

Minutes of the 9th Meeting of
the District Facilities and Works Committee (2024-2027) of
the Tuen Mun District Council

Date : 20 May 2025 (Tuesday)

Time : 2:30 p.m.

Venue : Tuen Mun District Council (TMDC) Conference Room

Present

Mr CHAN Yau-hoi, BBS, MH, JP (Chairman)	TMDC Member
Mr KAM Man-fung (Vice Chairman)	TMDC Member
Mr TSUI Fan, MH	TMDC Member
Ms CHING Chi-hung, MH, JP	TMDC Member
Mr CHAN Manwell, Leo, MH	TMDC Member
Mr WAN Tin-chong, MH	TMDC Member
Mr TSANG Hin-hong, MH	TMDC Member
Mr MO Shing-fung	TMDC Member
Mr YIP Man-pan, MH	TMDC Member
Ms LAI Ka-man	TMDC Member
Mr LI Chiu-hung	TMDC Member
Mr LAM Tik-fai	TMDC Member
Ms CHAN Mang-yi	TMDC Member
Dr CHAN Kwai-wao	TMDC Member
Mr CHAN Tsim-heng	TMDC Member
Mr CHUI King-hang	TMDC Member
Mr FUNG Pui-yin	TMDC Member
Mr TSANG Hing-chung	TMDC Member
Mr YIP Kat-kong, Kenneth	TMDC Member
Mr IP Chun-yuen	TMDC Member
Mr CHENG Yin-kwan, Andy	TMDC Member
Mr TSOI Shing-hin	TMDC Member
Mr TSE Wing-hang	TMDC Member
Ms TSE Yuk-ling	TMDC Member
Mr KWONG Man-tik	TMDC Member
Mr CHUNG Kin-fung	TMDC Member
Mr NG Sui-lun	Co-opted Member
Mr CHOW Yiu-kei	Co-opted Member
Mr YEUNG Hok-hang	Co-opted Member

Ms HO Lok-man, Phoebe (Secretary)

Executive Officer I (District Council)2,
Tuen Mun District Office, Home Affairs Department

By Invitation

Mr LEE Chun-kit

Senior Health Inspector (Cleansing & Pest Control)
Tuen Mun, Food and Environmental Hygiene
Department

Mr Gary CHAN

Design Director,
Ho & Partners Architects

Ms Joy TANG

Senior Project Manager,
WCWP International Limited

In Attendance

Mr CHU Man-chung, Man

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

Mr LAM Wai-cheong, Stanley

Senior Executive Officer (District Management),
Tuen Mun District Office, Home Affairs Department

Mr CHAN Shun-king

Senior Inspector of Works,
Tuen Mun District Office, Home Affairs Department

Mr LAM Lok-hang, Kelvin

Liaison Officer i/c (District Facilities),
Tuen Mun District Office, Home Affairs Department

Ms LUI Tung-ni, Toni

Architect (Works)7, Works Section, Headquarters
Division II, Home Affairs Department

Mr CHEUNG Ho-pak, Neville

Engineer/43 (West),
Civil Engineering and Development Department

Mr CHAN Pui-shing, Michael

Project Coordinator/Tuen Mun,
Drainage Services Department

Mr LAU Tin-ming

Assistant District Engineer/Tuen Mun (East),
Highways Department

Mr Kerry KU

District Operations Officer, District Operations Office
(Tuen Mun District), Hong Kong Police Force

Ms CHANG Yuet-ming, Charlene

Administrative Assistant/Lands (District Lands Office,
Tuen Mun), Lands Department

Ms TSENG Chieh, Elsa

District Leisure Manager (Tuen Mun),
Leisure and Cultural Services Department

Ms LEUNG Fung-shan, Alice	Deputy District Leisure Manager (District Support) Tuen Mun, Leisure and Cultural Services Department
Ms LAW Lai-chun, Gladys	Senior Executive Officer (Planning)32, Leisure and Cultural Services Department
Ms CHUNG Kan-hei	Senior Manager (New Territories West) Promotion, Leisure and Cultural Services Department
Ms LEE Wing-yee	Manager (New Territories West) Marketing & District Activities, Leisure and Cultural Services Department
Miss CHEUNG Yuet-ming	Senior Librarian (Tuen Mun), Leisure and Cultural Services Department
Ms LIU Mei-fong, Kennie	Senior Town Planner/Tuen Mun 1, Planning Department
Mr YIU Ka-lap	Engineer/New Territories West (Distribution 2), Water Supplies Department

I. Opening Remarks

The Chairman welcomed all present to the 9th meeting of the District Facilities and Works Committee (DFWC) (2024-2027).

