Management Committee**  
**(TMDC Paper No. 11/2022)**

76. The Chairman requested Members to peruse the report.

**(C) Signature Project Scheme in Tuen Mun District**  
**(TMDC Paper No. 12/2022)**

77. The Chairman welcomed Mr LEE Yi-yun, Controller (Social Service), Ms Fanny WU, Acting Manager (Social Service), and Mr Kim CHEUNG, Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space), of Yan Oi Tong, to the meeting and requested Ms Aubrey FUNG, District Officer (Tuen Mun), to update Members on the “Signature Project Scheme in Tuen Mun District”.

78. Ms Aubrey FUNG, District Officer (Tuen Mun), said that the “Signature Project Scheme in Tuen Mun District” involved two major projects, namely “Revitalisation of Tuen Mun River and Surrounding Areas” and “Promotion of Youth Development in Tuen Mun”. All works related to the project “Revitalisation of Tuen Mun River and Surrounding Areas” were completed. In order to encourage local residents to participate in art activities, the Art Promotion Office cooperated with different institutions during May 2021 to January 2022 to organise three collaboration events to originate creatively inspiring spots for the community. In respect of “Promotion of Youth Development in Tuen Mun”, Tuen Mun District Council Yan Oi Tong Youth Space launched “Dream Builders - Youth Innovative Programme” (Dream Builders Programme) to organise social innovation training and workshops for the youth and encourage young people to be creative and serve the community with innovative ideas and plans. A total of 45 creative teams had participated in the Dream Builders Programme in seven years. Currently, in the eighth year, six creative teams were shortlisted, and each of them was awarded \$10,000 as start-up fund for materialising socially innovative solutions in Tuen Mun District. Pitching final was completed on 14 May 2022. Ms FUNG said that representatives of Yan Oi Tong were invited to this meeting to report on the work progress of Yan Oi Tong Youth Space. She requested Mr Kim CHEUNG, Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space), to give a briefing to Members.

79. Mr Kim CHEUNG of Yan Oi Tong Youth Space reported to Members the updates on the project, “Promotion of Youth Development in Tuen Mun”, as well

as the plan for the coming year with PowerPoint slides (see Annex 4). He said that in 2022/23, Yan Oi Tong Youth Space would continue the training courses, workshops, “Coaching and Mentorship Scheme”, community innovative project scheme, etc. In addition, Yan Oi Tong Youth Space originally planned to hold an overseas exchange tour in 2022/23. However, it was cancelled due to the epidemic. Therefore, he suggested that the funding of \$1,000,000 reserved for the overseas exchange tour be reallocated for other purposes, including improving “Coaching and Mentorship Scheme”, providing more resources to the management team of Dream Builders Programme to address the community’s needs arising from the epidemic, as well as organising a social innovation exchange camp”. After finishing the planned work under Dream Builders Programme 2022/23, Yan Oi Tong Youth Space would make use of past experience and its connection with social innovation and youth groups to seek resources and support in order to continue bringing changes and contribute to Tuen Mun District.

80. Members had no comments on the work report as well as the work plan for the coming year. The Chairman suggested that Members be invited to the achievements exhibition to be held in November 2022.

**(D) Report on Surveillance in Tuen Mun**  
**(TMDC Paper No. 13/2022)**

81. The Chairman requested Members to peruse the report.

**VII. Any Other Business**

**(A) ICAC Invited the TMDC as a Supporting Organisation of “All for Integrity” Programme 2022/23 in Tuen Mun District**

82. The Chairman said that the ICAC had written to invite the TMDC to be a supporting organisation for “All for Integrity” Programme 2022/23 in Tuen Mun District. Since ICAC representatives were present, the meeting would discuss this item first. The Chairman welcomed Mr Edwin WATT, ICAC Deputy Regional Officer, New Territories North West, and Mr Francis HO, ICAC Senior Community Relations Officer, New Territories North West, to this meeting.

83. The Chairman said that in the past, the ICAC used to report the progress of the programme and consult the TMDC through the Social Services Committee, whereas this year, the ICAC would do so through the CIHSCC. The Chairman requested Mr Edwin WATT of the ICAC to give a briefing on the activities.

84. Mr Edwin WATT of the ICAC thanked the TMDC for the chance for him

to introduce the “All for Integrity” Programme 2022/23 in Tuen Mun District. The programme aimed to motivate local residents to join the anti-corruption cause and assist in widely disseminating integrity messages in Tuen Mun District, including instilling positive values of honesty, integrity, fairness and law-abiding in children and young people in the district, helping them cultivate a high moral character; and to consolidate the collaborative relationship between the ICAC and district organisations in order to link up all sectors to entrench a probity culture in the local community. Major target participants would include students of tertiary institutions, secondary and primary schools, kindergartens, and their parents as well as residents in the district. The ICAC would like to invite the TMDC, the TMDO, the District Fight Crime Committee (Tuen Mun District), the Tuen Mun District Youth Programme Committee, the five area committees of the Tuen Mun District, the Tuen Mun District Secondary School Heads Association, the Tuen Mun District Primary School Heads Association and the Tuen Mun District Kindergarten Heads Association to be the supporting organisations of the programme. It was expected to reach over 30 000 local residents and students.

