

**Minutes of the 7<sup>th</sup> Meeting of  
the Tuen Mun District Council**

Date: 3 November 2020 (Tuesday)

Time: 2:30 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
Mr CHAN Yau-hoi, BBS, MH, JP	2:30 p.m.	9:45 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.	End of meeting
The Hon LAU Ip-keung, Kenneth, BBS, MH, JP	2:30 p.m.	3:08 p.m.
Ms CHU Shun-nga Beatrice	2:30 p.m.	End of meeting
Ms SO Ka-man	2:30 p.m.	9:39 p.m.
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	2:30 p.m.	9:03 p.m.
Mr LEE Ka-wai	2:30 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	2:31 p.m.	End of meeting
Mr LAM Kin-cheung	2:42 p.m.	End of meeting
Mr CHOW Kai-lim	2:31 p.m.	End of meeting
Mr MA Kee	2:30 p.m.	End of meeting
Mr CHEUNG Ho-sum	2:36 p.m.	8:59 p.m.
Mr CHEUNG Kam-hung Kenneth	2:31 p.m.	End of meeting
Mr LEUNG Ho-man	2:30 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	2:34 p.m.	End of meeting
Mr YAN Pui-lam	2:31 p.m.	8:35 p.m.
Mr POON Chi-kin	2:30 p.m.	6:27 p.m.
Mr LAI Chun-wing Alfred	2:30 p.m.	End of meeting
Mr LO Chun-yu	2:30 p.m.	End of meeting
Ms LAI Ka-man	2:30 p.m.	End of meeting
Ms LAW Pei-lee	2:30 p.m.	End of meeting
Mr LAU Chun-fai, Lawrence	Senior Executive Officer (District Council),	

(Secretary)

Tuen Mun District Office, Home Affairs Department

Absent with Apologies:

Ms KONG Fung-yi

By Invitation:

Ms IP Chor-ki	District Intelligence Section (Tuen Mun), Hong Kong Police Force
Mr WU Fan	Dist Engr/TM(E), Highways Department
Mr YIP Lam-fung	Engineer/NTW(D2), Water Supplies Department
Ms LO Yan-yan	Curator (Public Art) of Art Promotion Office, Leisure and Cultural Services Department
Mr Karr YIP	ADO Founder & Creative Director
Mr Kit CHEUK	ADO Project Director
Mr Laurence LAM	Controller (Social Service), Yan Oi Tong
Ms Ling TANG	Manager (Social Service), Yan Oi Tong
Ms Fanny WU	Chief Supervisor (Community Development Service), Yan Oi Tong
Mr Kim CHEUNG	Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space)

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 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
Mr NG Chi-keung, Vincent	Senior Liaison Officer (3), Tuen Mun District Office, Home Affairs Department
Mr CHUNG Lok-chin	Chief Engineer/West 3, 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
Mr LEE Kam-ho, Edwin	District Environmental Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr WONG Pui-chun	Chief Manager (Tuen Mun & Yuen Long), Housing Department
Ms Jackie LO	Chief Leisure Manager(New Territories North),

Ms Pat TAM	Leisure and Cultural Services Department District Leisure Manager(Tuen Mun), Leisure and Cultural Services Department
Ms LAM Suk-man	Deputy 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 (Acting), Lands (District Lands Office, Tuen Mun), Lands Department
Mr Kepler YUEN	District Planning Officer, Tuen Mun & Yuen Long West, Planning Department
Ms Christine YUEN	Chief Transport Officer, NT 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 participants and representatives of government departments to the 7<sup>th</sup> meeting of the Tuen Mun District Council (“TMDC”).

2. On behalf of the TMDC, the Chairman welcomed Ms HON Hin-yan, Chief School Development Officer (Tuen Mun) of the Education Bureau, and Mr Clement WONG, Administrative Assistant/Lands (Acting) of the District Lands Office/Tuen Mun, Lands Department, who were present at a TMDC meeting of the current term for the first time. She also took the opportunity to thank Mr Brian CHENG, the former Chief School Development Officer (Tuen Mun), and Mr TAM Kwok-leung, the former Administrative Assistant /Lands for their contributions to Tuen Mun.

3. The Chairman said the audio recording of the meeting would be uploaded to the TMDC website, so Members who wished to speak were requested to raise their hands first, and speak only after she told them to do so.

4. 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, its committees and working groups: (i) Before entering the conference room, participants, media representatives, councillor assistants must put on their own surgical masks and have their body temperature checked by the Secretariat staff. Those with body temperature higher than 37.6°C would be denied entry; (ii) Before entering the conference room, participants, media representatives, councillor assistants and members of the public (ten at most) must fill in health declaration forms; (iii) personal particulars (e.g. name, respective media organisation and staff number) would be recorded properly so that health authorities could trace all people admitted to the conference room when necessary; and (iv) Tea service was suspended and participants should bring water and drinking utensils of their own. Refreshments were available in the Members’ Lounge. In addition, the meeting would be conducted according to the agenda, and the Chairman would strive to finish it before 6:45 p.m. She asked all present to keep their speeches concise and avoid repetition.

5. The Chairman further said Members who were aware of their personal interests in any matters discussed at the meeting should declare the interests before the discussion. The Chairman would, in accordance with Order 38(11) of the TMDC 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**

6. The Secretary said the Secretariat had received an application for leave of absence from Ms KONG Fung-yi. Her application would be approved by the TMDC on submission of a medical certificate in compliance with Order 41 of the Standing Orders.

[Post-meeting note: Ms KONG has submitted a medical certificate in compliance with Order 41 of the Standing Orders, so her application has been approved.]

7. Before going into the discussion, the Chairman suggested rearranging the agenda items to discuss item IV(B) “Signature Project Scheme in Tuen Mun District” first. Since representatives from such organisations as the Art Promotion Office and Yan Oi Tong were invited to talk about the project, she decided to discuss this matter first so as not to keep them waiting for too long.

8. Mr POON Chi-kin raised a point of order in relation to discussion item (I) “Request to Facilitate the Legalisation of Ride Sharing Services in Tuen Mun”. Since the Government considered that the agenda item did not carry a particular district angle and was outside the ambit of the functions of DC under section 61 of the District Councils Ordinance (“the Ordinance”), government officials and the Secretariat staff would not join the discussion and would leave the conference room. As such, he asked for a discussion on whether to include the item in the agenda in order to avoid the leaving of such officers.

9. The Chairman asked the meeting to discuss whether to include the discussion item in the agenda.

10. Mr LO Chun-yu expressed anger over the fact that the government had rejected councillors’ papers several times on the grounds of section 61 of the Ordinance and questioned the principles of the judgment. He asked the relevant departments to account for the decision and explain its legal basis.

11. The Vice Chairman reckoned that the TMDO should give an explanation for the decision. He added that the Secretariat used to delete the discussion item in similar situations in the past, but it kept the item with the addition of a remark this time. He questioned the inconsistency and requested that the department tell the meeting how related issues would be handled in the future.

12. Mr YEUNG Chi-hang said the item was worth discussing. He said it was unreasonable for the Government to ban discussion on topics it considered to be territory-wide issues, claiming that they were outside the powers of the DC. He added that the DC had discussed in the past many territory-wide issues such as the co-location of boundary facilities and the tax regime, which certainly had an impact on Tuen Mun residents. Moreover, the great value of ride sharing could be seen from the positive feedback it had received during the years of existence in Hong Kong, but it had yet to gain support from the Government and was even defined as illegal operation. On the contrary, the bike-sharing service which had gained the Government's support a few years ago did not operate well and was eventually eliminated from the market. Therefore, he hoped that the Government could listen to councillors and members of the public and facilitate the legalisation of ride-sharing services. He supported discussing the item at the meeting.

13. Mr POON Chi-kin read aloud the paper submitted for this matter and asked Members to consider whether to include the discussion item in the agenda. Since labour rights and economic policies had been seen as district affairs, he wondered why public transport could not. He pointed out that the paper only requested the introduction of ride sharing in Tuen Mun and it was a matter related to the well-being of Tuen Mun residents, who could make a living from ride sharing and have their burden relieved under the pandemic. He asked the District Officer (Tuen Mun) ("DO(TM)") to explain why the discussion item was not compatible with the functions of the DC.

14. The Chairman added that the paper had been submitted for the 6<sup>th</sup> meeting and was scheduled to be discussed at the 5<sup>th</sup> special meeting. However, discussion had been postponed to the current meeting due to time constraints. She had had no idea that the item was not compatible with DC functions until she received the agenda for this meeting. Therefore, she reckoned that the TMDO and the TMDC Secretariat must give a detailed account for the decision.

15. Mr TSANG Chun-hing said the TMDO had, citing section 61 of the Ordinance, banned quite a number of discussion items raised by the elected members. As the Convenor of the Working Group on Review of Standing Orders and Funding Guidelines, he requested the TMDO and the Secretariat to explain the scope of regulation of the Ordinance and give justification for their decision to ban the discussions. Provided that DC discussions were restricted to district affairs under section 61 of the Ordinance, he wondered if the TMDC could discuss any other issues Tuen Mun residents were concerned

about. Furthermore, he considered that many territory-wide issues such as the legalisation of ride sharing and issues related to homosexuality would also affect Tuen Mun residents. He saw it as oppression of public opinion by administrative procedures that the TMDO reviewed and banned the discussion items through internal consultation. Without the mandate of the public, the Government was suspected to be exercising dictatorship via the TMDO or the Secretariat.

16. Mr TSANG Kam-wing, Chairman of the Social Services Committee (“SSC”), said the SSC discussed territory-wide affairs very often. For example, they would soon discuss the promotion of mental health in the community and policies on elderly services in Tuen Mun, and had discussed policies on youth services. Therefore, he was doubtful why the legalisation of ride sharing was said to be non-compliant with section 61 of the Ordinance. He could understand the rationale behind banning discussion items such as the June 4 Incident and national security law from the point of view of public officers, but ride sharing did not involve such difficulty. Compared to Hong Kong, the development of ride sharing was more mature on the mainland where it had been legalised and become common. The situation in Hong Kong was quite the opposite with a lot of difficulties in promoting the service. He hoped that DO(TM) could give a clear explanation for rejecting discussion of this item.

17. Mr CHAN Yau-hoi said the Chairman had promised to chair meetings in a fair, impartial and unbiased manner when she stood for election as the Chairman of the TMDC. Therefore, he was dissatisfied with how the past six meetings had been conducted, with new discussion items added in haste just before the meetings. He added that the matter in question was discussion item (I), which would be discussed at the meeting, so he had no idea why they were wasting time talking about whether to discuss it. He hoped the Chairman would make the procedures clear and restrict the addition of discussion items. He regretted how the meeting was wasting the time of government officials and Yan Oi Tong representatives and agreed to the Chairman’s proposal to discuss matters related to them first. Moreover, he reckoned that discussion items should be handled in the order of the agenda and they should not spend too much time on it at that stage so as not to delay the progress of the meeting. Discussing the content of a discussion item was not even a point of order so he hoped the Chairman would do a better job.

18. The Chairman replied that the decision to discuss the point of order was made for the good of the meeting, otherwise many Members might leave and the meeting might be adjourned due to a lack of quorum.

19. Mr WONG Tak-yuen believed that the discussion was proper and reasonable and rebutted Mr CHAN Yau-hoi's allegation. Following his concept, he should have raised another point of order instead of talking about it at that moment, which he should know from so many years of experience. On the other hand, despite the fact that TMDC Paper No. 27/2020, which was related to the 7.21 incident in Yuen Long, had been discussed at a TMDC meeting before, ride sharing – a territory-wide issue related to the welling-being of the public – could not be discussed. The paper submitted by him and his fellow councillors should not be deleted from the agenda without cause.

20. Mr Kenneth CHEUNG said Members who were busy with other commitments could leave the meeting or even resign from the duty. As for the agenda, he reckoned that the legalisation of ride sharing might create job opportunities, solve traffic congestion on Tuen Mun Road and provide a better means for residents to travel to and from urban areas so it was worth discussing.

21. Mr HO Kwok-ho spoke in response to Mr CHAN Yau-hoi's comments and questioned which provisions of the Ordinance made him think that it was not appropriate to discuss the matter. Moreover, he reckoned that the issue under discussion could help solve traffic congestion by diverting traffic. For example, if ride sharing was legalised, it could be foreseen that more residents would use Tai Lam Tunnel, which was not fully utilised currently with few Tuen Mun residents using, thereby alleviating the traffic congestion on Tuen Mun Road. He saw nothing incompatible with the Ordinance in the captioned matter. Since the TMDO had rejected several discussion items based on internal consultation, he requested that the department explain the reasons in the next meeting and that DO(TM) reason for the past occasions where their papers were considered incompatible with the Ordinance and give justification.

22. Mr LEE Ka-wai said the public had been looking forward to the legalisation of ride sharing and that was why the paper was submitted for discussion at the district level, with a view to gathering opinions to be passed to the Government. It was hoped that the Government would deal with the issue but it ended up being rejected by the TMDO. He added that ride sharing was actually quite common among the public and he considered the issue worth discussing and within the functions of the DC. The TMDO had discussed territory-wide issues such as unemployment subsidies, so he questioned why they could not discuss ride sharing. Moreover, he showed support for legalising ride sharing, which he believed could create job opportunities, and said the meeting should have a discussion on

the topic.

23. Ms HO Hang-mu said she had served Tuen Mun District for over 20 years, during which different terms of TMDC had received and discussed papers related to local laws and territory-wide policies. She did not understand why some discussion items were rejected in the current term. As the Social Services Committee had talked about residential care homes for the elderly in Hong Kong, she questioned if Tuen Mun was the only district with such residential care homes. Moreover, she said meeting agendas should be decided by the Chairman and the Secretariat was to provide support, so she questioned how the Secretariat could have decided whether it was suitable to discuss certain topics, having greater power than the Chairman. She reckoned that it was not reasonable and supported including the item in the agenda.

24. Ms Catherine WONG said all the pan-democratic councillors supported discussing the topic. Ride sharing had been introduced into Hong Kong as early as in 2014, being taken forward by the Innovation and Technology Bureau. However, it had not made much progress so many years later and was even seen as illegal, which she believed was the result of pressure laid on the government by the taxi industry. Some 14,000 drivers would lose their jobs if ride sharing was not legalised, further exacerbating the unemployment problem. She added that ride sharing could benefit the medical sector during the epidemic. The TMDO, as an organisation serving the community, should adopt a people-oriented approach and arrange for the topic to be discussed at the meeting instead of removing it from the agenda.

25. Mr WONG Hung-ming believed the reason for the paper to be considered inappropriate was that the application for leave to appeal by Uber in respect of illegal carriage of passengers for reward had been dismissed by the Court of Final Appeal in September. He added that the Court would not take the initiative to amend outdated laws but the government had a comprehensive legislative mechanism and consultation framework in place to update obsolete laws. The DC, as a consultation body, could help administrative authorities keep laws up to date and better suit people's needs. Therefore, he was shocked at the deletion of the discussion item, which was related to the transport needs of Tuen Mun residents and could improve traffic congestion as an alternative. He hoped that the TMDC explain why such a decision was made.

26. Ms LAI Ka-man said the agenda was rather long and their discussion already involved the item in question, with the Yan Oi Tong representatives being kept waiting.

She hoped the Chairman would deal with the point of order in a fair and impartial manner as soon as possible.

27. Mr CHEUNG Ho-sum did not understand why the Secretariat refused to provide support services for the discussion item and replied to the comments of Mr CHAN Yau-hoi and Ms LAI Ka-man, saying that they were having a discussion on why the TMDC considered the topic non-compliant with section 61 of the Ordinance and did not digress from the point of order. He questioned why the legalisation of ride sharing was not related to Tuen Mun and pointed out that the TMDC had refused to accept several discussion items using different excuses in the past year or so but their decisions were not based on consistent standards. For instance, the TMDC had a committee on climate change to explore worldwide issues. He questioned why climate change, a worldwide issue, could be discussed and other territory-wide issues could not. He requested that the TMDC explain the principles of vetting councillors' papers and the reasons for the said paper to be excluded.

28. The Chairman said she hoped that DO(TM) would give reasonable explanations for the Members' enquiries.

29. Ms SO Ka-man said in regard to whether to discuss the matter at the meeting that the Members had talked about the point of order as well as the content of the discussion item. She hoped Members would uphold the principle of fairness and not digress in their discussion. She was dissatisfied that some Members started talking about the topic in advance using a point of order as an excuse. She asked if councillors could do the same in future meetings in case their papers were arranged to be discussed at a later time of a meeting. She hoped that the Chairman keep meeting procedures fair and consistent for all participants. She also hoped that Mr WONG Tak-yuen would respect others and not attack others based on how much experience they had. She added that district councillors were supposed to work pragmatically for the sake of people's lives with mutual respect and compassion and there was no need to label others with the amount of experience. As to the point of order, she advised the councillors to note DO(TM)'s reply later on instead of discussing the issue without regard to the agenda. She said councillors of different political stances could respect each other in the previous terms of DCs and hoped her counterparts in the current term could work for the people in a fair manner.