II. Absence from Meeting

2. The Secretary said that no applications for leave of absence had been received from Members.

III. Confirmation of the Minutes of the Last Meeting

3. The Chairman said that the draft minutes of the 8th DFWC (2024-2027) meeting had been sent to all attendees for perusal earlier, and the Secretariat did not receive any proposed amendments thereafter.

4. As Members had no other comments, the Chairman announced that the above minutes were confirmed.

IV. Discussion Items

**(A) Proposal for Improvement Works on the Sections between Tuen Mun Shan King Trail and Tsing Shan Monastery
(DFWC Paper No. 21/2025)**

**(B) Suggestion to Renovate Tsing Shan Monastery to Serve as a Tourist Attraction
(DFWC Paper No. 22/2025)
(Written Response from the Food and Environmental Hygiene Department)**

5. The Chairman said that since some aspects of discussion items (A) and (B) were related, they would be discussed together.

6. The Chairman welcomed Mr LEE Chun-kit, Senior Health Inspector (Cleansing & Pest Control) Tuen Mun, of the Food and Environmental Hygiene Department (FEHD) to the meeting. He said that the standing representatives of the Tuen Mun District Office (TMDO) for DFWC meetings would also participate in the discussion of the agenda items listed above. Separately, the Secretariat received a written response from the FEHD to DFWC Paper No. 22/2025, which was emailed to Members for perusal before the meeting.

7. The first proposer of DFWC Paper No. 21/2025 expressed gratitude to the works section personnel from the TMDO and the FEHD for collaborating with District Council members and assistants to visit relevant area on many occasions. He said that the sections between Shan King Trail and Tsing Shan Monastery were frequented by nearby residents. If the Government intended to promote tourism development in the area, it would have to prioritise the rehabilitation and enhancement of the trail surface, facilities, safety measures and lighting system.

8. The first proposer of DFWC Paper No. 22/2025 said that the proposal to revitalise Tsing Shan Monastery as a tourist attraction was intended to echo the Government's promotion of the concept of "tourism is everywhere in Hong Kong". He hoped that the TMDC would be able to further explore related issues with the Managing Trustees of the Charitable Trust of Tsing Shan Monastery and the TMDO in the future, such as the feasibility of applying for additional funding and ways to expedite the process of funding applications. Separately, he pointed out that present guidelines from the Planning Department (PlanD) did not specify the minimum number or basic requirements for public toilets. According to the FEHD's Handbook on Standard Features for Public Toilets (Toilet Handbook), the Department would consider providing public toilets at locations with high anticipated utilisation rates and no adequate alternative toilet facilities in the vicinity, as well as at tourist attractions. As a result, he asked the FEHD to provide a list of "tourist spots" as well as the basis for calculating the walking distance and time for the word "in the vicinity".

9. The Chairman and Members raised comments and enquiries regarding the captioned matters, summarised as follows:

- (i) Given the long public path to Tsing Shan Monastery and the availability of only two basic portable toilets without handwashing facilities at the monastery, Members asked if the FEHD had considered providing public toilets at the hillside;
- (ii) Members suggested cleaning the portable toilets more frequently due to the high number of hikers near Tsing Shan Monastery on weekends;
- (iii) Members considered that when promoting Tsing Shan Monastery as a tourist destination, it was important to evaluate its tourism carrying capacity. They said that the current number of toilet facilities was insufficient to meet the demand arising from the current visitor flow, and that supporting facilities must be improved to enhance the tourist

experience if Tsing Shan Monastery was to be developed further as a tourist destination;

- (iv) According to data from online maps, walking from Tsing Shan Monastery to Yeung Siu Hang Garden and Yeung King Playground took 15 to 20 minutes, which was quite a distance. They said that people outside the district would be unaware of the location of toilet facilities, which might adversely impact their experience and impede tourism development;
- (v) Members pointed out that the lack of a clear definition of “in the vicinity” in the FEHD’s Toilet Handbook might hinder future public toilet development in Hong Kong, despite the fact that providing toilet facilities was a basic necessity;
- (vi) Members asked if the FEHD would consider providing portable toilets near Tsing Shan Monastery, and suggested that the Department conduct on-site evaluations and surveys to better understand the needs of the public and visitors;
- (vii) Members considered that Tsing Shan Monastery, a tourist destination, required road maintenance. Noting that taxis and coaches were unable to reach Tsing Shan Monastery directly, they said that improving the essential road sections to allow direct vehicle access would boost the appeal of Tsing Shan Monastery to tourists. They hoped that Tsing Shan Monastery and the Government would further study an improvement plan that included innovative elements to attract hikers and visitors;
- (viii) Recognising the need of a water supply system for tourist attractions, Members asked about the availability and water pressure of pipes to supply fresh water to Tsing Shan Monastery;
- (ix) Members asked the TMDO about the maintenance and improvement works of parks along L1 to L7 sections of the Shan King Trail, as well as the departments in charge of the management, maintenance and repair of the latter part of Shan King Trail to Tsing Shan Monastery. They hoped that the Government would further implement the maintenance and repair works for the entire Shan King Trail;