85. Mr Edwin WATT of the ICAC continued that the ICAC would reach out to people from different walks of life via diverse activities and promote probity messages in the community during June 2022 to March 2023. Different organisations participating in the Community Involvement Programme, including youth bodies, voluntary agencies, estate/building management bodies, resident associations and District Council Members’ ward offices, would be invited to collaboratively organise activities under the theme of “All for Integrity” to disseminate integrity messages. Activities under the programme were full of variety, including exhibitions, distribution of leaflets/materials, booth games, showing of the ICAC promotional videos, anti-corruption quizzes or online publicity, etc. In addition, members of ICAC Club Youth Chapter would organise guided tours of “Anti-corruption Walks” in 2022/23 to lead local residents (including new arrival families, students of diverse races and local youths) to visit historic spots, local landmarks and places in Tuen Mun District pertaining to the history of the ICAC. Participants would not only explore the characteristics of the local community, but also understand the evils of corruption, the rule of law in Hong Kong and the importance of a clean society. The highlight of “Journey for Integrity” Signature Event would be “Journey for Integrity” Experiential Exhibition cum “Integriteering” in Tai Kwun, Central from 18 to 20 June 2022. Furthermore, the ICAC would invite members of district organisations to join the Open Day in the ICAC Building. The participants would enhance their understanding of the ICAC’s work and the

anti-corruption legislation through a guided tour of the exhibition hall and facilities of the Operations Department.

86. Mr Edwin WATT of the ICAC then stated that the ICAC would roll out the new session of “i Junior Programme for Primary Schools” and continue to encourage primary schools to recruit senior primary students to be “i Junior Leaders” who would help organise interesting activities to promote positive values to their fellow schoolmates. Besides, with value education activity worksheets, the ICAC would educate senior primary students about the importance of honesty and help them foster positive values. Meanwhile, the ICAC encouraged parents to complete value education activity worksheets and read the ICAC’s moral education picture books together with their children and carry out relevant parent-child moral education activities to help students foster positive values. In respect of “iTeen Leadership Programme for Senior Secondary School Students” and probity promotion activities in schools, the ICAC would continue to recruit “iTeen Leader” among senior secondary students and arrange training workshops and camps to help them understand the importance of integrity and law-abidingness, as well as equip them with knowledge to organise different kinds of integrity promotion activities on campus. In addition, in collaboration with tertiary institutions, including Lingnan University and Chu Hai College of Higher Education, which were located in Tuen Mun District, the ICAC would organise the “ICAC Ambassador Programme” to engage tertiary students in the promotion of integrity. Working with Tuen Mun District Civic Education Committee, the ICAC would also assist in organising the “Integrity Promotion Parent-Child Storytelling Competition” and encourage participants to select topics from the moral education stories on the website of the ICAC in order to promote probity messages.

87. Mr Edwin WATT of the ICAC further said that updates on local activities under the “All for Integrity” Programme would be available on the brand new “All for Integrity” thematic webpage, “All for Integrity” Facebook Fanpage and the ICAC corporate website and disseminated through the network of supporting organisations and district organisations. All expenses of the programme would be borne by the ICAC.

88. Members had no other comments. The Chairman decided that the TMDC would be a supporting organisation for the “All for Integrity” Programme 2022/23 in Tuen Mun District and relevant arrangements were endorsed. He thanked the representatives of the ICAC for attending this meeting.

**VIII. Reports by TMDC Representatives**

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

**IX. In-house Matters****(A) Establishment of the Working Group on Tuen Mun Major Activities (TMDC Paper No. A9/2022)**

90. The Chairman requested Members to peruse the paper. Members agreed to establish a Working Group on Tuen Mun Major Activities (WG) under the TMDC and agreed with its terms of reference set out in the paper. The Chairman announced that the establishment of the WG was endorsed, which would take immediate effect until 31 December 2023. Then, the Chairman asked Members who were interested in joining the WG to raise hands and reminded them to deliver a written notice to the Secretariat after the meeting.

91. Members who raised hands for joining the WG included the Chairman, the Vice Chairman, Mr LAM Chung-hoi, Ms SO Ka-man, Mr YAN Siu-nam, Mr CHOW Kai-lim and Ms LAI Ka-man. The Chairman requested the members of the WG to nominate the convenor among themselves.

92. Ms SO Ka-man was nominated as the convenor of the WG. The nomination was made by Ms LAI Ka-man and seconded by Mr LAM Chung-hoi. Ms SO Ka-man accepted the nomination.

93. Since Ms SO Ka-man was the only nominee for the post, the Chairman announced that Ms SO Ka-man was elected uncontested as the convenor of the new WG.

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

94. The Secretariat said that Mr Kenneth LAU had withdrawn from the CIHSSC, the District Facilities Management and Environmental Hygiene Committee (DFMEHC) and the Traffic and Transport Committee on 12 January 2022.

**(C) Reports by Committees  
(TMDC Paper Nos. A10 to A12/2022)**

95. The Chairman requested Members to peruse the three papers.

96. The Chairman said that it was mentioned in the first report of the CIHSSC that at the second meeting of the CIHSSC held on 18 January 2022, amendments to the terms of reference of the CIHSSC were proposed as follows: (i) the words “development issues (including road works and layout plans) in the district” in item 6 should be deleted; and (ii) item 7 should be amended to read “To care for groups in need such as young adults, teenagers, children and people with physical or mental disabilities and facilitate their development”. In addition, the members of the CIHSSC suggested that the item 7 under the original terms of reference of the CIHSSC, “To advise the TMDO on rural public works”, be delegated to the DFMEHC. As the suggestion involved another committee, upon discussion with the chairmen of relevant committees, for more focussed discussion of district development matters and smoother operation of the committees, the Chairman suggested delegating items 6 and 7 under the original terms of reference of the CIHSSC, namely “To advise on development issues (including road works and layout plans) in the district”, and “To advise the TMDO on rural public works”, to the DFMEHC.

97. Members had no other comments. The Chairman announced that the amendments were endorsed.

**X. Date of Next Meeting**

98. There being no other business, the Chairman declared the meeting closed at 1:21 p.m. The next meeting would be held on 4 July 2022.

Tuen Mun District Council Secretariat

Date: June 2021

File Ref: HAD TMDC/13/25/DC/22