30. The Chairman said that although some Members might have digressed from the point of order, they had three minutes to speak so she would not interrupt them. She

added that she had no political bias in respect of livelihood issues. Even for impromptu motions moved by few pro-establishment councillors, she let Members decide whether to discuss the motions. It was because the relevant councillors had not returned to the meeting that the motions were not discussed in the end. Therefore, the Chairman held that she had been fair all along.

31. Mr Michael MO said that the agenda item (vv) (SKDC(M) Paper No. 417/15) for the meeting on 1 September 2015 of the 4<sup>th</sup> Sai Kung District Council (“SKDC”) was related to ride sharing. The SKDC discussed the paper and moved that the Government actively promote private car sharing in Hong Kong. The motion was endorsed by the DC, received support from the Secretariat and was followed up by the Transport Department, which provided a written response at the end. Besides, the Focus Group on Southern District Signature Projects of the Southern District Council had also discussed bus sharing at a meeting and the discussion was recorded in the minutes. Thus, he questioned why Tuen Mun District was an exception as the Secretariats of other Districts had provided support for similar discussion items. He hoped that DO(TM) would give a reply in this respect.

32. Ms Beatrice CHU said DO(TM) quoted section 61 of the Ordinance very often to avoid such issues as June 4 and security laws that the government did not wish to talk about. She had once submitted a paper on the Castle Peak Bay Immigration Centre which was related to the well-being of Tuen Mun residents. However, DO(TM) refused to talk about it and even left the conference room. As a result, she was confused by the way the TMDO quoted section 61 of the Ordinance and was worried whether her papers would be removed from the agenda. Currently, traffic was a problem to Tuen Mun both internally and externally so councillors hoped to come up with a solution by talking about the issue in question. She could not understand why such a discussion item related to the well-being of Tuen Mun residents would be rejected and hoped DO(TM) would clearly explain in details the reasons for making the decision.

33. The Chairman invited DO(TM) and the TD representative to reply to the Members’ speeches and explain why the DC could not discuss territory-wide issues as it had done before.

34. DO(TM) said section 61 of the Ordinance stipulated the functions of the DC, including advising the Government on district administration, and promoting recreational and cultural activities and environmental improvements within the district where funds

were made available. All DC discussions should comply with the requirements of the Ordinance. According to section 61 of the Ordinance, all papers submitted and all issues discussed must be of a district level related to Tuen Mun whereas territory-wide policies did not belong to such issues. The TMDO and the Secretariat would only provide support for issues compliant with the Ordinance. She would not comment on the practice in the past or that of other districts, but the TMDO had consulted relevant policy bureaux and the Department of Justice in handling the papers of the current term to ensure all the papers belong to the district level of Tuen Mun and comply with the Ordinance.

35. Ms Christine YUEN of the TD had nothing to add as to whether the paper could be accepted as part of the agenda.

36. The Chairman said government departments would only achieve the opposite if they wished to shorten the meeting by quoting the Ordinance. She said each Member had one minute to speak in the second round of speech.

37. Mr LO Chun-yu said only the Chairman and the Vice-chairman had the authority to approve meeting agendas but not the Secretariat, so he questioned what statutory duties or power the Secretariat had to initiate an examination of the agenda approved by the Chairman.

38. The Vice-chairman said ride sharing was no doubt closely related to people's lives. He added that all Members, irrespective of experience, could raise proposals according to the Standing Orders. He hoped to continue the discussion on this topic in the next meeting.

39. Mr TSANG Chun-hing reckoned that the Chairman had all along been fair in handling the point of order, which he believed to have an effect on the whole meeting. Timely discussion was advisable to prevent Members from leaving before the item was discussed.

40. Mr TSANG Kam-wing did not agree that they were discussing the matter in advance using the point of order as an excuse, as some Members had alleged. On the contrary, he considered that pro-establishment councillors had forced the passage of many proposals. Besides, he hoped the Chairman would warn Mr CHAN Yau-hoi for contravening the rules of order as he had spoken without approval.

41. Mr CHAN Yau-hoi said he would not personally attack other Members at a TMDC meeting. He reiterated his views that the meeting should be conducted according to the agenda and they should not waste time talking about the issue before it was time for the discussion item.

42. Mr POON Chi-kin said the DO(TM) was wrong in explaining section 61 of the Ordinance and pointed out that “matters affecting the well-being of the people in the District” in section 61(a)(i) of the Ordinance did not only mean district administration; rather, any matters related to the well-being of Tuen Mun residents would comply with the Ordinance. He asked the relevant departments not to doublespeak and added that he would support Ms SO Ka-man for raising a point of order if her papers were rejected because of section 61 of the Ordinance.

43. Mr Alfred LAI said the TMDO did not set clear standards. Taking the current term of DC for example, he said the Social Service Committee could talk about dental outpatient service, which was not only related to Tuen Mun District but the whole territory and even the globe. He added that he could not accept that DO(TM) only replied vaguely by quoting section 61 of the Ordinance without giving concrete evidence. The discussion underway was about how the TMDO and the Secretariat handled the agenda and not just related to the discussion item itself. He said Members were welcome to raise a point of order if their papers were rejected because of section 61 of the Ordinance in the days to come.

44. Mr MA Kee questioned the reply of DO(TM) and asked why they were not allowed to discuss such matters while they could do so in the past. He enquired whether there had been amendments to the regulations and which departments had the authority to decide what to discuss. Being paid by tax payers, government officials should do their best to help deal with people’s livelihood issues. Even if the TMDO considered the discussion item inappropriate, they should not reject it and leave the conference room. There was a chance that other topics would be banned in the future if they were not allowed to discuss the matter at the current meeting. He doubted why they could talk about recycling bins but not ride sharing, and asked the TMDO to reason for the decision.

45. Mr Kenneth CHEUNG swore to fight for a chance to discuss Members’ proposals banned from discussion with section 61 of the Ordinance as an excuse in the future. Livelihood was always his concern and district affairs should not be affected by political stances. He asked why the issue could not be discussed if it could create job opportunities

or solve traffic problems. As a related issue had been discussed in previous DCs, DO(TM) should not reply by just saying “no comments”.

46. Mr CHEUNG Ho-sum said the TMDO had rejected several discussion items saying that it had consulted relevant government departments and the Department of Justice. He asked the TMDO to reveal details of the internal consultation.

47. Mr WONG Tak-yuen said the TD had given the SKDC a reply similar to the one from the TMDO, but he hoped the department would give a more definite answer as to whether the plan could be implemented.

48. Ms SO Ka-man thanked the Members for promising to support her proposals in the future and she hoped their support would not be limited to issues related to section 61 of the Ordinance, and that they would keep their promise.

49. The Chairman said discussion on the topic would end there and apologised for keeping people waiting.

50. Mr YAN Pui-lam said that at the last meeting of the Finance, Administration and Publicity Committee, some people with unknown identity claimed to be security personnel and performed duties in the conference room. However, security personnel must display their security personnel permit issued by the Hong Kong Police Force (HKPF). Therefore, he asked DO(TM) whether the security personnel present at the meeting were carrying security personnel permits issued by the HKPF as they were not in uniform and working permits were not displayed.

51. DO(TM) said the TMDO had arranged additional security personnel to maintain order and ensure the smooth conduct of the meeting. All the security personnel were hired by the TMDO according to relevant legal requirements.

52. Mr YAN Pui-lam said the identity of the security personnel present could not be identified since the company name, their name and permit number were not displayed, and it was not known if they had a security personnel permit with them. It was an offence for security personnel to be on duty without carrying a security personnel permit.

53. The Chairman said the Secretariat would be given 15 minutes to deal with the problem. She requested that all security personnel present wear a name badge.

54. The Secretary said the security guards were arranged by the TMDO and the Secretariat was not in a position to handle the request.

55. The Chairman ordered that the meeting be adjourned for five minutes to deal with the issue.

### **III. Reports from Government**

#### **(A) Signature Project Scheme in Tuen Mun District**

56. The Chairman said they would first discuss item IV(b) Signature Project Scheme in Tuen Mun District before continuing with the matters arising. Representatives from the Art Promotion Office (“APO”) and Yan Oi Tong were invited to brief the meeting on item IV(b) of the agenda.

57. The Chairman said reports would be given on the two signature projects respectively, and Members could ask questions after each of the reports. The first project was “Revitalisation of Tuen Mun River and Surrounding Areas”. The Chairman extended welcome to Ms LO Yan-yan, Curator (Public Art) of the Art Promotion Office, Leisure and Cultural Services Department, Mr Karr YIP, ADO Founder & Creative Director, and Mr Kit CHEUK, ADO Project Director. She then invited DO(TM), Ms LO of the APO and Mr YIP of ADO to brief the meeting on the latest development of project 1 of the Signature Project Scheme in Tuen Mun District.

58. DO(TM) gave a PowerPoint presentation to brief the meeting on the matter. She said there were two signature projects under the Signature Project Scheme in Tuen Mun District, namely “Revitalisation of Tuen Mun River and Surrounding Areas” and “Promotion of Youth Development in Tuen Mun”. Four of the five projects under the first signature project were completed. She asked the Members to refer to the pictures on the slides and invited the representatives from the Art Promotion Office and ADO to update the Members on the project.

59. Ms LO of the Art Promotion Office said the Office aimed to promote community art and public art. Invited by the TMDO and funded by the TMDC, the public art project hoped to bring new dynamics to Tuen Mun in a period of three years. In the past year, designers and artists had held workshops in the community to reach out to the public in order to promote social inclusion and collect community stories in Tuen Mun. She said the artworks had been completed one after the other. It was hoped that young artists

could show their creativity through such a platform, and that the society could be brought together by means of art. She added that there were a total of six sets of artworks, which would be permanently displayed at Tsing Yin Garden, Tuen Mun Riverside Park, Pui To Road (South) Rest Garden, and Choi Yee Bridge Garden. The ADO representatives would give more details.

60. Mr Kit CHEUK of ADO and Ms LO of the Art Promotion Office continued to talk about the project with the aid of PowerPoint slides.

61. Mr CHEUNG Ho-sum said Tuen Mun residents considered the new art pieces novel and interesting and the departments could tell the public more about the artworks in the community later on. However, he asked whether the heart-shaped work in Tsing Yin Garden could be moved to another place because elderly people used to practise tai chi there. Unable to practise tai chi with the artwork installed, they could not find another place suitable for the exercise nearby either. It was hoped that the department would relocate the artwork, or make room for the elderly to practise tai chi in another area of the Garden.

62. Mr POON Chi-kin was happy that some organisations tried to promote the culture of art in Tuen Mun, where he believed to be lacking in artistic atmosphere. He reckoned that the new artworks were a good start – the more art spaces, the better. He asked the relevant departments about the details of the project, including when it would end, whether the artworks would be renewed, and whether there was a plan for a larger-scale project it was well received. Besides, he showed understanding for the impact of the artworks on the users of the relevant places. It was acceptable to raise exposure by putting the art pieces at busy spots, but publicity was not enough and sufficient information about the signature project was not given at previous meetings. Therefore, he suggested improving communication and information dissemination so that the public could be well informed of the project in advance.

63. Mr YAN Siu-nam believed that the addition of artworks could embellish the city and bring more life to the dull roadside. However, he pointed out that many artworks in various districts had become dilapidated and asked about the maintenance period of the artworks under the project, and the management of the art pieces after the maintenance period.

64. The Chairman wished to commend the participating artists and supported the idea

of publishing a memoir of the relevant events. She hoped the department would give more details.

65. Ms LO of the APO said the artwork mentioned by Mr CHEUNG Ho-sum would be kept for three to five years. The artist would be responsible for maintenance for one year, after which the APO would take up the management. The APO would monitor the condition of the artwork and would remove it if the situation so warranted after three to five years. Before removal, the APO would contact the relevant artist and notify the councillors. On relocating the artwork, she said an anchorage point had been added to the base of the artwork to resist inclement weather so it could not be relocated in a short time, yet the location was open for discussion in the long run. Besides, publicity for the artwork and that at Choi Yee Bridge Garden would be done simultaneously pending its completion. Meanwhile, they were doing as much as possible to publicise the project, including promoting the project on Radio Television Hong Kong and Metro Radio programmes, as well as APO's social media platform "Art-OUR in situ".

66. The Chairman said apart from "Revitalisation of Tuen Mun River and Surrounding Areas", there was another signature project, namely "Promotion of Youth Development in Tuen Mun". She extended welcome to Mr Laurence LAM, Controller (Social Service), Ms Ling TANG, Manager (Social Service), Ms Fanny WU, Chief Supervisor (Community Development Service) of Yan Oi Tong ("YOT"), and Mr Kim CHEUNG, Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space). She then invited Mr Kim CHEUNG to update Members on the second signature project.

67. Mr Kim CHEUNG of Yan Oi Tong Youth Space gave a PowerPoint presentation to brief the meeting on the matter.

68. Mr CHEUNG Ho-sum commended the effort of Youth Space, who were devoted to serving the community. Activities under the project also received positive feedback from Hung Kiu residents. He continued by enquiring if there would be other programmes after the current one expired after three years and asked whether other government departments had plans to support such a meaningful project.

69. Ms Catherine WONG said the service of Youth Space kept up to standard even under the epidemic so the effort they paid was evident to everyone. Yet, regarding the project "Really Getting into the Community", she asked about the number and location of the visits made. She hoped such visits would not only be paid around the town centre but

also the northwest part of Tuen Mun.

70. Mr Michael MO asked the Secretariat to pass the report to TMDC members after the meeting. On overseas internships, he asked whether YOT would consider organising social innovation trips to countries or regions still open for entry. For instance, he learnt that trips could be made to places like the USA or Thailand, the latter of which had come to Hong Kong for academic exchange under a social innovation project. As the epidemic was getting better gradually, he enquired if YOT would change the destinations of overseas internships in the future.

71. Mr YAN Pui-lam said he had seen in person the Youth Space's projects, from which quite a number of teenagers benefited. The Youth Space was welcome to submit proposals for discussion at TMDC meetings if they had new plans in the future. Since the elder and younger generations had opposite stances, he wondered if the YOT would consider holding cross-generation inclusion activities to improve communication across generations. On the point that Ms Catherine WONG made on district visits, he hoped that the project would also cover village houses and other rather rural areas in the district to care for elderly people living in those areas.

72. Mr Laurence LAM of YOT said there were two main points about the project, the first being the sustainability of the social innovation activity Dreamcrafter. The project aimed to nurture youth teams which, after being established with YOT funds, could continue to expand and take root in the community using social innovation resources in Hong Kong. He was confident that the youth teams would seize the opportunity to develop in Tuen Mun. The second point was the motive for carrying out the project, which was launched on a trial basis to get young people involved in social issues, allowing them to develop and implement plans in Tuen Mun. He learnt that the project had earned positive responses from the community, so YOT would strive to keep it going. As over half of the events under the project had been completed, he hoped the TMDC or other organisations would allocate more resources to support the future operation of the project.

73. As to whether the project "Really Getting into the Community" could cover all corners of the district, Mr Kim CHEUNG of YOT said the primary target of the project was young people, so places with more young people were chosen. However, due to the epidemic, the project was put on halt after only four or five months and the plan to organise activities in all constituencies had to be suspended. He added that information about the project or other publications could be disseminated through councillors so that more

residents would get involved. On overseas exchange, he said the destination would be decided on the will of the young people after discussing with them. Yet, many participants were concerned about the epidemic so they had not discussed the trip further. Since a tendering exercise with travel agencies would take time, it was not possible to organise an overseas exchange tour within the year. He said they would continue to talk about the project in the next year, and the destination was open for discussion. Regarding conflicts across generations, he said work was being done in two aspects. First, quite a number of elderly people in their unit would interact with young people to get to know each other. On the other hand, youth teams were sent into the community for idea exchange, especially in the vicinity of Tseng Choi Street where many elderly people operated small shops. The older generation had begun to accept young people after several exchanges. He added that colleagues would set work priorities each year, and the conflict between older and younger people was one of the most important areas of work in which they would make more effort. He looked forward to holding similar activities in villages and hoped their 31 teams could expand to 48 in the future to meet the needs of Tuen Mun by working pragmatically in each of the constituencies.

74. Mr MA Kee said social issues had become a concern among the youth and asked whether YOT would limit the types of activities by, for example, restricting sensitive political issues. Besides, he saw from the application form on the PowerPoint presentation that other than Tuen Mun, Yuen Long and Tin Shui Wai were also venue options. He requested YOT to explain the arrangement as the activity, which was sponsored by TMDC, could not even meet the demand of Tuen Mun.

75. Mr Kenneth CHEUNG raised a concern about the 31 youth teams mentioned in YOT's report, asking whether they were determined to develop the new teams into individually registered bodies. He wanted to know if YOT had any future plans since he thought the service would come to an end soon if those teams continued to operate as volunteers instead of an occupation, no matter how good the rationales were. On publicity, he said he had started to follow the Youth Space on a social media platform a few months before and considered the page not quite notable enough as it had only some four thousand "likes" currently. Rather than updating the page only when there were new events, he suggested drawing attention by posting on the page daily and publicising through other social media platforms of the district. He welcomed the idea of holding activities in rural areas and said community activities could be organised in collaboration with the TMDC and other bodies in the district, making good use of the relationship established between urban and rural areas earlier.