- (x) Members suggested restoring the pavilions along the trail, including Yup Hiu Pavilion at the foot of Castle Peak, to encourage public use. They also said that Yup Hiu Pavilion had a rich history and should be better conserved and maintained;
- (xi) Noting that Yup Hiu Pavilion was one of Castle Peak's top ten scenic spots, Members suggested putting up more conspicuous signage and strengthening promotion to attract visitors to visit and take pictures;
- (xii) Members pointed out that Castle Peak first emerged in Chinese classical writings. As the home of Master Pui To, a monk during the Northern and Southern Dynasties, Castle Peak's history dated back over 1 000 years, making it historically significant to Tuen Mun, Hong Kong and the entire country. Tsing Shan Monastery was an iconic historical structure in Tuen Mun;
- (xiii) Members emphasised the historical significance of Tsing Shan Monastery by noting that few temples in China and Southeast Asia had as lengthy a history. They also pointed out that Tsing Shan Monastery was established during the Eastern Jin Dynasty, over a century before the temples built in Guangzhou during the Northern and Southern Dynasties. They considered that temples with a long history had a strong appeal for overseas visitors;
- (xiv) Members believed that Hong Kong's soft power, including music and films, had significant tourism potential. They pointed out that Hong Kong's famous martial arts superstar, Bruce Lee, had filmed a movie "Enter the Dragon" at Tsing Shan Monastery, which the Government and the TMDC might leverage for more promotional efforts;
- (xv) Members said that "Promoting Tourism Development in the Tuen Mun District to Boost Local Economy and Employment" was one of the topics that the TMDC would study in 2025. They suggested capitalising on excellent tourist resources and historical value of Tsing Shan Monastery, with a focus on studying ways to enhance its hardware facilities and publicity. They said that a number of departments, including the Antiquities and Monuments Office, the FEHD and the relevant works section, were involved in the process, and hoped that the TMDO would consider discussing the matter with various departments at the District Management Committee meetings,

in order to promote the tourism development of Tsing Shan Monastery in a holistic way, thereby echoing the notion of “tourism is everywhere in Hong Kong”;

- (xvi) To disseminate travel information about Tuen Mun, Members asked whether the departments in charge of promoting historic buildings and arts could contact non-governmental organisations to arrange guided tours or workshops on architectural arts, historical and cultural preservation;
- (xvii) Members suggested that the TMDC or the TMDO take the initiative and conduct site visits with District Council members so that everyone could effectively voice their views; and
- (xviii) Members sought to know which departments were in charge of the trails around Tsing Shan Monastery.

10. Mr LEE Chun-kit of the FEHD gave a consolidated response to Members’ views as follows:

- (i) When considering the provision of new public toilets, the Department would examine a number of factors, including the availability of other toilet facilities near the location concerned (including those provided by private venues and other government departments), actual demand, cost-effectiveness and feasibility of the project, and so on. The Toilet Handbook did not specify the walking distance needed to qualify for the term “in the vicinity”;
- (ii) Toilets were provided near Tsing Shan Monastery at Yeung Siu Hang Garden and Yeung King Playground, both of which were maintained by the Leisure and Cultural Services Department (LCSD), in addition to toilet facilities provided inside by Tsing Shan Monastery itself. The Department had sent staff to conduct a site visit and found that the toilet facilities were about a ten-minute walk from Tsing Shan Monastery. Following an assessment, the Department had no plans to build a new public toilet at the locations concerned for the time being. The Department had taken note of the suggestions and would closely monitor the development of the area to assess the need for more public toilets;

- (iii) New portable toilets now had hand-washing and ventilation facilities; and
- (iv) The FEHD did not manage the two portable toilets at Tsing Shan Monastery, therefore the relevant views should be referred to the management body of Tsing Shan Monastery for consideration.

11. Mr YIU Ka-lap of the Water Supplies Department (WSD) said that fresh water mains were recently laid near Tsing Shan Monastery Path, along with a new water tank for the use of Tsing Shan Monastery and nearby households. He learned that Tsing Shan Monastery planned to apply to the Department for water supply.