76. Mr Laurence LAM of YOT said the focus of the project was meeting the service demand of the district, for which the youth teams had implemented activities under such themes as environmental protection, preservation of local culture, SEN students, elderly health and social integration of persons with disabilities. After coming up with certain social issues at the initial thinking stage, the participants would cooperate and discuss with Good Lab with a view to turning ideas into real services to be implemented in the community. Therefore, all their ideas would be implemented through a process of cultivation, which included various workshops and hands-on activities in the district. In such a way, the youth teams got to participate more in the community while the public were offered services that they needed. Moreover, since people in neighbouring areas such as Yuen Long and Tin Shui Wai would go to Tuen Mun for work or other purposes, anyone interested in or passionate about Tuen Mun was welcome to join the activities under the project.

77. Mr Kim CHEUNG of YOT said the 31 youth teams were expected to develop a sense of self-motivation and continue to launch events independently in the future. They could carry on their social services by registering as societies and cooperating with outside bodies. YOT was ready to provide them with consultancy and support, backing them up with relevant knowledge in social innovation. Regarding publicity on social media platforms, daily updates might flood the page and that was not what young people hoped to see. They preferred it to be a platform to socialise with people who shared the same thoughts rather than one that flooded them with loads of information. Although there was not a huge number of “likes”, the groups of people gathered were mostly participants of the activities so the hit rates of the posts were relatively high. As regards rural areas, he would talk with the teams and encourage them to participate more in rural affairs.

78. The Chairman thanked the YOT representatives for attending the meeting.

#### **IV. Confirmation of the Minutes of the 5<sup>th</sup> Meeting (Extended Meeting) Held on 21 August 2020**

79. The Chairman said that on 30 October 2020, the Secretariat had sent the draft minutes of the 5<sup>th</sup> meeting (extended meeting) held on 21 August 2020 to all Members for perusal and had not received any amendment proposals. No amendments were raised at the meeting so the minutes were confirmed.

#### **V. Matters Arising**

**(A) Request to Remove Abandoned Vehicles on the Roadside**  
**(TMDC Paper No. 75/2020)**

80. The Chairman said the TMDC had discussed the captioned matter at its meeting on 5 October and learnt that the District Lands Office, Tuen Mun (“DLO”) had referred some cases to the Highways Department (“HyD”) for follow-up. However, the HyD indicated that the matter was out of their scope of duties and did not send a representative to the meeting. The TMDC decided to carry the discussion over in the hope that the HyD would give more details. The Chairman extended welcome to Mr WU Fan, Dist Engr/TM(E) of the HyD, who joined the meeting to talk about the matter.

81. Mr WU of the HyD said the department had received cases about abandoned vehicles from the DLO but the HyD was a works department mainly responsible for the construction, repair and maintenance of public roads and ancillary facilities under the department, whereas the environmental hygiene, land use control and traffic management of public roads were out of the ambit of the HyD.

82. DO(TM) said that after the last TMDC meeting, an inter-departmental meeting had been conducted to review the problem of abandoned vehicles in Tuen Mun. Participating departments included the HyD, the DLO and the HKPF. She added that the DLO was actively following up on abandoned vehicles on unleased government lands, having issued many notices and conducted several clearance operations in recent months. The District Lands Officer, Tuen Mun would give more details in this regard. Under the existing mechanism, abandoned vehicles on unleased government lands would be handled by the LandsD, whilst those causing danger to road users or obstructing the road would be handled by the police in accordance with the Road Traffic Ordinance (Cap. 374). Abandoned vehicles not causing danger or obstruction would be handled by relevant departments based on applicable laws and the actual situation. To strengthen collaboration and handle abandoned vehicles more efficiently and effectively, departments such as the Transport and Housing Bureau (“THB”), the HAD, the HKPF, the LandsD and the HyD were actively looking into the issue and reviewing if any adjustments were required in the way they handled abandoned vehicles on roads.

83. The District Lands Officer/Tuen Mun said the DLO had conducted quite a few inspections to government lands in October and removed more than 50 abandoned vehicles, with another 30 removed by the owners before the deadline. The DLO was consulting the TD and the HKPF for details of the remaining vehicles for further action. The LandsD and the THB were closely following up on abandoned vehicles on public

roads.

84. Ms Angela LEE of the HKPF said, as DO(TM) had mentioned, the Police would handle abandoned vehicles causing immediate danger to road users or serious obstruction to the road in accordance with the Road Traffic Ordinance (Cap. 374). She had nothing to add at the moment.

85. The Chairman concluded that the matter was mainly related to the duties of the HKPF and the DLO. A concrete reply had yet to be given in regard to the problem of abandoned vehicles on places other than public roads so more discussion with the THB was required.

86. Mr TSANG Kam-wing said it was still unclear who should bear the responsibility. He pointed out that the abandoned motorcycles under footbridge number NF315, which was managed by the HyD, in his constituency were yet to be cleared and the number had risen from three to seven. He added that DO(TM) had mentioned that unleased government lands were managed by the DLO, while the DLO said that whilst they were granted power to handle abandoned vehicles, the authority rested with the HyD. He asked which version was correct as the departments gave different replies. That particular road in his constituency seemed to be managed by no one, even the HyD and the DLO did not take any action. He hoped one of the departments could give an account of the handling of the seven motorcycles.

87. Mr HO Kwok-ho showed the meeting a photo with some severely damaged vehicles which had been long abandoned and doubted how much work the relevant departments had done after the previous meeting. He added that not even notices had been issued to the vehicles and questioned until when the departments were to procrastinate. Besides, although he understood that vehicles on the roadside were outside the scope of the HKPF, he pointed out that some of those vehicles were bearing expired licences, and some were even missing licences and number plates. He asked how long it would take to issue notices to the 18 abandoned vehicles in his constituency and what the departments had done in this respect in the past few years.

88. Mr Kenneth CHEUNG showed the meeting a picture with more than a hundred vehicles abandoned near a vehicle scrapping company and said residents were happy to see that over a dozen of those vehicles had been removed after the previous meeting. He had kept observing for two weeks and had not found anyone putting the vehicles back after

removing them. However, he noticed that there were rubbish, broken flower pots and miscellaneous items and hoped the Food and Environmental Hygiene Department (“FEHD”) could clear them. He added that he had submitted a paper to request the relevant departments to clear the remaining abandoned vehicles by the end of October.

89. Ms HO Hang-mui said she had requested departments such as the TD and the LandsD to solve a problem of abandoned motorcycles but the case got referred from one department to another, and the motorcycles were only removed after a few months. She reckoned that the handling method wasted much manpower. As an inter-departmental working group was in place to handle bicycle problems, she hoped the departments could consider establishing an inter-departmental working group on abandoned vehicles and motorcycles with the HAD leading the HyD, the HKPF and the DLO in handling complaints to avoid wasting manpower.

90. Mr MA Kee said he had written many times in respect of the abandoned vehicles in vain in the past ten months. Some concrete pump trucks and crane lorries had been abandoned by the roadside but there were neither number plates nor company logos on the vehicles, making his complaint end up with no progress after some twenty months. The police had said they could not issue fixed penalty tickets, nor could they remove vehicles of such sizes. Action was only taken recently when the Water Supplies Department had to close the road. He asked the Police what could be done regarding such vehicles without number plates, and whether the owners could just put them on the road as they liked.

91. Mr LO Chun-yu said abandoned bicycles were also prevalent in the Tuen Mun Ferry Pier area. He had consulted different departments but the MTR said it was managed by the HyD, while the HyD said it was a private area. He hoped the departments could address the problem.

92. The Chairman said that DO(TM) could follow up on Ms HO Hang-mui’s suggestion of establishing an inter-departmental working group, the operation of which would be similar to the working group on clearing illegally parked bicycles. She expected that DO(TM) would take it forward and draw up a handling routine. She said the matter would be further discussed at the next meeting, with the aim of coming up with a concrete plan for regular follow-up.

93. Ms Catherine WONG reckoned that the responsibility should not all lie with the

TMDO. She pointed out that the vehicle registration number could be used to trace the car owner and impose punishment with a deterrent effect, for example, by levying towing fees on them. She added that bicycles owners were hard to locate, but car owners were traceable. If the TMDO had all the responsibility to set up an inter-departmental working group to clear the vehicles, it might make the public think that it was not a problem to abandon vehicles in those places. Therefore, she asked the Police and the TD whether the car owners could be traced and punished if they abandoned cars.

94. Mr TSANG Kam-wing did not oppose to a follow-up discussion, but he hoped that the departments could tell him who could help remove the motorcycle carcasses in his constituency.

95. Mr HO Kwok-ho objected to the formation of an inter-departmental working group by the TMDO. He believed it was the responsibility and scope of the DLO and the responsibility should not be shifted to the TMDO just because the DLO failed to solve the problem. He requested a response from the DLO.

96. The Chairman quoted the DLO's saying that it had cleared 50 vehicles and another 30 had been removed before the deadline.

97. Mr Kenneth CHEUNG said although he had written to several departments, he noticed that more than a dozen vehicles on Tat Fuk Road in the rural area bore notices issued by the DLO before removal, which showed that the vehicles were cleared by the DLO. He thanked the DLO for their work. As regards chassis removal fees, he said he had made an enquiry with the DLO, which had replied that even if the car owner was located, he might still deny ownership of the vehicle. The recovery of removal charges was so complicated that the DLO might not pursue all cases. He reckoned that charges related to chassis should be paid by the car owner instead of using government resources to clear wastes.

98. The District Lands Officer, Tuen Mun gave a consolidated response to Members' comments and questions as follows:

- (i) She first introduced the scope of work of the DLO and said, from the perspective of the DLO, the abandoned vehicles were seen as objects unlawfully occupying government lands and would be handled in the way they dealt with unlawful occupation of government lands. Currently, the DLO would handle in order of priority problems on unleased government lands, including unauthorised building

works, abandoned vehicles, illegal planting, etc. Abandoned vehicles on public roads belonged to the scope of road management and the responsibility to handle related road obstruction and environmental hygiene problems did not lie with the DLO. That was why coucillors would see the DLO affix notices on abandoned vehicles on unleased government lands;

- (ii) As mentioned, the DLO had already removed 50 vehicles and would continue to arrange for site inspections and notice issuance. After the owners were identified, letters would be sent to them to require removal of the vehicles; and
- (iii) Regarding vehicles on public roads, the DLO would refer the cases to the HyD. Besides, the LandsD and the THB were discussing how to handle vehicles on public roads, and the DLO had not received any new instructions yet.

99. DO(TM) said the DLO should be responsible for clearing vehicles and issuing notices in respect of abandoned vehicles on unleased government lands, while abandoned vehicles on public roads were outside their purview under the existing departmental instructions. She added that the DLO had referred the issue to the HyD but the HyD said it was a works department not in the position to deal with the problem. As the issue was prevalent all over the territory, the LandsD had brought it up to the THB, which was actively reviewing the situation.

100. The Chairman reckoned that inter-departmental collaboration was necessary in solving the problem so she asked DO(TM) to continue following it up in such a way. Besides, as DO(TM) said the LandsD and the THB were discussing how to handle abandoned vehicles on public roads, the TMDC expected the relevant departments to provide clear policy decisions and instructions in respect of unclear delineation of power and responsibility in two months. The Chairman decided that the matter would be brought forward to the next meeting.

**(B) Follow Up on the Applications for Leasing the Area beside Millennium School in So Kwun Wat and the Area Adjacent to Aegean Coast (TMDC Paper No. 80/2020)**

101. The Chairman said that at the 5<sup>th</sup> special meeting, the TMDC had endorsed two motions regarding the captioned paper, including objection to leasing land for use as a tower crane training ground and objection to leasing land to the CEO Foundation for building a recluse treatment centre. She said that the TMDC continued discussing the matter because it wanted (i) to learn more about the results of the consultation conducted by the LandsD; (ii) to see whether the Social

Welfare Department (“SWD”) had been consulted on the matter related to the CEO Foundation; and (iii) to see whether the construction of the cycle track would be affected.

102. The District Lands Officer/Tuen Mun said that on the application for the area beside Millennium School in So Kwun Wat, the TMDC’s views and residents’ opposing views were duly noted and passed to the Construction Industry Council (“CIC”) for them to provide further information. Noting that the CIC was still pondering over their response to the opposing views, the DLO would take follow-up action after receiving their reply. As for the CEO Foundation’s application for leasing the area adjacent to Aegean Coast, she said that the views raised by the TMDC at the previous meeting and the views raised by residents had been passed to the applicant. The SWD was also consulted on this matter and the consultation would end on 9 November. The DLO welcomed more comments and would pass them to the applicant for their reply. Moreover, she said that relevant departments were awaiting further information from the applicant for follow-up action and they would give a reply after receiving it.

103. The District Social Welfare Officer (Tuen Mun) added that the SWD had passed its views to the DLO and was requesting more details from the applicant for assessment.

104. Mr CHUNG Lok-chin of the Civil Engineering and Development Department (“CEDD”) said that in early October, the department had expressed its views to the LandsD about how to coordinate the application and the construction of a cycle track at a nearby location. On the works progress of the Cycle Track between Tsuen Wan and Tuen Mun, he said that the project could be divided into three sections. The first section was from Tsing Tsuen Bridge to Tsuen Wan Bayview Garden, and was expected to be open to the public in early 2021. The second section was between Tuen Mun and So Kwun Wat. The CEDD had consulted relevant stakeholders on the construction of that section and received a lot of comments. The works team concerned was reviewing and determining the routing of the cycle track based on the comments collected. Later, they would conduct a site inspection with the DC Members concerned to fine-tune the route and take forward the works as soon as possible. The third section was between Tsuen Wan Bayview Garden and So Kwun Wat, Tuen Mun. Since many environmental constraints and technical issues were involved, the construction of

that section would take longer. The works team concerned would maintain contact with relevant DC Members and stakeholders to finalise and take forward the works of that section.

105. Mr MA Kee said that the TMDC had endorsed a motion against the application for the land beside Millennium School had been endorsed at the previous meeting, but the DLO replied that it was still awaiting the CIC's response. He wondered how the Office perceived the TMDC's resolution.

106. Ms Beatrice CHU said that on 14 September, she had written to the DLO in regard to the application for the area adjacent to Aegean Coast asking about the background of the CEO Foundation, its reason for applying for that site, the expected number of users and the target groups. However, the Office still could not provide relevant information. She added that residents of the housing estates along Castle Peak Road (including Aegean Coast, Dragon Inn Court and Palm Cove) had explained why they opposed the application and the TMDC had endorsed a motion against the application at the previous meeting. In this connection, she asked whether the DLO would leave the application pending for further information passively or it would cancel the application proactively. She also wanted to know how the situation would be dealt with if the application remained effective but other parties intended to make an application or the Government needed a Government, Institution or Community ("GIC") site to provide nearby residents with community facilities.

107. Mr Michael MO said that the TMDC had voted on the matter related to the CEO Foundation's application for the area beside Aegean Coast and he noted just then that the CEDD had expressed its views to the DLO on the coordination between the site and the super cycle track. Believing that the views of government departments should be made public, he asked whether they could brief the TMDC on that. Adding onto Ms Beatrice CHU's remarks, he asked the DLO in what ways the public could get to know the views of different stakeholders after the consultation period. He suspected that relevant information could only be obtained under the Code on Access to Information. Lastly, he said that as shown on GeoInfo Map, a lot of sites in Southeast Tuen Mun were larger than the captioned ones and they could be granted to non-profit-making organisations for short-term uses. He asked whether the Government would suggest the applying organisation consider other available

sites in view of objections from the TMDC and other stakeholders. He gave an example where the Highways Department had accepted the suggestion to rent another site when applying for a site on a short-term basis.

108. The District Lands Officer/Tuen Mun responded to Mr MA Kee's enquiry, saying that the DLO would look at all comments collected regardless of the opinions and give the applicant a chance to provide more information about their plans or make changes before conducting an internal assessment, which would take into account comments of the TMDC, stakeholders and the DC Member of the area concerned. The DLO had taken note of the opposing views raised by the TMDC earlier and would take them into consideration during the assessment. As for the letter from Ms Beatrice CHU, the DLO had passed her views to the applicant and requested further information, but no reply had been received so far. The Office would give them more time and keep track of the application. If they still did not reply, the DLO might consider terminating their application, in which case the site would be open for application by other organisations or departments. In response to Mr Michael MO's enquiry, she said that the DLO had asked the applicant whether they would consider other sites but the answer was in the negative. If they changed their mind, the Office was willing to communicate with them.

109. Mr CHUNG Lok-chin of the CEDD said that comments given to the LandsD were mainly about the timeline. Since the part of the site near the road overlapped the proposed cycle track and would affect the construction of the cycle track, the works team suggested that the LandsD consider shortening the tenancy from seven years to four years to tie in with the works of the cycle track.

110. Ms Beatrice CHU pointed out that the consultation period had been extended for a month to 9 November. Her letter had been sent to the District Lands Officer in mid-September, which was around the time when the application had been submitted. As the consultation period would end soon, she criticised the procrastination as unreasonable and doubted when the Office would stop dragging the application on and take the initiative to cancel the application made by the CEO Foundation.

111. The District Lands Officer/Tuen Mun said that the DLO had passed the views to the applicant and was awaiting their reply and further information.

After the consultation period, the Office would ask them again whether they had more information to provide and set a deadline based on their reply. If they did not reply, the Office might consider declining their application and a decision would hopefully be made by the end of 2020.

112. Mr MA Kee quoted Mr CHUNG Lok-chin of the CEDD as saying that he hoped the tenancy period of the application for the site near Aegean Coast could be shortened to four years. In other words, the cycle track would not be completed in the next four years. He asked whether the works of the cycle track could only commence four years later. Moreover, he suggested that the DLO ask the CIC to use the former premises of Lok On Pai Desalting Plant in Area 59 instead. That site had been idle for a long time and had an area of 90,000 square feet, so it should be big enough for use by the CIC.

113. Mr CHUNG Lok-chin of the CEDD said that the comments given to the LandsD were mainly about the time needed to take forward the works of that section of the cycle track. As far as such works were concerned, the works team needed more time to tackle the actual environmental constraints and technical issues. Before the commencement of works, the proposed project had to be gazetted in accordance with the Roads (Works, Use and Compensation) Ordinance and the team had to seek funding from the Legislative Council under the established procedures. The current timetable for the works was formulated roughly based on the above procedures.

114. The Chairman said that since the results of the applications for leasing the relevant sites were expected to be available at the end of 2020, the matter would be further discussed and she hoped that the DLO could be more decisive. Since the TMDC had endorsed two motions which clearly indicated its objection to the relevant applications, she hoped that the DLO could give a proper report at the next TMDC meeting.

(C) **Request for Information about the Uses of Vacant School Premises in Tuen Mun (TMDC Paper No. 81/2020)**

115. The Chairman said that the SSC had discussed the captioned matter at the 3<sup>rd</sup> meeting on 14 July 2020 and 4<sup>th</sup> meeting on 22 September 2020. While the

Planning Department (“PlanD”) had submitted written responses for both discussions, the SSC opined that those responses failed to elaborate on the actual uses of certain sites. Therefore, the committee decided to pass the matter to the TMDC for follow-up action.

116. The District Planning Officer/Tuen Mun & Yuen Long West said that the second written response submitted by the PlanD had provided detailed information about the relevant matter, such as which government departments were responsible for managing vacant school premises (“VSP”). Members who still found the information inadequate were welcomed to tell him at the meeting.

117. Mr WONG Tak-yuen said that the paper elaborated on the uses of various VSP, including C.C.C. Kei Leung Primary School which had been vacant for 12 years. The Chief Secretary had earlier said that facilities for social welfare, elderly care and persons with disabilities would be built on the Kei Leung Primary School site. With its consultation completed in 2013, the project received support from the then incumbent TMDC and owners’ corporations and its feasibility study was also completed in 2015. However, in late 2017, the authorities said that the site had some issues with picking up/setting down passengers and loading/unloading goods and was therefore not suitable for development. He had doubts about the question and pointed out that while the Kei Leung Primary School site had been allocated for social welfare purposes on a permanent basis, works had not commenced so far. Therefore, he enquired about the progress of the project.

118. Mr Michael MO expressed grave concern over the timetable for developing VSP sites in Tuen Mun. Although the PlanD had updated the relevant mechanism by sorting VSP into different categories such as A(1) and A(2) so that organisations could apply for the school premises based on their needs, VSP were managed by different departments and the PlanD did not have the power to require other departments to return their sites for development. Taking Salvation Army Sam Shing Chuen Lau Ng Ying School as an example, the previous-term TMDC had raised a proposal to develop the VSP into a special school, but so far there was no progress. According to the paper, vacant schools belonged to Category A(2), with the Education Bureau (“EDB”) being the party in charge, the Housing Department (“HD”) being the managing party, and the LandsD being the gatekeeper. He asked when the EDB could hand over the site

for GIC uses. He added that the Lau Ng Ying School site was planned for residential use on a long-term basis and according to the earlier discussion at the Commerce, Industry and Housing Committee (“CIHC”) meeting, there was no plan to renovate public housing estates in Tuen Mun in the next two decades. Therefore, he asked whether the HD would consider developing housing on VSP sites to rehouse residents in situ when renovation projects were implemented, and he enquired about the timetable for such work.

119. Ms Catherine WONG said she learnt that certain VSP in Kowloon were converted into temporary housing. As the EDB said in the paper that it was considering allocating Lau Ng Ying School for short-term uses, she asked whether the school premises would be converted into transitional housing to accommodate people who had been waiting for public housing for a long time on a temporary basis. The paper also mentioned that the LandsD had received an application for using St Simon’s Primary School to accommodate religious and complementary facilities on a short-term basis. However, since the department was scrutinising the plan to develop the school premises and the surrounding government land, the processing of the application was put on hold. She demanded more information from the department. Moreover, she asked the PlanD how the Tuen Mun School site would be used upon resumption and requested the SWD to provide the timetable for the conversion of Kei Leung School premises into social welfare facilities.

120. Mr Kenneth CHEUNG expressed concern over when the Tuen Mun School site could be resumed. He also pointed out that in Tai Po, a non-governmental organisation was responsible for managing VSP and preserved the original structure of the school premises for holding events such as pet carnivals, parent-child activities and workshops. He asked whether organisations had to preserve the original structure of Tuen Mun School if they wanted to use it in the future.

121. The Chairman asked representatives from the HD and the SWD to give a response about Kei Leung Primary School.

122. Mr WONG Pui-chun of the HD said that since the two VSP mentioned in the paper were located in housing estates, the HD was responsible for managing them. For the former Lau Ng Ying School, on 1 October, the THB had written to

invite community organisations who were interested in developing transitional housing to apply for the site. The Kei Leung School site had been passed to the SWD for social welfare uses and the project was, as far as he knew, still in the design stage. He asked the SWD to elaborate.

123. The District Social Welfare Officer (Tuen Mun) thanked the TMDC and the local community for supporting the conversion of Kei Leung School into social welfare facilities. The local consultation and feasibility study of the conversion project were completed in 2013 and March 2016 respectively. However, issues about setting up parking spaces and loading/unloading bays were later identified. Since Leung King Estate was a public housing estate under the Tenants Purchase Scheme, it was mandatory to obtain approval from its owners' corporation in order to use the public space in the estate. As the owners' corporation objected to the addition of parking spaces and a loading/unloading bay at the locations concerned, the design had to be amended. At the end, the SWD decided to rent parking spaces near Leung King Estate and set up a loading/unloading bay within the area of the social welfare facilities. The plan was approved by the owners' corporation in January 2018. Subsequently, the SWD received funding from the Lotteries Fund to carry out a detailed design for the conversion project and the design stage was still underway. The works were expected to be commenced in the third quarter of 2021 and completed in the year 2022-2023.

124. The Chairman asked the EDB representative to give a response about the use of the Lau Ng Ying School site.

125. Ms HON Hin-yan of the EDB said that since the THB was inviting interested organisations to use the site for developing transitional housing, she had nothing to add at the moment.

126. The Chairman asked the DLO representative to give a response about the use of the St Simon's Primary School site and the Tuen Mun School site.

127. The District Lands Officer/Tuen Mun said that if the VSP managed by the DLO were not allocated for long-term development uses, the Office would consider allowing suitable organisations to rent the premises on a short-term tenancy for short-term uses. While the Office had received an application for

short-term uses of the premises of St Simon's Primary School, it later found out that the school might be allocated for other long-term uses and thus the processing of the application was put on hold. As for Tuen Mun School, since the premises had been vacant for many years, the DLO was arranging for the cancellation of its government land licence.

128. Mr Michael MO asked why the relevant departments had not consulted the TMDC or local residents on the plan to develop transitional housing at Lau Ng Ying School. The PlanD had not even updated the status on its website. Although he was the DC Member of the constituency concerned, the department kept him in the dark. He was very dissatisfied with the above problems.

129. Mr WONG Tak-yuen said that the development project of the Kei Leung Primary School site was listed under Category C and it was expected to be completed by 2022 according to a paper of the Legislative Council. However, he was worried about the progress of works after hearing the government representatives' report. He hoped that the HD could elaborate on the arrangements for renting parking spaces and provide the timetable for the works. He also asked the PlanD to provide information about the arrangements for different categories of sites.

130. Ms Catherine WONG reckoned that the conversion of Lau Ng Ying School was similar to the earlier plan to convert Lok Sin Tong Primary School into transitional housing. This time, however, the TMDC or local residents had not been consulted before the conversion project was implemented. She doubted whether the department had made a procedural mistake.

131. Mr Kenneth CHEUNG asked the DLO again whether community organisations were allowed to change the original structure of the school premises if they wanted to use the Tuen Mun School site after its land licence had been revoked. In addition, he asked the DLO to elaborate on the plan to develop the vacant premises of Tuen Mun School.

132. The Chairman asked the HD representative to give a response about Lau Ng Ying School.

133. Mr WONG Pui-chun of the HD said that the plan to convert Lau Ng Ying School into transitional housing was outside the purview of the department. If Members had any questions, they could contact the THB's Task Force on Transitional Housing.

134. The Chairman asked the SWD representative to elaborate on Kei Leung Primary School.

135. The District Social Welfare Officer (Tuen Mun) said that problems encountered in the conversion of Kei Leung Primary School were largely resolved, or alternative solutions were available. The works were expected to be commenced in 2021 and completed in the year 2022-2023.

136. The Chairman asked the DLO representative to elaborate on the arrangements for Tuen Mun School after its land licence was revoked.

137. The District Lands Officer/Tuen Mun said that after the government land licence of Tuen Mun School was revoked, the site would be open for application for short-term uses. Whether the original structure could be changed depended on the suggestions and plans raised by the applying organisation and it was also necessary to consult relevant departments.

138. The Chairman reckoned that Mr Kenneth CHEUNG hoped that after the land licence of Tuen Mun School was revoked by the DLO, the site would be included on the list of sites for organisations to apply.

139. The District Planning Officer/Tuen Mun & Yuen Long West said that information about VSP sites was available on the PlanD's website for public browsing. Since all VSP sites in Hong Kong were included, the website was updated about every six months and there might be discrepancies between the information and the actual situation. In response to Members' enquiries, the PlanD had immediately updated information related to Tuen Mun and thus the paper available at hand should show the latest situation. The aim of categorising VSP sites was to inform the public and organisations whether the sites were suitable for use. Tuen Mun School, for instance, fell into Category D meaning that it was not currently suitable or available for use. If that site was resumed and planned for long-term development, it would be moved to Category B. Sites

under Category A were planned for long-term development, but they could be used on a short-term basis if the development projects were yet to be implemented. Sites under Category B were available for short-term uses pending implementation of long-term uses. Sites under Category C, including Kei Leung School, were put to long-term uses with the projects in progress. When the projects were completed, those sites would be removed from the list.

140. The Chairman said that the discussion about the captioned matter would end there. Members who had questions about individual projects might submit papers to relevant committees for follow-up action.

## **VI. Matters Arising and Discussion Items**

**(D) Request the Housing Department to Report on the Construction Progress of Public Housing in Area 54 (Site 1&1A and Site 3&4(East))**  
**(TMDC Paper No. 82/2020)**

**(E) “Building a Good Community Network: Our Blueprint for the Development of Area 54, Tuen Mun”**  
**(TMDC Paper No. 88/2020)**

141. The Chairman said that at the 4<sup>th</sup> meeting on 29 September 2020, the CIHC had discussed item II(D) “Request the Housing Department to Report on the Construction Progress of Public Housing in Area 54 (Site 1&1A and Site 3&4(East))” and received a written response from the Hong Kong Housing Authority (“HA”). However, since the planning of public housing involved a wide range of things, the CIHC decided to pass the matter to the TMDC for follow-up action. Moreover, as the aforementioned item and item III(E) “Building a Good Community Network: Our Blueprint for the Development of Area 54, Tuen Mun” were related, the Chairman said that they would be discussed together and asked the Vice Chairman to preside over the meeting.

142. The Vice Chairman asked whether representatives from the LCSD, the SWD, the TD and the HD had anything to add.

143. Representatives from the LCSD, the SWD and the TD said that they had nothing to add.

144. Mr WONG Pui-chun of the HD said that the HA had all along endeavoured to identify land for housing development amid the lack of housing

resources. At the moment, two public housing projects were under construction in Area 54, Tuen Mun: Site 1&1A to the north of a new road called Yan Po Road and Site 3&4 to the east of Yan Po Road. The north site was expected to provide some 4,000 units to more than 10,000 residents while the east site was expected to provide some 5,000 units to accommodate up to 12,000 residents. As far as the first project (i.e. the north site) was concerned, foundation works had been completed in August 2019 and superstructure works were underway. Both the first project and the second project (i.e. the east site) were expected to be completed in the second quarter of 2022. As for complementary facilities in the surrounding areas, the CEDD would carry out works to broaden existing roads and build new roads in parallel with the construction of the new housing estates. As far as car parks were concerned, he added that 121 parking spaces for private cars would be available in the north site. The east site would provide a total of some 5,000 units in five blocks and about 145 private car parking spaces, with over 30% of the development being green area. All the blocks would be connected by covered walkways.

145. Mr WONG Tak-yuen said that while the paper covered areas such as culture and recreation, social welfare and transport, some parts of the blueprint for the development of Area 54 remained unclear since the authorities still had not given specific replies in regard to certain important matters related to people's lives. Therefore, he wanted to ask for more information on this occasion. He pointed out that in fact, Site 1&1A and Site 3&4 (East) in Area 54 were quite far apart without shopping areas nearby, making it inconvenient for residents to buy groceries or dine out. As he had mentioned in the previous meeting, the so-called shopping centres in new housing estates built by the HD merely consisted of several shops and only one or two restaurants were available. Ching Ho Estate, for instance, was only equipped with a large supermarket but supermarkets could not replace traditional wet markets. Meanwhile, more and more housing estates were planned that way – this concerned not only Area 54, but also the direction of developing other new housing estates. Apart from the HD, he also hoped that the FEHD would respond to the problem of public markets. On transport, he said the ratio between parking spaces and the population showed that the new projects did not provide enough parking spaces. He reckoned that the newly built Yan Po Road would turn into a large car park. Therefore, he hoped that the authorities could find more space to build car parks.

146. Mr TSANG Chun-hing said that the paper was tabled at the current meeting because not many government department representatives attended CIHC meetings. However, the present situation seemed disappointing. He said that the paper was mainly about the layout of the estates. Many housing estates had a terrible environment. For instance, Po Tin Estate struggled with unresolved tenancy issues of its shopping centre while Yan Tin Estate did not have enough shops. Also, the current-term DC Members had repeatedly requested to improve barrier-free access and infrastructure. Therefore, he hoped that the authorities could take reference from these examples to fix the design before works completion, so as to tackle the problems at the root instead of making small amendments after residents moved in. He wanted to help future Tuen Mun residents ask for a reasonable response at the current meeting.

147. Mr POON Chi-kin said that one of the main objectives of the paper was to show people who would be moving into those areas that the current-term DC had determination to make plans and propose solutions in advance to deal with foreseeable issues, so he hoped that the government departments would give suggestions accordingly. He asked the authorities to elaborate on transport matters, pointing out that the TD's replies were superficial and could not really respond to Members' concern. In response to the problem of parking spaces raised by Mr WONG Tak-yuen, the TD said that it had asked the LCSD to set up parking spaces in Site 4A (West) in Area 54 (i.e. land reserved for building a community hall and a sports centre) to meet the parking needs of the community, but the number was expected to be small. The two captioned sites would accommodate 9 000 households, which amounted to about 30 000 people. He criticised government departments for blindly following the ratio of parking spaces set out in the Hong Kong Planning Standards and Guidelines ("HKPSG") without taking due responsibility. Moreover, he said that the TD had merely provided information about the existing bus routes. He pointed out that at the moment, only two bus routes provided whole day services in Area 54 while other routes merely operated at peak hours. He doubted why whole day services were not provided on those routes, enquired about the criteria for providing whole day services, and asked the department to make a pledge in that regard. He hoped that the above matters would be followed up in future meetings.

148. Mr TSANG Kam-wing said that he wanted to talk about social welfare facilities again. As a social worker and the Chairman of the CIHC, he was quite

disappointed at the SWD's response despite its length. On youth services, the SWD replied that one youth centre would be established for every 12,000 teenagers under the HKPSG and it was projected that there would be up to 89,600 teenagers in the next ten years. He doubted whether the above projection would still be accurate if people moved in. He believed that population censuses made projections on a territory-wide basis and would not take internal flow of people into account. He quoted Mr WONG Tak-yuen as saying that Ching Ho Estate was a case of failure. Problems of youth gangs and triad society emerged as a result of the SWD's underestimation of service demand and even the Police had to set up new teams to handle youth cases. The above proved that it was a planning problem and he questioned if the department was to make the same mistake in Area 54. While the SWD responded that there were 13 Integrated Children and Youth Services Centres ("ICYSC") in the district, he pointed out that those centres were already operating at full capacity and their services were not limited to youth services. He also doubted how the SWD could allocate more staff to those ICYSCs and how many youth cases the additional staff could handle. He pointed out that social workers at ICYSCs had to handle 60 new cases every year, so he asked the department how many staff members would be deployed to serve the new residents in Area 54.