12. Mr CHAN Shun-king of the TMDO gave a consolidated response to Members' views as follows:

- (i) Upon learning of the lighting system failure at Shan King Trail sections L1 to L7, the TMDO swiftly commissioned the Electrical and Mechanical Services Department to inspect and repair the system, which was currently back to normal functioning. Furthermore, the TMDO had arranged for a contractor to repair the uneven surfaces and would consider installing extra railings in appropriate locations, depending on the availability of resources; and
- (ii) After the meeting, the TMDO would gather information from Members on the position and condition of the pavilions, as well as the condition of the parks along Shan King Trail from Shan King Estate to Yeung Siu Hang Tsuen, for future studies and improvements.

13. Mr Man CHU, Assistant District Officer (Tuen Mun)², said that the Managing Trustees of the Charitable Trust of Tsing Shan Monastery were responsible for the management of Tsing Shan Monastery, including matters related to its assets and maintenance, as per the 2002 High Court ruling. The TMDO had taken note of Members' comments on renovating Tsing Shan Monastery, and would be happy to discuss how to follow up with Members and relevant parties.

14. Ms Charlene CHANG of the District Lands Office, Tuen Mun (DLO) said that Tsing Shan Monastery was located on private land. The DLO would not take enforcement actions against owners who put portable toilets on their private lots since they were not considered structures. The trails around Tsing Shan Monastery were on Government land. The TMDO oversaw a portion of Shan King Trail, while the

rest was on unleased and unallocated Government land. If the TMDO proposed any improvements to the locations concerned in the future, it might apply to the DLO for land allocation.

15. The Chairman asked the TMDO to arrange a site visit for Members through the Secretariat, in collaboration with the FEHD and other relevant departments, to assess the current state of toilets and other facilities near Tsing Shan Monastery, in order to further optimise the relevant ancillary facilities and explore options for developing Tsing Shan Monastery as a tourist destination. He also asked the Secretariat to write to the Culture, Sports and Tourism Bureau (CSTB) to relay Members' comments for consideration.

TMDO
Secretariat

[Post-meeting note: The above letter was sent to the CSTB on 14 July 2025.]

**(C) Suggestion to Refurbish and Upgrade the Tsing Shan Children's Playground Public Toilet
(DFWC Paper No. 23/2025)
(Written Response from the Leisure and Cultural Services Department)**

16. The Chairman said that the Secretariat had received a written response from the LCSD to the above paper, and had emailed it to Members for perusal before the meeting.

17. The first proposer of the paper thanked the LCSD for its prompt response, and asked about the number and locations of portable toilets to be provided during the works period. He said that because of the large number of users at Tsing Shan Children's Playground and the presence of numerous shops and buildings nearby, the toilet utilisation rate was extremely high, and he hoped that the Department would clean the portable toilets more frequently throughout the works period. He said that some members of the public had expressed concern over the odour problem in the public toilet, and that he expected the situation to improve after adjusting the location of the exhaust fan and the direction of the exhaust outlet on the external wall. In addition, he hoped that the Department would adopt adequate dust and noise control measures, as well as proper construction material management and storage, to reduce the impact of the works on the public. He also suggested putting up signs informing the public that they might use the toilets at the nearby Yan Oi Market if necessary.

18. Members' comments and enquiries on the captioned matter were summarised as follows:

- (i) Members expressed concern over the hygiene of portable toilets, including access to fresh tap water, cleaning schedule and arrangements;
- (ii) Members noted the high utilisation rate of the public toilet at Tsing Shan Children's Playground, which was conveniently located near the market and restaurants. They hoped that the Department would consider whether the number of portable toilets could meet public demand in the area;
- (iii) Members suggested providing more portable toilets to meet public demand and mitigate the impact of the works on the public, citing a sizeable elderly population in the area with a high demand for public toilets, as well as the fact that the works would take place during summer vacation, when public toilets were more frequently used;
- (iv) In reference to Tak Wah Park Public Toilet, Members asked if the Department had considered installing an electronic screen outside the public toilet at Tsing Shan Children's Playground to display information such as toilet compartment and urinal usage, date, humidity and temperature. Members also asked about the definition of "smart toilet"; and
- (v) Members asked for an estimated schedule for the refurbishment works to inform residents in the area.