149. Mr WONG Pui-chun of the HD responded to Mr WONG Tak-yuen's enquiry about complementary facilities in the estates, saying that the north site and the east site in Area 54 would each accommodate 18 shops, including supermarkets, convenience stores and restaurants. While markets were not available, residents could go to Yan Tin Market or Tuen Mun markets in the vicinity. Generally speaking, the HA would determine the types of shops before the new housing estates were completed. It was expected that supermarkets, convenience stores, restaurants and other shops would be available to meet residents' daily needs. On the leasing of commercial facilities, he said that the HA would usually conduct a tender exercise three months from the completion of the housing estates. After the residents moved in, the HA would sign tenancy agreements with shop operators. When the shops were handed over to the tenants, they could start renovating and conducting business to cater for the residents.

150. Mr Edwin LEE of the FEHD replied that as mentioned by other department representatives, supermarkets would be available in Area 54. The

nearest market was in Yan Tin Estate while San Hui Market operated by the FEHD was farther away. Moreover, the department was planning to set up an FEHD market of a larger scale in Hung Shui Kiu.

151. The District Planning Officer/Tuen Mun & Yuen Long West said that he had nothing to add.

152. Ms Christine YUEN of the TD gave a consolidated response to Members' comments and enquiries as follows:

- (i) On the arrangements for parking spaces in Area 54, she said that as mentioned in the written response, the department was closely monitoring the parking needs of residents in Area 54. The department would provide parking spaces for the project according to the HKPSG;
- (ii) The department would follow the principle of "single site, multiple use" to provide parking spaces in suitable GIC sites and public open space sites. The TD had already asked the LCSD to set up additional parking spaces in Site 4A (West) in Area 54 (i.e. land reserved for building a community hall and a sports centre) to meet parking needs of the community. The two departments would maintain close communication;
- (iii) On public transport, she noted Mr POON's request that more public transport services should be provided in Area 54 to give residents more options. As regards the development plan of Area 54, the Bus Route Planning Programme of the previous year suggested operating six bus routes, of which two (i.e. route 67A and the route running to Tuen Mun Station via Tuen Mun Hospital) would provide whole day services to give convenience to residents in Area 54 and other passengers on the way;
- (iv) Under the current plan, some bus routes would indeed operate at peak hours only. However, to further improve the public transport network in Area 54 and provide residents with better transport services, the TD had suggested introducing one more bus route between Area 54 and Tuen Mun Station Public Transport Interchange at the previous TTC meeting and listened to Members' views. The department was currently looking at the proposals concerned and aimed to make a further report at the TTC

meeting in December; and

- (v) On the existing routes, the TD was actively preparing for the introduction of bus services to tie in with resident intake of the projects in Area 54. The department and the bus service operators would look at future transport services and conduct a review in due course.

153. The District Social Welfare Officer (Tuen Mun) gave a consolidated response to Members' comments and enquiries as follows:

- (i) The SWD could only plan its services based on the latest population projections provided by the PlanD. Even if the department adopted the higher end of the population projections of 2028, eight ICYSCs should be provided for 89,600 teenagers. There were currently 13 ICYSCs in Tuen Mun, already exceeding the requirement of the HKPSG. Nonetheless, he agreed with Mr TSANG that teenagers in new housing estates often had special needs, so the department would consider relocating an ICYSC to serve the teenagers in Area 54;
- (ii) On Integrated Family Service Centres ("IFSC"), he said that every IFSC would serve 100,000 to 150,000 people. With a population of about 500,000 and four IFSCs in Tuen Mun, the number was already up to the standard; and
- (iii) On service units in Area 54, he said that the area fell into the service domain of Tuen Mun (West) IFSC under the SWD. In light of the increase in population and workload, the department would deploy additional staff to meet people's needs in due course.

154. The Chairman said that the captioned paper aimed at raising people's concern over the matter since there seemed to be a gap in the handling of the development of Area 54 due to the change of term of the DC. It was not until the submission of the paper that councillors became aware that the housing estates in fact faced a serious lack of complementary facilities and were not even equipped with markets. She suspected that the complementary facilities could hardly support the significant growth in population, so she encouraged DC Members to continue following up on the matter and draw up an overall blueprint as a

direction for government departments to make improvements. She added that the authorities were lagging behind in different aspects such as social services. Despite the District Social Welfare Officer's detailed explanation, relevant arrangements only covered software, but not hardware, and she asked where the ICYSC would be relocated. As the DC Member of Siu Hong, she had been monitoring the development of Area 54 since it was opposite Siu Hong Court. She had submitted a paper to the SSC to request for development of a social service building at the tennis court next to Greenery Villa since there was a great need for such facilities in a populous area. In light of the shortage in childcare facilities and residential care homes for the elderly, the need to develop a social service building next to Greenery Villa was quite acute. Moreover, the EDB had reserved a site for building schools but it was merely seeking funding for site formation. Since the bureau was lagging behind, she doubted how people's needs could be fulfilled. She also suspected that the commissioning of Yan Po Road might make areas near Tsing Lun Road and Lam Tei Interchange more congested. Therefore, she reckoned that Road L7 should be built as soon as possible and asked the TD to report on the progress of the work. Furthermore, she asked again when the community complex mentioned by the LCSD representative would be completed and said that the project should be completed as soon as possible.

155. Ms Catherine WONG said that the previous-term DC had formed a working group on Area 54. If the captioned paper were submitted back then, the project would not be lagging behind. She said that the DFMC had conducted a site inspection earlier to observe the surroundings. While the HD representative said that each block of the housing estate would be connected by covered walkways, there were no trees nor covered walkways outside the estate to shelter residents from the elements. She hoped that the CEDD would give a specific reply in regard to the construction of complementary facilities in the surrounding areas. The department should build a footway outside Site 1&1A to connect the mall entrance and the bus station even without using DC's resources. Also, she said that she had requested for the construction of a car park building in Leung Tin in a paper submitted in the previous DC term, but the plan had been dropped eventually due to the lack of a suitable site. Therefore, she hoped that a car park building could be built in Area 54. She opined that Area 54 was a large-scale development which should provide enough space for a car park building, but such a proposal was yet to be confirmed. She said that the HD needed not follow the

HKPSG in setting up various facilities since their provision could actually be waived. For instance, the provision of fire escape passages could be waived upon approval from the Fire Services Department. The HD should assess the actual needs and build car parks to give convenience to residents.

156. Mr Kenneth CHEUNG agreed that it was hard to tell to what extent expressing views at that point could help remedy the shortcomings of the project in Area 54. However, it was more important to look ahead – people could learn from failure and avoid repeating the same mistakes when planning new projects in the future. In regard to the problem of markets, he said the HD representative just repeated himself and the department would know what the problem was simply by asking residents and elderly people in the district. Since residents did not have a second option for each kind of shops, they eventually had to travel elsewhere to do the shopping. This would place greater pressure on traffic, or even worsen the situation where long queues were formed at the bus interchange. At the same time, the handful of shops within the housing estates might close down because of poor patronage. Separately, he objected to Mr POON Chi-kin's request for the provision of whole day service on five to seven bus routes since it was very unfair to other areas such as the rural areas, where direct bus routes to Kowloon were not available even when inhabited by more than 20,000 people. The existing needs of residents should also be considered. He said that the only thing that could be remedied was youth services. If the SWD could strengthen communication with the LCSD, the youth centre might be relocated to the land reserved for building a community centre and a sports centre under the principle of "single site, multiple use".

157. Ms HO Hang-mui said that while Area 54 was expected to comprise mainly young families, there were only 100 places for full-day child care centres and 90 places for early education centres in Tuen Mun. She believed that the 190 places would certainly be insufficient for Yan Tin Estate and the two new estates. She objected to the provision of 60 places for special child care centres. She was doubtful about the demand and asked if the centres would serve children with special needs from across Tuen Mun and even Hong Kong. Separately, she said that sending young schoolchildren to schools near their residence should be encouraged. Nonetheless, the Government was merely seeking funding for site formation for the proposed primary school, so it was expected that the first primary school would not be ready until four or five years later. In the next few

years, children living in the new estates had to travel to school and that would place greater burden on the traffic in Area 54. As land was readily available, she opined that schools should be built as soon as possible. Moreover, she said that the HD needed not follow the HKPSG's guidelines to provide one private car parking space for every six to eight units as the numbers were for reference only. Taking Yan Tin Estate as an example, she pointed out that residents faced a shortage of parking spaces, especially when a lot of large lorry drivers lived in public housing estates. Therefore, she expected that the problem of illegal parking in Area 54 would be rather serious. She suggested finding space between the two sites to build car parks and raised the possibility of setting up parking spaces, particularly those for lorries, at the community complex in Area 54 under the principle of "single site, multiple use".

158. Ms Christine YUEN of the TD gave a consolidated response to Members' comments and enquiries as follows:

- (i) The CEDD would elaborate on the impact on Lam Tei Interchange and the timetable for building Road L7;
- (ii) On transport services, the TD reiterated that residents would move into different parts of Area 54 at different times and they would not move in immediately upon works completion. The department would keep the resident intake and traffic demand in view and make adjustments in due course; and
- (iii) The TD noted Mr CHEUNG's remark about the possibility that the situation of the bus interchange might worsen because of future development projects. It would try its best to improve arrangements for making interchange and queueing as well as the operation of the bus interchange.

159. Mr CHUNG Lok-chin of the CEDD gave a consolidated response to Members' comments and enquiries as follows:

- (i) On Road L7, the CEDD was carrying out a feasibility study on the development of public housing on San Hing Road and Hong Po Road, Tuen Mun, under which the construction of Road L7 would be explored in

tandem. If the results confirmed that there was a need to build Road L7 to meet future traffic growth, the department would commence road improvement works and consult the TMDC on the latest development of Road L7 in due course;

- (ii) On Lam Tei Interchange, he said that the HA had conducted a traffic impact assessment for the housing estates and related development in Area 54, Tuen Mun and suggested that the CEDD carry out works to widen road junctions and improve road markings at Lam Tei Interchange to divert the additional traffic brought by the development of Area 54. He also said that according to the current timetable, improvement works to widen the road junctions at Lam Tei Interchange were expected to be commenced in 2021 and completed between 2022 and 2023, with a view to meeting the traffic demand brought by the housing developments in Area 54; and
- (iii) On the construction of walkway shelters, he added that the CEDD had completed the works on Yan Po Road and the extension works on Hing Kwai Road, and both sites were open to the public from 1 November. If the departments decided to construct more walkway shelters, the CEDD had to look at the relevant demand and conduct the design, consultation and vetting work again before implementing the works.

160. The District Social Welfare Officer (Tuen Mun) gave a consolidated response to Members' comments and enquiries as follows:

- (i) He thanked Mr Kenneth CHEUNG for his suggestion regarding the relocation of the ICYSC and said it would be considered. Apart from the sports centre, some parts of Area 54 were still under construction. The department would try its best to identify a suitable site for relocating the ICYSC;
- (ii) The SWD said that while it was impossible to tell whether the 100 places for child care centres would suffice, the overall usage rate of child care centres in Tuen Mun was not very high, below 70% at the moment. He hoped that the 100 places could cater for the new housing estates, where demand was believed to be greater;

- (iii) As regards the reason for not setting up special child care centres and early education and training centres elsewhere, he believed everyone understood that it was easier to set up welfare facilities in new housing estates. Besides, since there were usually more children in new housing estates, the demand for relevant services would be greater. The centres would also serve residents in the surrounding areas and even from across Tuen Mun, but few users were expected to be from other districts. He thanked TMDC Members and the public for supporting the SWD to set up welfare facilities in Tuen Mun. In fact, the SWD adopted a multi-pronged approach in identifying land for setting up social welfare facilities in Tuen Mun. The department identified premises in new public housing estates to accommodate welfare facilities and converted suitable existing structures into welfare facilities (such as converting the former Kei Leung Primary School into a welfare community complex). As for private land, Mr LEE Shau-kee donated a piece of land located in Lam Tei for the construction of a residential care home for the elderly which would provide over 1,400 places. As for redevelopment projects, a relatively well-known one was the redevelopment of the former Siu Lam Hospital. The works were nearly completed and would provide 1,700 rehabilitation service places, including 1,550 residential care service places and some day care service places;
- (iv) On private residential properties, the department would impose land sale conditions requiring developers to provide premises for welfare purposes as far as possible. One of the projects completed recently was T Plus, which provided 60 places for elderly day care centres and 100 places for residential care home for the elderly. 2Gether, another project completed earlier, provided 60 places for elderly day care centres; and
- (v) Lastly, he hoped that Members would support the SWD's programme of purchasing premises for accommodating welfare facilities with \$20 billion. He would brief the SSC in detail at the meeting on 10 November.

161. Mr WONG Pui-chun of the HD said that the development of all new housing estates under the department was subject to the existing planning standards and relevant laws, and parking spaces were no exception. He added that while markets were not available in Area 54 at the moment, Yan Tin Market

and Po Tin Market operated by GAW Capital were nearby.

162. Mr LO Chun-yu said that since he would move to Siu Hong Court soon, the development of Area 54 was closely related to him. First, there was no plan to widen Tsing Lun Road so far. He believed that the authorities were aware of the future condition of Tsing Lun Road. As the section of Tsing Lun Road to Tuen Mun Road via Lam Tei Interchange was already very congested, he doubted how traffic flow would be diverted upon the completion of Area 54. Furthermore, he asked why Area 54 had to rely on Yan Tin Market and whether the FEHD would ever build markets again. He opined that building markets could not only give convenience to the public, but also increase employment rate in the community. As creating job opportunities in the community was important amid the perpetual epidemic and economic decline, he reckoned that the FEHD should seriously consider setting up more markets and shops to inject momentum to community economy. He was also concerned over the impact of population growth on public healthcare since Tuen Mun Hospital was already overwhelmed, and asked whether a public healthcare centre would be established. Lastly, if the authorities decided to introduce more bus routes in Area 54, he hoped that the same would be done for Lung Kwu Tan and all villages.

163. Mr CHEUNG Ho-sum said that the problem of Area 54 had been discussed at various meetings. He was glad to learn more about the coordination of different departments in a holistic manner at the current meeting, and to see that the departments made sufficient preparation and submitted information to the TMDC. For instance, the paper submitted by the LCSD contained many important elements. He looked forward to a detailed design. On the relocation of the ICYSC, he understood that technically speaking, it was above standard to have 13 ICYSCs. However, the relocation of any ICYSC would affect its existing service users, so he asked the SWD how it would deal with the issue.

164. Ms LAI Ka-man said that the construction works of Area 54 were in full swing. Taking reference from Yan Tin Estate, the authorities built covered walkways to connect each block of the housing estates under the project. At the previous TTC meeting, the TD told her that all bus stops in Area 54 would be equipped with shelters. While Yan Po Road would connect Yan Tin Estate to the new housing estates and Po Tin Estate, and accommodate facilities such as a community hall and a sports centre in the future, the walkway remained

uncovered. Therefore, she hoped that the authorities would explore the provision of cover to the walkway. She also pointed out that some people had requested for a walkway shelter opposite Siu Tai House and Siu Ning House back then, but Ms Josephine CHAN had objected to the funding allocation for that proposal. Repeated requests for a shelter along Siu Hong Road had been tabled in vain at TMDC meetings, leaving residents of Yan Tin Estate unprotected from the elements. Therefore, she hoped that similar incidents would not occur again. She thanked the LCSD for accepting the suggestion raised by councillors of both the current and previous terms to construct facilities such as a multi-storey car park, an indoor children playground and a library. She hoped that the authorities would continue to explore the proposal of building an indoor swimming pool. As swimming pools in different parts of Tuen Mun had reached their capacity and Tuen Mun Swimming Pool would be demolished for the construction of the South Extension later, she hoped that an indoor swimming pool would be built in Area 54 to meet the needs of new residents. As for transport, she said that the previous-term councillors had endorsed the introduction of six bus routes in Area 54. While an additional circular route for Town Centre was expected to be introduced in 2020, its alignment overlapped with other routes. Therefore, she hoped that the Government could speed up its study about the frequency of the six new routes and put the relevant services out to tender without further ado. Moreover, she said that Yan Po Road would be commissioned in 2020. Meanwhile, illegal parking was prevalent on Tsz Tin Road and the problem would worsen when many residents moved in on completion of the housing estates, so she hoped that the authorities would step up enforcement. She also noticed that some road markings on Yan Po Road were blocked by illegally parked vehicles and suggested erecting road signs to give clear instructions to motorists and pedestrians. Furthermore, she said that she had raised the congestion problem of Lam Tei Interchange on many occasions. While the CEDD had said that improvement works would be conducted in 2021, the Kowloon-bound junction was not included. Therefore, she hoped that the department would come up with a relevant proposal as soon as possible.

165. Mr WONG Tak-yuen quoted from the department's response that a study would be conducted to explore whether there was an actual need for Road L7. He wanted more information in that regard, such as whether and how public views would be collected. He repeated Mr POON Chi-kin's point that the HKPSG was already outdated. Instead of following the guidelines, the Government should

take reference from areas where illegal parking was less prevalent when deciding the number of parking spaces. He opined that the resumption of a large amount of land in the past led to a significant drop in the number of car parks near Goodrich Garden and Po Tin Estate, but those parking spaces had never been reinstated, thus creating the problem of illegal parking in northwest Tuen Mun. He hoped that the department could address and respond to the issue. On markets and shops, he said that the departments did not give a specific reply to the questions set out in the paper, so he hoped that the representatives could give a response at future meetings.