19. Ms Elsa TSENG of the LCSD gave a consolidated response to Members' views as follows:

- (i) Two portable toilets would be available during the works period, tentatively placed near the disabled toilet. Tsing Shan Children's Playground currently had staff responsible for toilet cleaning, and staff would be deployed to strengthen the cleaning of the portable toilets during the works period;
- (ii) The portable toilets included a flushing system and hand-washing facilities, but were not connected to fresh tap water;
- (iii) The refurbishment project aimed to improve air ventilation. The Department would forward Members' feedback to the works section,

and remind them to strengthen monitoring of dust and noise control measures;

- (iv) While there were no plans to install an electronic screen as part of the refurbishment project, smart facilities such as infra-red sensor-activated taps and automatic sensor soap dispensers, as well as elderly-friendly features such as larger toilet compartments and additional handrails, would be provided for the convenience of the elderly;
- (v) The feasibility of providing additional portable toilets would be studied with the works section after the meeting, since site location constraints may limit available space. The Department would consider Members' suggestions about putting up signage to inform the public of the availability of nearby toilets; and
- (vi) The works period was scheduled from the end of August 2025 until the second quarter of 2026. The Department would closely monitor the status of the works with the works section to ensure that they were completed as soon as practicable.

[Post-meeting note: Following discussions with the works section, the LCSD provided further information after the meeting, stating that three portable toilets would be provided for public use throughout the works period.]

20. The Chairman asked the LCSD to carefully consider Members' views.

**(D) Suggestion to Install Flag-raising Facilities at All Community Halls and Community Centres in Tuen Mun District
(DFWC Paper No. 24/2025)**

21. The first proposer of the paper said that when the national anthem was sung at events, a video of a flag-raising ceremony would be played on the screen since there were no flag-raising facilities in district community halls and community centres. He considered that community halls/centres, as important government structures in the district, should be equipped with flag-raising facilities or a moveable flagpole with a wind-blowing effect, allowing local organisations to include flag-raising ceremonies into their activities.

22. Members' comments and enquiries on the captioned matter were summarised as follows:

- (i) Members said that many community hall/centre activities currently involved singing of the national anthem. Furthermore, many organisations and schools in the district had their own flag-raising teams and would hold flag-raising ceremonies at events. Members considered that having flag-raising facilities in government venues would help promote patriotism and national security education, and suggested gradually installing such facilities in community centres/halls throughout the district;
- (ii) Members asked if venue users could hire flag-raising facilities to enrich the activities;
- (iii) Members said that audio facilities of a venue would affect the conduct of flag-raising ceremonies, and hoped that the TMDO would pay attention to the operation of audio equipment in community halls/centres in the district;
- (iv) Members suggested that the TMDO and the Architectural Services Department (ArchSD) study the feasibility of installing flag-raising facilities in community halls/centres that would undergo improvement works;
- (v) Members asked if the Government required flag-raising ceremonies to be held at 8 a.m., and whether local organisations could seek to hold flag-raising ceremonies at different times;
- (vi) Members suggested holding flag-raising ceremonies in more locations to help members of the public understand the significance of specific important days. It was worth noting that local organisations might not be fully aware of the requirements and standards that must be observed during flag-raising ceremonies. Providing standard flag-raising facilities at more government venues would help promote national education and continue the culture of flag-raising; and
- (vii) Members considered that flag-raising ceremonies had symbolic meanings and could help foster patriotic sentiments. To achieve the goal of promoting national education, Members suggested that, in accordance with applicable regulations, moveable flagpoles be installed at community halls/centres throughout the district, with

regular flag-raising ceremonies, allowing participants in various activities to see the national flag.

23. Mr Stanley LAM of the TMDO gave a consolidated response to Members' views as follows:

- (i) Under existing regulations, displaying the national flag on government buildings or offices required prior approval from the Director of Administration, while displaying the regional flag in a size that differed from the standard required prior approval from the Director of Protocol. Based on prior experience, such as displaying the national and regional flags in the auditoriums/meeting rooms of the community halls/centres in the district to celebrate Hong Kong's Return to the Motherland and the National Day, the TMDO was required to submit complete information and images (including the intended exhibition date, size and manner of display) to the Administration Wing for permission in advance;
- (ii) In June 2024, the TMDO built two moveable flagpoles at Tseng Choi Street Community Hall. The bases of the flagpoles had a wind-blowing mechanism to improve flag waving. The TMDO would assess if it was necessary to set up such facilities at other community halls/centres in the district based on the utilisation of the moveable flagpoles and the availability of resources; and
- (iii) In terms of holding regular flag-raising ceremonies, in 2024, for example, the TMDO held flag-raising ceremonies at Tuen Mun Cultural Square to celebrate the 27th Anniversary of the Establishment of the Hong Kong Special Administrative Region and the 75th Anniversary of the Founding of the People's Republic of China, which fell on 1 July and 1 October 2024 respectively. The TMDO planned to organise flag-raising ceremonies at Tuen Mun Cultural Square on 1 July and 1 October 2025, inviting schools in the district to participate.

24. The Chairman said that flag-raising ceremonies were now held on many occasions to promote national education. He suggested that the Government take Members' suggestions into consideration and provide flag-raising facilities for local organisations to hire at all community halls/centres in the district. To that end, he suggested writing to the Administration Wing and the Home and Youth Affairs Bureau to convey Members' views, ask about the feasibility of holding flag-raising

ceremonies during activities at community halls/centres by venue users and advocate for the prompt installation of flag-raising facilities in community halls/centres throughout the district.

25. A Member said that government departments must adhere to the Administration Wing's guidelines when displaying the national flag at government buildings or offices. He considered that installing moveable flag-raising equipment at community halls/centres for hiring by local organisations was a separate subject, and he suggested that the TMDO consult with the Home Affairs Department (HAD) for further follow-up.

26. The Chairman asked the TMDO to look into the feasibility of allowing venue users to hold flag-raising ceremonies during activities at community halls/centres. He hoped that flag-raising facilities would be provided in all community halls/centres throughout the district.

V. Items for Information

(A) Leisure and Cultural Services Department

(i) Report on Utilisation Situation of Tuen Mun Town Hall (DFWC Paper No. 25/2025)

27. Members noted the content of the paper.

28. A Member asked about the number of organisations which applied to use the auditorium/cultural activities hall of Tuen Mun Town Hall in March and April 2025, as well as the number of unsuccessful applicants. He said that in 2024, for example, the Department received over 200 applications for a single month with 30 days available for hiring, implying that more than 100 organisations were unable to hire the venue, and he asked whether the Department had any effective measures in place to assist these organisations. He also said that many schools and organisations in the Tuen Mun District had reported difficulty in successfully hiring the venue, and he asked if the same situation occurred in other town halls in the New Territories West, as well as whether the Department had any improvement measures.

29. Ms LEE Wing-ye of the LCSD said that the auditorium and cultural activities hall of Tuen Mun Town Hall were fully utilised in March and April 2025. The auditorium was used by over 20 organisations in March, but there were fewer days available for hire in April owing to enhancement works, with only four organisations using the venue. The Department received a lot of venue hiring applications each

month, with over 200 during its busiest period. The Department would allocate venues in accordance with the Tuen Mun Town Hall's Booking Arrangements, such as prioritising performing arts activities. The relevant criteria had been made available to the public via the website of Tuen Mun Town Hall. Furthermore, Tuen Mun Town Hall would prioritise school applications for graduation ceremonies on particular dates and times between mid-June and mid-July under the existing policy.

[Post-meeting note: After the meeting, the LCSD gave more details, stating that 17 and seven organisations had successfully booked the cultural activities hall of Tuen Mun Town Hall in March and April respectively. With a 100% utilisation rate of its auditorium in March and April, Yuen Long Theatre, another performance venue in the New Territories West, had a similar booking situation. When necessary, the Booking Unit would continue to explain the Booking Arrangements to applicant organisations.]

(ii) Report on Utilisation Situation of Public Libraries in Tuen Mun District (DFWC Paper No. 26/2025)

30. Members noted the content of the paper.

31. A Member asked whether the Department planned to construct a new physical library in the Tuen Mun District to meet the growing local demand for library services as new housing developments would be gradually completed and the population expanded.

32. Miss CHEUNG Yuet-ming of the LCSD noted Members' comments and said that the Department had been closely monitoring population growth in the district and would actively conduct evaluation and planning study based on available resources. Aside from physical libraries, the Department provided library services to the community in a variety of ways, including working with non-governmental organisations to set up community libraries and forming partnerships with schools to provide block loan services.

(iii) Report on Management of Recreation, Sports and Passive Facilities in Tuen Mun District (DFWC Paper No. 27/2025)

33. Members noted the content of the report.

(B) Progress Report on Other Government Departments' Works Projects (DFWC Paper No. 28/2025)

(i) Progress Report by the Drainage Services Department (DSD)

34. Members noted the content of Annex 1 to the paper.

(ii) Progress Report of Water Main Rehabilitation and Laying Works in the Tuen Mun District

35. After reviewing the content of Annex 2 to the paper, Members raised the following questions and comments:

(i) In the hopes that the works could be completed quickly, Members asked about the technical challenges encountered during works at Shek Pai Tau Road near Kin Fat Street in Tuen Mun, as well as whether the works could begin as scheduled in the fourth quarter of 2025. As the works were near a crossroads with considerable vehicle flow during peak hours, Members suggested paying attention to road closure arrangements and maintaining a suitable width of the footpath. They also reported that a significant number of complaints had previously been received regarding the road closure arrangements for Tsun Wen Road, indicating that the lack of sufficient footpath width had resulted in competition for footpath space between pedestrians and wheelchair users;

(ii) The above paper stated that the Lung Mun Road project was expected to be completed by the second quarter of 2025, but was currently only 20% completed. Members asked for an explanation for the delay;

(iii) Members expressed concern over excessive traffic on Tuen Mun Heung Sze Wui Road near Yau Oi Estate, and hoped for timely completion of the works to relieve congestion;

(iv) Members asked about the progress and details of the works on Tuen Mun Heung Sze Wui Road near Tuen Hing Road; and

(v) Members said that due to construction, there was road closure or traffic flow conversion for the traffic lanes of Tuen Mun Heung Sze Wui Road near Tuen Hing Road and Yau Oi Estate. However, directional signs were insufficient. Members suggested providing drivers precise instructions ahead of time to guarantee traffic safety.