166. The District Planning Officer/Tuen Mun & Yuen Long West said that the HKPSG was compiled from guidelines provided by relevant departments on various facilities. From time to time, the PlanD would review the guidelines based on the suggestions of the departments. As far as parking spaces were concerned, if the TD found it necessary to amend the guidelines due to overall traffic concerns, the department would make amendments accordingly. The guidelines on other facilities depended on the overall development of Hong Kong. Taking healthcare guidelines as an example, the Food and Health Bureau would make suggestions on the basis of a wider region and the PlanD would estimate whether the amount would suffice.

167. Mr Edwin LEE of the FEHD responded to the concern over whether there were enough markets to meet the needs of a large population. He said that the entire system was made up of private markets, Link REIT markets, HD markets and FEHD markets and different kinds of markets would complement each other. Area markets referred to supermarkets and bazaars such as the ones near San Hui and Chi Lok. In Tuen Mun, the FEHD operated markets on a regional scale. At the moment, there were three large markets in the district and a larger FEHD market would be built to the north of Tuen Mun near Hung Shui Kiu.

168. Ms Christine YUEN of the TD gave a consolidated response to Members' comments and enquiries as follows:

- (i) The TD would require operators to construct a shelter for the uncovered bus stop in Area 54. Similarly, bus companies would be requested to provide shelters to the roadside bus termini in Site 1A;

- (ii) Regarding the guidelines on parking spaces in the HKPSG, she said that the TD was reviewing the guidelines on private car parking spaces. The department would determine the number of private car parking spaces based on future housing development and consult stakeholders on relevant plans in due course. According to the current information, the amended guidelines were expected to be announced in 2020. Prior to that, developers would be required to provide parking spaces at the higher end of the current parking standards under the HKPSG in new development projects. The department would maintain communication with the HD in regard to parking spaces in Area 54; and
- (iii) The department had conducted a consultancy study on parking spaces for commercial vehicles to assess the current demand for parking spaces and loading/unloading bays for commercial vehicles, with a view to formulating short, medium, and long-term measures to meet people's needs.

169. The District Social Welfare Officer (Tuen Mun) responded that it was still early for the SWD to decide which ICYSC would be relocated. The department would certainly ponder its choices to minimise the impact. He added that child care centres provided day care services for children below the age of three and were different from kindergartens, so they had nothing to do with the shortfall of schools in the district.

170. Ms Angela LEE of the HKPF responded to the problem of illegal parking. As always, the Police would deploy manpower in a flexible manner to handle and combat the problem of illegal parking in the district. If Members came across serious obstruction, they could call the Police any time and officers would deal with it immediately.

171. Mr CHUNG Lok-chin of the CEDD responded to the problem of Road L7. The department was carrying out a feasibility study on the development of public housing on San Hing Road and Hong Po Road, Tuen Mun, under which the construction of Road L7, nearby roads and transport demand would be explored in tandem. If the results found that there was a need to build Road L7, the department would commence road improvement works and consult the TMDC under the procedures of similar projects to finalise the design, seek funding and

carry out the works. In response to a Member's remark about busy traffic at Lam Tei Interchange (Kowloon-bound), he said that the CEDD's works contract which began in late 2020 already included the works to improve the road section from Lam Tei Interchange to Tuen Mun Road (Kowloon-bound).

172. Ms SO Ka-man said that many councillors were concerned about the daily lives of residents in Area 54. She hoped Members were not under the impression that the previous-term DC had not made an effort just because some previous incumbents lost their seats. In fact, a lot of councillors from the democratic camp were re-elected. Every time a new housing estate was built, government representatives would brief Members about complementary facilities and population ratio at TMDC meetings and Members of every DC term would comment on department reports. She opined that the comments made by the Members earlier were similar to those made by their counterparts from the last two DC terms, with people's everyday lives and complementary facilities being the focal issues. However, the Government could not rectify its problems immediately after they were pointed out and some projects like the Tuen Mun - Chek Lap Kok Link might drag on for many DC terms. On people's daily lives, she said that issues such as multi-storey car parks and illegal parking, which were raised by the current-term Members repeatedly, had also been addressed by Members of the previous term. For example, on 4 June 2019, the TMDC had submitted a paper to the Legislative Council, in which Mr YEUNG Chi-hang, Ms HO Hang-mui and other Members from the democratic camp who were present at the current meeting had expressed their views on the construction of a multi-storey car park. While Members had shown concern about those daily life issues, the Government had yet to take action. She said that she had raised those matters at meetings and met with representatives from the CEDD, the HD and the TMDO after meetings to talk about people's needs and complementary facilities, but the departments had not taken action so far. She reminded committee chairmen not to think that they had already done something by submitting papers and she hoped that they would use their power as a chairman to do something new, substantial and concrete.

173. Mr TSANG Kam-wing hoped that the SWD would reach a decision on the relocation of the ICYSC as soon as possible, and not repeat the mistake made at Cheung Lung Wai Estate by commissioning the centre only after residents moved in. On social worker teams for the new housing estates, he said that the SWD's

response seemed to suggest that it would only apply for the Community Investment and Inclusion Fund after the ICYSC was commissioned. By doing so, the department would be repeating its mistake made at Cheung Lung Wai Estate five years earlier. On integrated family services, he asked whether the department had made an estimate of the number of new cases in Area 54 based on the existing figures of new housing estates of a similar scale. He also enquired about the amount of additional resources the department would allocate.

174. Ms Catherine WONG said that she had demanded a review of the HKPSG in her paper on the shortage of private car parking spaces in 2018, but no progress had been made so far. In the past, when the HD developed housing estates in the New Territories such as San Wai Court and Leung King Estate, it adopted a ratio of one parking space for every 13 units. However, Site 1&1A saw a ratio of one parking space for every 43 units while Site 3&4(East) saw a ratio of one parking space for every 40 units. Therefore, she asked whether the HD had changed the parking ratio.

175. The Chairman objected to the purchase of private properties with \$20 billion, saying that the ownership of the tennis court next to Greenery Villa belonged to the SWD so it could build a community complex there immediately. She did not understand why the department gave up the easy option and went for a difficult one. Moreover, she said that she had requested for lifts and escalators in Area 54, but was accused of opposing the construction of a shelter instead. She asked people not to accuse her of something she had never done as she had not been a DC Member when the Member concerned had missed the opportunity to build a shelter.

176. The District Social Welfare Officer (Tuen Mun) gave a consolidated response to Members' comments and enquiries as follows:

- (i) He thanked Mr TSANG Kam-wing for his reminder and said that the affected ICYSC would be notified as soon as possible;
- (ii) On the formation of social worker teams for new housing estates, he said that the SWD would make good use of the Community Investment and Inclusion Fund to subsidise non-governmental organisations in operating service teams to support residents who moved in recently. Meanwhile,

the non-governmental organisation Neighbourhood Advice-Action Council was carrying out a scheme in Area 54. Other schemes would be launched when the new housing estates were completed. Several applications had been received and were under assessment at the moment;

- (iii) He said that the SWD would monitor the additional workload of the IFSCs serving Area 54 and deploy manpower as appropriate; and
- (iv) He thanked Ms Josephine CHAN for her reminder. Officers of the department would relay views about Greenery Villa collected at the SSC meeting to the headquarters. However, he said that the work involved in building a community complex at Greenery Villa would be heavy and time-consuming, so this option could not satisfy service needs as quickly as purchasing premises could.

177. Mr WONG Pui-chun of the HD responded to the problem of parking spaces. He said he could not advise on that because the department's new development projects were designed and built by the Development and Construction Division. He had no information about the calculation of parking space supply at hand.

178. Mr WONG Tak-yuen said that the CEDD representative did not tell him which phase the assessment of the need for building Road L7 was at or provide a timetable.

179. Mr CHUNG Lok-chin of the CEDD replied that the traffic impact assessment of Road L7 would be conducted in tandem with the feasibility study on the development of public housing on San Hing Road and Hong Po Road, Tuen Mun. Depending on the study results, which would be available by late 2020 or early 2021, the department would commence Road L7 improvement works as appropriate.

180. The Vice Chairman suggested passing the matters to the Working Group on Development and Planning of Tuen Mun District under the TMDC for follow-up action.

**VII. Matters Arising (Cont'd)****(D) Follow Up on the Work Progress of Tuen Mun Western Bypass and Route 11 (Previously Route 10)****(TMDC Paper No. 83/2020)**

181. The Chairman said that as suggested by the paper, the captioned matter would be passed to the Working Group on Development and Planning of Tuen Mun District under the TMDC for follow-up action.

**VIII. Discussion Items****(A) Concern about Light Pollution Caused by Buildings beside Tuen Mun River****(TMDC Paper No. 84/2020)****(Written Response from the Environmental Protection Department)**

182. The Chairman said that the Secretariat had received a written response from the Environmental Protection Department (“EPD”) and sent it to Members via email before the meeting for inspection. She asked Mr Alfred LAI, the first proposer of the paper, whether he had anything to add to the paper.

183. Mr Alfred LAI said that he was confused why the EPD could not send representatives to the meeting. While the department often sent representatives to other meetings, it only gave a written response to the matter which was under its purview. Therefore, he demanded an explanation from the department. Past papers showed that Ms Catherine WONG and Ms HO Hang-mui had requested for legislation to regulate light pollution as early as in 2018, but the EPD replied that the relevant legislation was yet to be introduced in Hong Kong. He said that light pollution had been bothering Tuen Mun residents for a long time. Even though the problem was mitigated temporarily, the situation might worsen again and residents’ living quality could not be ensured. He reckoned that light pollution had to be tackled by government legislation. He criticised the EPD’s work efficiency since information showed that the review of the Charter on External Lighting had dragged on for many years. He suggested writing to the EPD to ask it to account for the progress of the review conducted by the working group, finish the review work expeditiously and report to the TMDC afterwards.

184. Mr TSANG Kam-wing said that he had written and called the developer and management office of the building mentioned in the paper. The developer had not replied while the office said they had no idea. He added that strong

flashing lights could lead to photosensitive epilepsy. Taking the Electric Soldier Porygon incident in 1998 as an example, strong flashing lights could trigger epilepsy or even cause death in serious cases. Since the building was next to a road, he was worried that the lights would not only affect road users and cause traffic accidents, but also pose a threat and cause a nuisance to the public. Therefore, he hoped that the Chairman would handle the matter in a serious manner. He suggested writing to the EPD in the capacity of the TMDC to ask the department to follow the issue up seriously.

185. Ms HO Hang-mui did not find the Charter very useful since it was not legally binding but voluntary in nature. Records showed that few organisations had signed the Charter and, even if they had signed, they did not necessarily have to honour their pledge. Therefore, she doubted the effectiveness of the Charter. She reckoned that legislation was the only effective way to regulate light pollution, so she suggested relaying Members' views to the EPD. Moreover, the paper also mentioned that the building caused a serious nuisance to residents and lowered their living quality. Therefore, she suggested writing to the management office of that building in the capacity of the TMDC reminding them to deal with the nuisance.

186. The Chairman said that since light pollution was a matter on the level of policy and legislation, she suggested writing to the Secretary for the Environment to request that the Environment Bureau consider introducing legislation to regulate light pollution as soon as possible. They would also complain in the letter that the EPD refused to send representatives to the meeting and failed to maintain close communication with the TMDC to deal with daily life matters in the community.

[Post-meeting note: A letter was sent to the Environment Bureau on 30 April 2021.]

**(B) Request to Account for the Fresh Water Main Burst at Shek Pai Tau Road and Report on Follow-up Actions**  
**(TMDC Paper No. 85/2020)**

187. The Chairman welcomed Mr YIP Lam-fung, Engineer/New Territories West (Distribution 2), of the Water Supplies Department (“WSD”), to the meeting and asked him to report on the latest progress of the captioned matter.

188. Mr YIP Lam-fung of the WSD thanked Members for expressing concern over the matter and inviting the department to give an explanation at the meeting. He said that on the day of the incident, Members had communicated closely with the department to convey people's views and helped formulate suitable measures in a timely manner. The WSD apologised to the public for any inconvenience caused. Areas affected by the water main burst included Shan King Estate, Tin King Estate, Leung King Estate, Tai Hing Gardens, Tai Hing Estate and Po Tin Estate, where fresh water was supplied from Tuen Mun North Fresh Water Service Reservoir. The service reservoir provided fresh water to the housing estates concerned and factory buildings around Pui To Road via two major water mains (along Shek Pai Tau Road on the upper stream and Pui To Road on the lower stream). The design of supplying water on two water mains aimed to minimise the inconvenience caused to residents when emergency repairs had to be carried out under special circumstances. In the early hours of 5 October 2020, the department was notified of water leakage on the surface of Shek Pai Tau Road. Staff were immediately deployed to block the road, check the pipes and prepare for emergency repairs. The water leakage was found to be caused by the burst of a major water main on Shek Pai Tau Road. At 3:00 p.m. on the same day, the department turned off the valve for emergency repairs. Originally, the works were expected to affect King Mei House and King Lai House of Shan King Estate only and temporary water tanks were deployed to serve residents of the affected buildings. Nonetheless, at 5:00 p.m. on the same day, the WSD received some complaints saying that other estates were also affected and staff were deployed for investigation immediately. It was found that a valve at the junction of Pui To Road had broken down, so water supply within the area could not be maintained, causing some estates to experience water suspension or weak water supply. At 6:00 p.m., the WSD decided to suspend the repairs on Shek Pai Tau Road and resumed water supply. Since the resumption took time, water supply only gradually returned to normal starting from 7:00 p.m. He added that as an assessment found that the water leakage on Shek Pai Tau Road would not pose immediate danger, the department decided to conduct repairs in two stages starting from 12:00 midnight. The first stage was making preliminary preparations on 6 October. The second stage was finishing the remaining parts of the repairs within a short period of water suspension in the early hours of 7 October. Although the repair works took two days, the impact on residents was minimised. During the repairs, the department monitored the water mains closely – if their

condition worsened, water supply might be suspended immediately for the works. He said that when arranging for repair or replacement works, the WSD would determine the order of improvement works based on “risk cost” and “service level”. The water main concerned was commissioned in 1981 and had no record of leakage in the past two years while salt water mains in Tuen Mun were at a higher risk of bursting or leaking, so the WSD reckoned that works related to salt water mains should be prioritised. Since a wide area was affected in the incident, the WSD would closely monitor the condition of the water main concerned and follow up in due course.

189. Mr YIP Lam-fung of the WSD added that although the repair works took two days, the impact on residents was minimised. During the repairs, the department monitored the water mains closely – if their condition worsened, water supply might be suspended immediately for the works. He said that when arranging for repair or replacement works, the WSD would determine the order of improvement works based on “risk cost” and “service level”. The water main concerned was commissioned in 1981 and had no record of leakage in the past two years while salt water mains in Tuen Mun were at a higher risk of bursting or leaking, so the WSD reckoned that works related to salt water mains should be prioritised. Since a wide area was affected in the incident, the WSD would closely monitor the condition of the water main concerned and follow up in due course.

190. Mr WONG Tan-ching thanked the WSD for providing assistance that day and following the matter up. He hoped that the department would step up efforts to inspect water pipes in Tuen Mun to avoid similar incidents.

191. Ms Catherine WONG said that the incident was very serious as it led to water suspension in a large area. On the day of the incident, many residents exchanged information on social media platforms swiftly and caught wind of the water main burst earlier than councillors. She criticised the WSD’s reporting mechanism and asked the department to give a response in that regard. Since the water main concerned would affect a wide area, she asked whether the department had formulated a timetable for its replacement to avoid similar incidents.

192. Mr WONG Tak-yuen thanked the WSD for providing assistance during the suspension of water. He said that many residents living on the lower levels of

Leung King Estate had complained about water pressure. Also, the water pressure regulator located at the junction of Tin King Road broke down again after the repair works, so he asked whether the malfunction was caused by the repairs. In addition, he thanked the WSD for its efforts as residents living on the lower levels reported that the water pressure had improved after the replacement of the water pressure regulator.

193. Mr CHAN Yau-hoi said that quite a wide area was affected by the incident. From record, a similar water main burst had occurred at the junction of Shek Pai Tau Road and Tai Hing Street a few years earlier. Since the water main concerned had been in use for about 40 years and affected a wide area with several large housing estates, he suggested that the WSD consider again whether it was possible to replace the mains. On information dissemination, he said that the situation had been quite chaotic that day and the department needed to make improvement. He suggested disseminating information centrally to update the public in a clear and timely manner.

194. Mr Kenneth CHEUNG enquired about the structure and coverage of the ring water supply network, saying that on the day of the incident, some residents had experienced a problem with water pressure while some had not. He also asked what emergency measures the WSD would take if water supply was suspended in rural Tuen Mun in a similar manner.