36. Mr YIU Ka-lap of the WSD gave a consolidated response to Members' views as follows:

- (i) The Department had discussed with the Hong Kong Police Force (HKPF) and the Transport Department (TD) on the feasibility of laying water mains using the cut-and-cover method on Shek Pai Tau Road near Kin Fat Street in Tuen Mun. However, given that the road closure would have a substantial impact on traffic, other options with a lower traffic impact were being considered. He would forward Members' views to the officers involved for follow-up after the meeting to assess whether it was possible to accelerate the progress of the works;
- (ii) Staff responsible for the works at Lung Mun Road and Tuen Mun Heung Sze Wui Road near Tuen Hing Road would provide additional information to Members after the meeting;
- (iii) The Department began works on Tuen Mun Heung Sze Wui Road near Yau Oi Estate after discussing with the HKPF and the TD to minimise traffic impact. He would forward Members' views to relevant officers for follow-up after the meeting in the hope of accelerating the works; and
- (iv) After the meeting, he would share Members' feedback with relevant officers to study the possibility of improving the road closure facilities and providing more directional signs for the works at Tuen Mun Heung Sze Wui Road near Tuen Hing Road and Yau Oi Estate.

**(C) Project Progress Report on “Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun”
(DFWC Paper No. 29/2025)**

37. Members noted the content of the paper.

38. The Chairman and Members raised comments and enquiries regarding the captioned matter, summarised as follows:

- (i) The paper mentioned that Citybus Limited (Citybus) submitted the Feasibility Study (Revised) Report in April 2025. Members asked

about the current developments and the estimated time for the DLO to grant the short-term tenancy;

- (ii) Members requested that the TD, through the Secretariat, provide information on the procedures and timeline for Kowloon Motor Bus Company (1933) Limited (KMB) to relocate its bus depot from Area 16, Tuen Mun in the next report;
- (iii) Members asked about the deadline and status of the relocation of KMB's bus depot from Area 16, Tuen Mun;
- (iv) Members asked about the time required to apply to the Town Planning Board (TPB) for minor relaxation of the height restriction for the proposed building, as well as the possibility of shortening the construction period;
- (v) Members asked whether the LCSD could apply for minor relaxation of the height restriction for the proposed building, as well as prepare the necessary preliminary work for immediate construction once the land was vacated; and
- (vi) Given that the project included a proposed car park, Members asked about the need for additional negotiations with the TD after applying for minor relaxation of the building height restriction.

39. Ms Charlene CHANG of the DLO said that KMB was awarded a short-term tenancy at Ho Wo Street on 7 March 2025. KMB would need about seven months to complete site formation and related works, and the relocation timeframe would need to be discussed further between the TD and KMB. Regarding Citybus, after submitting its Feasibility Study (Revised) Report on 8 April 2025, the DLO forwarded the DSD's comments to Citybus for follow-up on 2 May 2025, and asked Citybus to provide additional information by the end of the week. The Department would update Members on its latest progress in due course.

[Post-meeting note: Supplementary information provided by the DLO was sent to Members for perusal on 3 June 2025.]

40. Ms Kennie LIU of the PlanD said that the captioned project fell within the "Government, Institution or Community" zone on the Tuen Mun Outline Zoning Plan, with a three-story building height restriction. If the building height restriction had to

be adjusted slightly, the applicant must submit design plans, schematic drawings and other necessary documents to the TPB for consideration. Generally speaking, if the documents submitted were complete and there were no unfavourable comments from the relevant government departments, the TPB would approve the planning application within two months of receipt.

41. Ms Gladys LAW of the LCSD gave a consolidated response to Members' views as follows:

- (i) The project's complex design, which included a proposed ground-floor car park with a sports ground on top, made it difficult to shorten the estimated four-year works period;
- (ii) To enhance the design flexibility of the spectator stand of the proposed sports ground, the Department would submit an application for minor relaxation of the building height restriction to the TPB, allowing for up to four levels instead of three. The actual design would depend on the outcomes of the tender process;
- (iii) Since relocating the bus depots would take time, the Department decided to first apply for minor relaxation of the building height restriction in order to enhance the proposed works project and make better use of time. The application process would take six months and would not impede the progress of the works; and
- (iv) Since the proposed car park was on the ground floor of the building, the application for minor relaxation of the building height restriction would have no impact on the relevant works.