195. Mr YIP Lam-fung of the WSD said that it was rare for two water mains to break down at the same time. Had the valve on Pui To Road functioned properly that day, water supply would not have been suspended for such a wide area. The WSD noted Members' comments and would consider again whether to include the water main concerned in the plan for repair or replacement and formulate a timetable for that. However, the condition of old salt water pipes in Tuen Mun, especially those around Tuen Mun Pier, was relatively bad. Therefore, the WSD would focus on salt water pipes in the district and replace them first. The department was in contact with the management office of Shan King Estate at the time to arrange for repair works to maintain a salt water main at the back of the Estate. In response to the problem of information dissemination, he pointed out that when the WSD decided to conduct emergency repair works, it would announce on its website details such as the times of commencement and completion, as well as the affected locations. As far as the captioned incident

was concerned, the WSD was not sure where the public had received information but he believed that they might have heard about it from frontline workers. Since the works arrangements were only set later that evening, water suspension was confirmed rather late and could not have been announced earlier. The WSD thanked Members for their comments and would look into the reporting mechanism for better operation in the future. He said that no signs of linkage were found between the water pressure problem in Leung King Estate and the incident, but the possibility could not be ruled out. The cause of malfunction could not be identified after the repairs. As for water supply in rural areas, Tuen Mun North Fresh Water Service Reservoir supplied fresh water to Tuen Tsz Wai, Nai Wai and their surrounding areas. The residents were not affected probably because a certain amount of water enough to meet the demand temporarily had been stored in the water tanks, or because they were not at home. He said that a breakdown of the valve on Pui To Road would affect housing estates between Shek Pai Tau Road and Nai Wai Tsuen.

196. Mr WONG Tan-ching said that the works to improve salt water pipes had made a slow progress over the years. As fresh water was more important than salt water, he asked the WSD to ponder about including the water main concerned in its plan for repair or replacement.

197. The Chairman said that the TMDC would write to the Director of Water Supplies to tell him that dilapidated fresh water pipes in Tuen Mun had led to water suspension and ask the WSD to consider rehabilitating those pipes.

[Post-meeting note: A letter was sent to the WSD on 30 April 2021.]

(C) **To Strengthen Monitoring of the Existing Community Used Clothes Recycling Banks**

**(TMDC Paper No. 87/2020)**

**(Written Response from the Home Affairs Department)**

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

198. The Chairman said that before the meeting, the Secretariat had written to the Home Affairs Department (“HAD”) and the EPD, inviting them to send representatives to the current meeting. Subsequently, the Secretariat had received written responses from the two departments and emailed them to Members for perusal before the meeting. The EPD said in its written response

that the relevant matter fell outside its purview. The Chairman asked whether Mr TSANG Chun-hing, the first proposer of the paper, had anything to add to the paper.

199. Mr TSANG Chun-hing said that the used clothes recycling banks in the district were under the management of three government departments, including the ones under the HAD's Community Used Clothes Recycling Bank Scheme and the ones placed in HA public housing estates. The used clothes recycling banks in Tai Hing Estate were managed by Spring Blossom Project Foundation, which was headquartered in Fortress Hill. He was quite dissatisfied with its services and doubted why the HD had awarded it a service contract as the organisation was far away from Tuen Mun and its management was appalling. He pointed out that notices and logos should be displayed on recycling banks to indicate which organisation was responsible for their management. However, the notices on the recycling banks in Tai Hing Estate were so inconveniently displayed that people could hardly flip through the pages. He added that while the EPD had been taking forward environmental policies using slogans such as "recycle", "reduce waste" and "reduce emission", it said in its written response that the recycling of used clothes was out of its purview. After passing around a photo of a recycling bank in rural areas which did not bear any notices or logos, he asked which department was responsible for managing that recycling bank. Lastly, he made two requests to relevant departments: (i) to provide information about the used clothes recycling banks in Tuen Mun and the organisations responsible for managing them; and (ii) to give a response whether the Government had the power to monitor the organisations responsible for the recycling banks, and whether a comprehensive system had been formulated for such purpose under the Community Used Clothes Recycling Bank Scheme.

200. Mr HO Kwok-ho said that the organisation responsible for managing the recycling banks in Fu Tai Estate had been collecting the clothes as usual despite the pandemic outbreak, but that was not the case in some estates. He criticised the HD's monitoring as ineffective. He asked the HD, alongside other relevant departments, to provide information about their policy of managing the used clothes recycling banks.

201. Mr Kenneth CHEUNG said some people had told him that the recycling banks near Shun Tat Street and Sun Fung Wai did not bear the name of the

managing organisation or beneficiary organisation, and they were worried that some individuals or groups attempted to make a profit from collecting used clothes. He asked whether the recycling banks without indication of their managing organisation were unlawful and which government department should be responsible for handling them.

202. Mr WONG Tan-ching said that the recycling banks in Shan King Estate were managed by the TMDO. In late September 2020, he told the Office that the recycling banks were poorly managed with a lot of miscellaneous items being deposited outside. Later, although the Office arranged to clear those items, the recycling banks were removed altogether. Moreover, the recycling banks were not placed at the locations stated on the website and that reflected a problem with the management of the Community Used Clothes Recycling Bank Scheme. He hoped that the TMDO would monitor the implementation of the scheme more closely.

203. Mr WONG Pui-chun of the HD said that any organisation which planned to carry out a used clothes recycling programme in public housing estates under the HA had to apply to the HD for admission to the counterparty list. Applying organisations should submit documents to prove their status as a recognised charitable organisation. Upon approval, the organisation would be admitted to the counterparty list, effective for 12 months. Admitted organisations wishing to hold a used clothes recycling programme should submit an application to the management office of the housing estate concerned at least three months prior to the activity, which could only be held after approval. Estate management offices would monitor all the approved used clothes recycling programmes and provide feedback to the organisations responsible if necessary. In case of serious problems, they would issue warning letters to the organisations concerned. On the case of Tai Hing Estate, the used clothes recycling programme held by Spring Blossom Project Foundation between 15 and 21 September 2020 was approved by Tai Hing Estate management office. The public response was enthusiastic that the recycling banks were often full. As requested by the management office, the organisation collected the used clothes more frequently and the situation improved.

204. DO(TM) said that the HAD had launched the Community Used Clothes Recycling Bank Scheme in 2006 and the current managing organisation of the

recycling scheme in Tuen Mun was the Salvation Army. As stipulated in the operation contract between the HAD and the non-governmental organisation, the latter had to manage the used clothes recycling banks on its own and allocate no less than 50% of the recycling banks for operation by other groups. The department would monitor its performance on a regular basis. Violations of the terms or poor management of the recycling banks would be kept on file and the operating rights of the organisations might be revoked in serious cases. At the moment, the Salvation Army had placed recycling banks at 13 locations in Tuen Mun, such as the entrances of community halls and sports centres. She clarified that the recycling banks in Tai Hing Estate were managed by the HD. She believed that the DLO would follow up on suspected cases of illegal occupation of government land or street obstruction by recycling banks.

205. The District Lands Officer/Tuen Mun replied that she would contact Mr Kenneth CHEUNG after the meeting to learn more about the locations of the recycling banks concerned for follow-up action.

[Post-meeting note from the DLO: The Office received a letter from Mr Kenneth CHEUNG after the meeting and was following up on the matter.]

206. Ms HO Hang-mui said that due to the epidemic, a lot of organisations had suspended the used clothes recycling services and the used clothes had piled up as a result. Also, used clothes which had been collected could not be transported overseas as usual, so she was worried that the clothes would end up in the landfills. She reckoned the present situation showed that there were problems with the Community Used Clothes Recycling Bank Scheme. Therefore, she hoped that the EPD and other relevant government departments would conduct a review of the implementation of the scheme.

207. Mr WONG Tan-ching hoped that the HAD would update the locations of the Community Used Clothes Recycling Banks on the website as soon as possible. The department should announce any future changes expeditiously by updating its website or posting notices.

208. The Chairman asked the departments to follow up on the matter.

(D) **GIC Sites in Tuen Mun East Left Idle for Many Years: Urge the Authorities to Build a Community Complex beside Tuen Mun Road Bus-Bus Interchange**  
(TMDC Paper No. 89/2020)

209. The Chairman asked Mr MA Kee, the first proposer of the paper, whether he had anything to add.

210. Mr MA Kee said he had heard that the LandsD was planning to allow the HyD to renew its lease on the GIC site next to Tuen Mun Road Bus-Bus Interchange (“BBI”) for use as a car park. He criticised the LandsD for making the decision without consulting the TMDC beforehand. Moreover, that site was beside the BBI which saw a high utilisation rate and often reached full capacity during peak hours. He suggested that the Government make good use of the site and explore the idea of building a community complex there as soon as possible. On the one hand, this could expand social services and provide more community facilities; on the other hand, this could help the Government solve the difficulty of identifying land for development. Meanwhile, the community complex could also provide more parking spaces for residents to make feeder journey or interchange. He believed that the proposal could benefit Tuen Mun residents immensely. From past experience, it took a long time to plan and develop a site. Therefore, he hoped that the department could submit a development plan as early as possible and make good use of the site. He also suggested that the HyD use the sites in Area 59 for parking purpose.

211. The Chairman asked the District Planning Officer/Tuen Mun & Yuen Long West to give a response since the matter involved the planning of a GIC site.

212. The District Planning Officer/Tuen Mun & Yuen Long West said that the GIC site was included in the Tuen Mun So Kwun Wat Outline Zoning Plan. From record, the TMDC had submitted papers in 2015 and 2016 to discuss the usage of the site and the site had been considered a potential location for developing public housing estates at that time. However, a feasibility study had to be conducted on the development of local sites according to priorities to determine whether the site had been suitable for the said purpose. He said that the paper and Members’ views were noted. When looking to develop the relevant site in the future, the PlanD would consider the suggestion to see whether it would complement the overall development of Tuen Mun.

213. The Chairman said that some people had hoped for the expansion of the BBI and the paper suggested building a multi-storey car park. She asked the TD representative to respond to the above suggestions.

214. Ms Christine YUEN of the TD said that the department was happy to work with relevant departments to explore the possibility of building a multi-storey car park on that site.

215. The Chairman suggested passing the matter to the Working Group on Development and Planning of Tuen Mun District for follow-up action since it was discussing a matter related to community facilities lacking in Tuen Mun.

216. Mr MA Kee hoped that the DLO would give a response to the lease renewal concerning the HyD.

217. The District Lands Officer/Tuen Mun said that the site was currently granted to the HyD by temporary land allocation for use as a maintenance works site until April 2021. The HyD had applied to the DLO to continue using the site for three more years. The Office was consulting relevant government departments about the application. The site was granted to the HyD under temporary land allocation since no other departments had applied for the site. If a department decided to develop that site, the Office would work with that department and resume the land for development.

218. The Chairman concluded by saying that the matter would be passed to the Working Group on Development and Planning of Tuen Mun District for follow-up action.

(E) **Council Matters Related to Tsang Tsui Columbarium**  
**(TMDC Paper No. 90/2020)**

219. The Chairman said that the Secretariat had received a written response from the TD on the captioned paper and distributed it to the Members.

220. Ms Catherine WONG said that after conducting a site inspection to Tsang Tsui Columbarium, Members had discussed how much it should cost to travel there. She learnt from the residents that the fare of a single journey was \$15.6 and referred to the fare scale. Taking bus route 60M as an example, she said the

total distance of the journey from Tsuen Wan to Tuen Mun was 20.7 kilometres, which would take 42 minutes and cost \$8.4. For bus route 56S, the total distance of the journey from Tuen Mun Station to Tsang Tsui Columbarium was 15 kilometres, which would take 40 minutes and cost as much as \$15.6. Since the fare of route 56S doubled that of route 60M, she asked the TD whether route 56S was a special route which fell outside the scope of the fare scale.

221. Mr WONG Tan-ching pointed out that the TMDO usually took up the role of a coordinator in similar matters by, for example, coordinating different departments in holding cross-departmental meetings. He asked why the TMDO had not sent representatives to the site inspection.

222. Ms Christine YUEN of the TD said that since route 56S was a special route, its fare of \$15.3 was determined by the special fare scale. Moreover, she said that the total distance of route 56S was longer than 15 kilometres and the fares of route 56S and route 60M were not the same since they were different kinds of services. She noted Members' views and would pass them to the operator. She added that route 56S was a special route which would only run during spring and autumn ancestral worship. The TD had also published a press release to inform the public of the bus information. In response to comments about the department not notifying the Members separately, she said that the TD would look into the matter and strengthen communication with the Members. The TTC Members would be notified if there were new service arrangements in the future.

223. Mr Edwin LEE of the FEHD thanked Members for participating in the site inspection on 16 October and giving comments to help the department improve its service level and daily operation. He said that since the focus of the site inspection was the hardware and transport arrangements related to the columbarium, the department had not sought assistance from the TMDO in the preparation process.

224. DO(TM) said that since the site inspection was an FEHD event, the department had organised it on its own. She also said that in the past, some site inspections had been led by specific departments without the assistance of the TMDO. If departments needed the TMDO's assistance in the work, the Office was happy to help.

225. Ms HO Hang-mui said that since private cars could not access Tsang Tsui Columbarium and its surrounding areas via Lung Kwu Tan during spring and autumn ancestral worship, and route 56S did not have any en-route stops, people living near Lung Kwu Tan had to get on 56S buses at Tuen Mun Station. She suggested adding a stop at the terminus of route K52 on route 56S to make it easier for the residents. Moreover, she suggested that the FEHD invite tenders to set up a sacrificial offering stall at the columbarium.

226. Ms Christine YUEN of the TD noted Members' comments.

227. Mr Edwin LEE of the FEHD said that Members had given many valuable comments on the day of the site inspection. For instance, they hoped that the department would improve the stability of the Wi-Fi there and set up stalls selling paper offerings and incense paper. The Deputy Director, who had taken part in the site inspection that day, had instructed the Cemeteries and Crematoria Section to study the suggestions.

(F) **Matters Related to the Operation of District-based Advisory Committees**  
**(TMDC Paper No. 91/2020)**

228. The Chairman asked Mr LEE Ka-wai, the first proposer of the paper, whether he had anything to add.

229. Mr LEE Ka-wai expressed regret over not receiving any written responses to the captioned paper. He pointed out that all Members wanted to know why, different from the past practice, none of them were appointed to the Area Committees ("AC"). According to the paper the Government submitted to the Provisional Legislative Council in 1998, the DCs and the ACs had a "complementary nature of work". Unfortunately, they were growing apart. He also pointed out that the ACs used to submit reports to the DCs, but they had stopped doing so at some point. He asked the DO(TM) to respond to the questions raised in the paper.

230. DO(TM) said that a written response might not be provided if government department representatives intended to give a response in person at the meeting. She said that in Tuen Mun, there were five ACs (namely Tuen Mun Southwest,

Tuen Mun Southeast, Tuen Mun Northeast, Tai Hing and Shan King, and Tuen Mun Northwest), Tuen Mun District Fight Crime Committee (“DFCC”) and Tuen Mun District Fire Safety Committee (“DFSC”). Their membership lists were available on the HAD website. The terms of office for the five ACs were from 1 June 2020 to 31 March 2022 while the terms of office for the DFCC and the DFSC were from 1 June 2020 to 31 March 2021. Members of the five ACs, the DFCC and the DFSC came from different social sectors and were appointed by the Director of Home Affairs in their personal capacity. Members of the ACs, for instance, were members of the local community including representatives from resident organisations, voluntary organisations, owners’ corporations, Rural Committees and villages as well as school principals. Due to the epidemic, the starting date of the terms of office for the current-term ACs had been pushed back to 1 June 2020 and the committees had only held their first meetings in mid-October. Therefore, their reports would be submitted to the TMDC at the next meeting. Standing orders were in place for the five ACs and the DFCC, but not the DFSC. Meetings of the five ACs and the DFSC were open to the public while meetings of the DFCC were conducted in open and closed-door sessions. The ACs would conduct around four meetings annually. On expenditure, the five ACs had spent about \$422,000 in 2018-19 and \$500,000 in 2019-20, with \$300,000 being funded by the TMDC. Since the TMDC had decided to freeze the funding earmarked for the five ACs and the DFCC at the 3<sup>rd</sup> special meeting on 26 May 2020, those committees would seek funding from other sources. In 2018-19 and 2019-20, the TMDC had allocated an annual amount of \$381,100 to the DFCC and \$400,300 to the DFSC. The latter also received \$360,325 in 2020-21.

231. The Vice Chairman said that some information requested in the paper (such as the boundary plan of the ACs) could hardly be reported verbally, so he hoped that DO(TM) would provide those items after the meeting.

232. The Chairman asked DO(TM) to respond in regard to the Tuen Mun District Civic Education Committee, which had been inactive so far, and explain why none of the current-term DC Members were appointed to the ACs.

233. The DO(TM) said that she could provide the boundary plan of the ACs after the meeting. In short, each AC was responsible for five to seven constituencies and the demarcation was based on DC constituencies. On the

Tuen Mun District Civic Education Committee, the TMDO used to invite people such as school principals and DC Members in the district to nominate individuals for appointment. She guessed that the two-year term of office might not have expired yet and asked Ms Fion YAN, Senior Liaison Officer (1) of the TMDO, to provide further information. AC members were appointed by the Director of Home Affairs and the HAD would review the function of those committees from time to time. The Government reckoned that the DCs had already been given plenty opportunities and had a platform to voice their opinions on community matters. To hear other views, other community representatives with the aspiration to serve the society were appointed to the current-term ACs.