42. The Chairman asked the Secretariat to consult with KMB about the timetable and detailed process for site formation for the short-term lease of the site at Ho Wo Street and the relocation of the bus depot.

Secretariat

**(D) Overview of the "District Minor Works Programme" of the Tuen Mun District Office
(DFWC Paper No. 30/2025)**

43. Mr Kelvin LAM of the TMDO outlined the content of the paper.

44. A Member expressed satisfaction with the Department's response to public requests by planning to install a lighting system on a covered walkway near CMA Choi Cheung Kok Secondary School. He pointed out that the walkway was an essential route connecting Siu Chi to the town centre, with high foot traffic. He asked about the works and road closure arrangements for the relevant project, as well as the estimated completion date, hoping that the public's routine commuting would not be disrupted.

45. Ms Toni LUI of the HAD said that the rain shelter over the walkway currently lacked a lighting system. The works team would install one in accordance with the established specifications.

46. Ms Joy TANG of WCWP International Limited said that the project contract would last six to eight months. Given the high foot traffic at the walkway, the works team would first install an electrical box before gradually cordoning off the walkway to install lights and related lighting facilities, minimising the impact on the public. The works team had consulted the TD and the HKPF about the road closure arrangements and would carry out the works in accordance with the established standards.

47. The Chairman said that given the narrowness of the walkway, any obstruction in the course of the works would bring inconvenience to the public. He asked the works team to be in constant contact with District Council members of the area during the works period.

VI. Any Other Business and Date of Next Meeting

48. A Member hoped to invite the ArchSD to send a representative to the next meeting to explain project details in DFWC Paper No. 20/2025 and answer Members' enquiries.

49. Mr Man CHU, Assistant District Officer (Tuen Mun)² said that the TMDO/Secretariat would invite relevant departments to attend the meeting as needed.

50. A Member reported that some members of the public and local organisations were concerned about the refurbishment of Kin Sang Community Hall, which was supposed to take six months but finally took nine months, causing long delay. Furthermore, due to toilet problems in the community hall, the reopening date was pushed back from 12 May to 17 May 2025. The toilets were eventually closed due to blockages, which were allegedly caused by the use of a particular brand of toilet paper. She said that the toilets at Kin Sang Community Hall were located a

considerable distance away from those at the nearby shopping mall, and that the closure of the community hall toilets had caused inconvenience to venue users (particularly the elderly and individuals with mobility challenges), which was deemed unacceptable. She asked if toilet repair was included in the aforementioned project as well as the cause of the blockages, and urged for a speedy resolution of the issue. She also asked the TMDO and the ArchSD to strengthen monitoring of works at community halls/centres.

51. Mr Stanley LAM of the TMDO said that the improvement project for Kin Sang Community Hall was divided into two parts. The first phase, which included auditorium and toilet maintenance, began in October 2024 and was completed and reopened to the public in mid-May 2025, with an actual construction period of about seven months, which was consistent with the originally planned six-month timeline. The second phrase, which focused on conference room improvements, was set to finish by the end of July 2025. When the ArchSD finished repairing the toilets, they were completely functional. The Department had followed up with the ArchSD on toilet blockages that happened subsequently. According to the ArchSD's preliminary findings, the problem was caused by drainage blockages at Kin Sang Estate. In response, the TMDO had asked the Housing Department to follow up and would continue to monitor the situation in order to solve the problem as quickly as feasible.

52. The Chairman asked the TMDO to assess the condition of the toilets at Kin Sang Community Hall and consider if replacement was necessary.

53. Separately, the Chairman reported receiving public enquiries about the road widening project between Sam Shing Street and Hong Kong Gold Coast. The road surfacing works had been delayed from May to September 2025, and the installation of a divider was still incomplete, making it an ideal location for rainwater to accumulate and mosquitos to proliferate. The Chairman then asked the Highways Department (HyD) about the status of the project.

54. Mr LAU Tin-ming of the HyD said that he would follow up with the relevant works team to learn more about the project and provide more information to Members after the meeting.

[Post-meeting note: Supplementary information provided by the HyD was sent to Members for perusal on 17 June 2025.]

55. There being no other business, the Chairman announced the meeting closed at 4:51 p.m. The next meeting would be held on 15 July 2025 (Tuesday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: June 2025

File Ref: HAD TMDC/13/25/DFWC/25