234. Ms Fion YAN of the TMDO said that as mentioned by DO(TM), the terms of office for the current-term Tuen Mun District Civic Education Committee would only expire in 2021. The appointment to that committee was not undertaken by the HAD. Rather, school principals, social workers from non-governmental organisations, DC members and others would participate in the process. The sectors and the number of people would vary.

235. Mr LEE Ka-wai hoped that the supplementary information provided by DO(TM) after the meeting would include the relevant standing orders and other information requested in the paper. DO(TM) said that DC Members had plenty opportunities to express their opinions. However, government staff had left the conference room on several occasions when discussing certain matters. He opined that the reasons given by the District Officer were inadequate. He asked the TMDO to consider appointing DC Members to the ACs and doubted whether the Government wanted to gradually remove DC Members from opinion platforms on the district level, including the District Management Committees.

236. Mr Kenneth CHEUNG said that he was not interested in joining committees which had neither power nor money and was comprised of DC Members who had lost the election. He pointed out that past nominations had been made only for an empty title. On the contrary, he and his assistants did real work to help the community and did not want to waste time on meetings of those committees. Therefore, he opined that the committees could be ignored totally.

237. Mr HO Kwok-ho said that DO(TM) had not given a response as to how the TMDO would ensure close communication between the ACs and the DC

Members when the latter no longer served as AC members. Also, the District Officer pointed out that the Government no longer appointed DC Members to the ACs because it reckoned that the DCs had already been given plenty opportunities and had a platform to express opinions. Nonetheless, DC Members had always been appointed to the ACs in the past, so he suspected there was a political agenda behind the decision and opined that the explanation given by the District Officer was not convincing.

238. Ms Catherine WONG said that DC Members, who used to be appointed to the ACs, could serve as a bridge and convey the content of DC discussions to the ACs. However, she was not sure how useful the ACs were as all their meetings were very brief and the biggest achievement was probably organising an annual gala. Therefore, she agreed with Mr Kenneth CHEUNG to a certain extent that not being appointed was not a big deal.

239. Mr LO Chun-yu said that not even one DC Member was appointed to the ACs and doubted how those committees could assist in promoting community activities.

240. Ms SO Ka-man shared her experience as an AC member, saying that the role of the ACs and the DCs overlapped to a certain extent. She had many ways to help the community voice their opinions as a DC Member, so she did not mind not being appointed. She opined that the function of the ACs should not be overlooked because they represented the views of different sectors, including Mutual Aid Committees, school principals and other local representatives.

241. Mr MA Kee said that apart from the regular reports, there was apparently no connection between the ACs and the DC. He reckoned that the TMDO only used the ACs to allocate some resources to certain local representatives, but those committees had no actual functions.

242. DO(TM) said that the ACs provided a platform for people from different sectors to raise opinions and suggestions with a view to solving problems in the areas. She reiterated that AC members were appointed by the Director of Home Affairs and the HAD would review the functions of the committees from time to time.

243. The Chairman said that to express strong discontent, the DC had already withdrawn the funding earmarked for the ACs. She also pointed out that the DC Members wanted to join the ACs to help local residents follow up different issues, not to seek personal gain. Yet, the TMDO broke the bridge between the ACs and the DC.

## **IX. Reports from the Government (Cont'd)**

### **(B) Report by the Tuen Mun District, HKPF**

#### **(TMDC Paper No. 92/2020)**

244. Ms LAM Suk-man of the HKPF reported the overall crime situation of August to September 2020 and January to September 2020. She pointed out that a total of 525 crime reports had been received in August to September 2020. The number was up 31 reports or 6.3% as compared to 494 reports in the same period the previous year. The detection rate dropped 2.5% to 30.1% from 32.6% of the same period the previous year. Deception recorded the largest year-on-year increase of 78.7%, up 59 reports from 75 to 134 cases in total, representing 25% of the total number of crime cases. Among the deception cases, there were 56 cases of online shopping scams (+33 reports/+150%) as compared to 23 cases in the same period the previous year and seven of them were mask scams. Crimes with the largest decrease included vandalism, wounding and serious assault, and indecent assault. Between August and September 2020, vandalism cases dropped from 100 in the same period of the previous year to 52 (-48 reports/-48%); wounding and serious assault cases dropped from 61 in the same period the previous year to 21 (-40 reports/-65.6%); and indecent assault cases dropped from 9 in the same period the previous year to 2 (-77.8%). She also pointed out that between January and September 2020, 2 391 crime reports had been received (+392 reports/+19.6%) as compared with 1 999 reports in the same period the previous year. The crime which recorded the largest increase was deception, with a total of 669 cases (+365 reports) which more than doubled the 304 reports in the same period the previous year. It represented 28% of the total number of crime cases. Similarly, online shopping scam cases rose from 102 in the same period the previous year to 357 (+255 reports/+250%), of which 153 were mask scams. Cases with the largest decrease included wounding and serious assault, and indecent assault. In conclusion, the total number of crime cases between August and September 2020 was 525, up 6.3% compared to the same period the previous year. However, it dropped 7.7% as compared to the crime figures between June and July 2020. She said that the Tuen Mun Police

District would continue to work hard to combat crime.

245. Mr Kenneth CHEUNG said that some rural residents had told him that there seemed to be people snooping around for burglary recently. Residents, especially those in Tsing Chuen Wai and Nai Wai, were really concerned. During a visit to Yick Yuen Tsuen, he noticed that the Police had put up A5 posters on hoardings to alert residents to burglary, but the posters were too small for residents to read clearly. Therefore, he suggested that the Police enlarge the posters to A3 and display banners on the railings near Ng Lau Road, Tuen Tsz Wai and Tsing Chuen Wai like how they did in traffic safety promotion to enhance the deterrence effect. In addition, he said that the Police had shared with him in private some anti-burglary tactics for rural areas – besides installing CCTV, residents were advised to put silver stickers on the CCTV cameras for stronger deterrence effect. He suggested that the Police step up promotion in that regard. On bicycle thefts, some villagers told him that bicycles parked near Nai Wai Light Rail Stop were often stolen and sold to bicycle shops, so he suggested that the Police step up inspection at the bicycle shops.

246. Mr LO Chun-yu said some residents had told him that there was a serious problem of illegal gambling at the smoking area of Tuen Mun Promenade. Participants had been suspected of contravening the gathering ban and some of them had not put on masks. He said that he had told Castle Peak Police Station about the problem, but they had not taken any effective measures in response. In addition, some residents told him that there had been people gambling illegally at the site in the early hours but even if it was reported to the Police, police officers might not show up or they would just tell them not to do so without taking stringent enforcement action. Therefore, he asked whether the Police would step up patrol and how they would take enforcement action in the future.

247. Ms LAW Pei-lee said some residents in her constituency were concerned that larger groups of police officers of the Police Tactical Unit (“PTU”) patrolled within the housing estates. While it was good to have police officers on patrol, she asked whether it was possible for them to work in a smaller group of two to avoid causing panic among residents. On 20 October, she encountered a group of PTU members patrolling within a housing estate. She identified herself and asked whether there was a crime, but they replied rudely. She said that the Police Community Relations Office often encouraged DC Members to contact the Police

more often, but in reality they were rudely treated by police officers. In addition, she had reported to the Police and told the Police Public Relations Branch that there was a serious problem of illegal gambling in Tsing Tin Park and some people had not put on masks. Lastly, she hoped that the Police could respond to public enquiries in a friendly manner instead of being confrontational so as to improve the relationship between the Police and the public.

248. Mr WONG Hung-ming said that as mentioned by Ms LAW Pei-lee, many residents had told him that a lot of PTU members, in groups of at least six, had patrolled within the housing estates lately. He said that the relationship between the Police and the public had been rather tense because of the current social atmosphere, so he asked the Police whether it was possible to have officers work in smaller groups on regular patrol to keep the public at ease. Moreover, he opined that while it was good to see the Police combat crime, patrolling within private housing estates and stopping residents for identity card checks would put a bigger strain on the relationship between the Police and the public.

249. Mr TSANG Kam-wing said that as mentioned by Ms LAW Pei-lee, the Police was not friendly to the public. He said that two incidents had occurred in the district and one of them was a wounding case. The Police officers replied to him rudely when he enquired about the cases. He reckoned that it was unreasonable for the Police to be unfriendly when they respond to the public's enquiries. Furthermore, some uniformed officers still bought food near Lung Mun Oasis even though he had told the Police Public Relations Branch about the situation. He asked if the Police General Orders were outdated and no longer followed by police officers.

250. Mr Alfred LAI said that there was a serious problem of illegal gambling at Tuen Mun Park, with some people not wearing masks. Therefore, he asked if the Police was aware of that problem and whether warnings or penalty notices had been issued.

251. Ms LAM Suk-man of the HKPF responded to the burglary problem in rural areas raised by Mr Kenneth CHEUNG. The Police would actively carry out publicity and education programmes and distribute promotional leaflets in different villages to raise anti-burglary awareness among residents. For instance, the Police had handed out leaflets with village representatives of Siu Hang Tsuen

and Po Tong Ha Tsuen on 21 October to alert residents to burglary. Furthermore, the Police would step up patrol by uniformed officers and take enforcement action as appropriate. She pointed out that the Police had cracked four out of the 11 burglary cases which had taken place between August and September. On promotional material, the Police would consider producing promotional posters which were more noticeable so that crime prevention messages could be seen more clearly and easily. On bicycle thefts, she said that the Police would closely monitor the sale of stolen bicycles to bicycle shops and take follow-up action as appropriate. On illegal gambling, uniformed officers were deployed to carry out high-profile patrols at relevant black spots from time to time. If the Police received reports on cases such as illegal gambling, violation of gathering bans and people not wearing masks, the Police would deal with it according to the law. She gave an example where several individuals suspected of illegal gambling had been arrested at Richland Garden on the previous day. On the Police's crime prevention strategy, she said that apart from promotion and education, another strategy was high-profile patrol by uniformed officers. The Police would determine the number of officers on patrol based on factors such as the crime trend and environment of the area. On the attitude of police officers, she said that she would remind colleagues to remain professional and treat the public in an appropriate manner. On the fire mentioned by Mr TSANG Kam-wing, she said that she had no relevant information at hand. Generally speaking, if the Fire Services Department found the fire suspicious, the case would be passed to the Police for investigation. Lastly, on the purchase of food at Lung Mun Oasis by members of the Emergency Unit, which was under the regional headquarters, she had to enquire the headquarters about the situation.

252. Mr LO Chun-yu asked why only one suspect was arrested in relation to illegal gambling at Richland Garden.

253. Ms LAW Pei-lee said that the Police did not give a response as to whether police officers would patrol in smaller groups. Moreover, she reckoned that the Police might deploy plain-clothes officers to arrest individuals taking part in illegal gambling.

254. The Chairman said that there was a need for police officers to patrol within housing estates. She opined that the recent increase in illegal gambling and vehicle-related crimes might be attributed to the latest law and order situation.

255. Ms LAM Suk-man of the HKPF responded to Mr LO's enquiry and repeated that the Police had arrested four individuals in relation to illegal gambling at Richland Garden. On illegal gambling at Tsing Tin Park, she said that five reports about street gambling had been received between 1 July and 27 October. The Police would conduct surprise inspections from time to time and conduct joint operations with other government departments to combat illegal gambling at the above site. The Police had carried out a joint operation with the LCSD in the above period but no arrests had been made. As for the number of arrests made in other joint operations, she said that she could provide the figures later if necessary. She reiterated that the number of officers on patrol depended on manpower arrangements and law enforcement strategies.

#### **X. Reports by TMDC Representatives**

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

#### **XI. In-house Matters**

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

257. The Secretary reported that Mr POON Chi-kin had joined the Working Group on Children and Youth Council of Tuen Mun District on 18 September 2020; Mr CHEUNG Ho-sum had joined the Working Group on Development and Planning of Tuen Mun District on 18 September 2020; Mr TSANG Kam-wing had joined the Working Group on Children and Youth Council of Tuen Mun District and the Working Group on Development and Planning of Tuen Mun District on 3 October 2020; Mr Michael MO had joined the Working Group on Development and Planning of Tuen Mun District and the District Facilities Management Committee on 14 October 2020; and Ms HO Hang-mui and Ms Catherine WONG had joined the Working Group on Development and Planning of Tuen Mun District on 16 October 2020.

##### **(B) Schedule of Meetings of TMDC and its Committees in 2021**

(TMDC Paper No. A31/2020)

258. The Chairman asked Members to peruse the paper and asked whether they agreed to endorse the meeting schedule.

259. Ms HO Hang-mui said that the paper should include the schedule of meetings of the District Civil Rights Development Committee (Discussion Limited to Civil Rights Matters in Tuen Mun as Recommended by Home Affairs Department).

260. The Chairman said that under the mode of operation of the current year, the meetings of the above committee would be held after the FAPC meetings. In other words, the meetings would be held on 26 February, 23 April, 18 June, 20 August, 15 October, and 17 December 2021 at around 11:30 a.m. or after the FAPC meetings. Members had no objection to the arrangement.

(C) **Position of TMDC Funds as at 16 October 2020**  
(TMDC Paper No. A32/2020)

261. Participants perused the paper.

(D) **DC Funds Applications**  
(TMDC Paper No. A33/2020)

262. Participants perused the paper.

263. The 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. She 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.

264. The Chairman asked Members to note an application for DC Funds in Paper No. A33, which had been recommended by the FAPC. It was further submitted to the TMDC for approval since the funding amount reached \$100,000. The Chairman asked whether Members endorsed the funding application set out in the paper. As Members had no comments, the Chairman announced that the

funding application for DC Funds set out in the paper was approved.

265. Mr Michael MO said a point had been made at the previous FAPC meeting that the gathering ban and the requirement of seating no more than six people at one table might still be effective on the day of the activity (i.e. 19 December). Therefore, he hoped that a remark would be added to remind the organiser to comply with requirements of the gathering ban which was effective when the activity was held and consider cancelling the event under unfavourable circumstances.

266. Mr MA Kee said that since the activity would be held during the influenza peak season, and the anti-epidemic measures might still be stringent, the event might have to be cancelled eventually. Therefore, he hoped that the organiser would postpone the activity.

267. The Vice Chairman said that the number of participants was 3 400. He had reservation about whether the activity would contravene the gathering ban, but he supported Mr Michael MO's suggestion.

268. The Chairman said that a reminder would be added to the application made by the organiser concerned so that it could decide whether to cancel the activity at an early stage. As Members had no objection, the Chairman announced that the DC Funds application set out in the paper was endorsed.

**(E) Reports by Committees**

**(TMDC Paper No. A34 to No. A39/2020)**

269. Participants perused the above six reports. As Members had no comments, the Chairman announced that the six committee reports were endorsed.

**(F) Reports by Working Groups**

**(TMDC Paper No. A40 to No. A42/2020)**

270. The Chairman asked the meeting to peruse three working group reports and asked the Convenors of the working groups for elaboration. The Chairman, who was also the Convenor of the Working Group on Development and Planning of Tuen Mun District, said that the working group had convened the first meeting and would allocate \$500,000 for inviting partner organisations to submit proposals and funding applications for "Study on the Shortage of Community Facilities in

Tuen Mun and Survey on Residents' Expectation on Community Building". The invitation list would be passed to working group members later.

271. Mr Michael MO, the Convenor of the Working Group on Children and Youth Council of Tuen Mun District, said that the working group had held the second meeting on 30 October and decided to recommend the Institute of Policy Studies of Lingnan University as the partner organisation for conducting studies related to the Children and Youth Council. The TWGHs Tuen Mun Integrated Services Centre and the Against Child Abuse were recommended for conducting activities under "Games in the Community". The Institute of Policy Studies of Lingnan University was recommended for conducting the "Study on Play Space for Children in Tuen Mun". He asked for the Chairman's permission to seek endorsement of the above activities by circulation of papers.

272. The Chairman agreed to deal with the activities by circulation of papers.

273. The Chairman asked Mr Michael MO whether he had anything to add regarding the affairs of the District Civil Rights Development Committee (Discussion Limited to Civil Rights Matters in Tuen Mun as Recommended by Home Affairs Department).

274. Mr Michael MO said that after the previous meeting, the working group had not met yet because of typhoon. Therefore, no updates were available at the moment.

## **XII. Any Other Business**

275. The Chairman said that since she would like to include the paper on the legalisation of ride sharing services in Tuen Mun in the agenda, she suggested numbering it TMDC Paper No. 92/2020. At the previous meeting, the paper had been made available to Members as a matter under Any Other Business and she had nothing further to add. She asked whether Members had other comments on that discussion paper.

276. The Vice Chairman said that it seemed that Members could not reach a consensus over the deliberation on points of order, so he suggested discussing them again at the next meeting.

277. The Chairman said it was necessary to deal with the enquiries made by Members earlier. She would write to the THB to request for the legalisation of ride sharing services and express disagreement over the bureaux's view that the matter was outside the purview of the TMDC. If the THB did not object to the TMDC discussing that matter, the TMDO should not interfere. The Chairman said that the matter would be discussed again, pending a reply by the THB.

**XIII. Date of Next Meeting**

278. The meeting was closed at 10:20 p.m.

Tuen Mun District Council Secretariat

Date: April 2021

File Ref: HAD TMDC/13/25/DC/20