

Minutes of the 5th Meeting of
the District Facilities and Works Committee (2024-2027) of
the Tuen Mun District Council

Date : 17 September 2024 (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 TSANG Chun-wang, Roy

Senior Environmental Protection Officer (Regional
West)1, Environmental Protection Department

Mr LAU Wang-hei

Land Executive/Land Enforcement 4 (District Lands
Office, Tuen Mun), Lands Department

Mr TSUI Ho-wing, Stan

Senior Transport Officer/Bus/New Territories South
West, Transport Department

Mr WU Chun-fai, Carpe

Transport Officer/Bus/New Territories East 3,
Transport Department

Mr Gary CHAN

Design Director, Ho & Partners Architects

In Attendance

Miss CHEN Wai-tik, Wendy

Assistant District Officer (Tuen Mun)1,
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, Division II, Works Section,
Headquarters, Home Affairs Department

Mr SHUM Kai-shing

Engineer/15 (West),
Civil Engineering and Development Department

Mr CHAN Pui-shing, Michael

Project Coordinator/Tuen Mun,
Drainage Services Department

Ms TANG Wai-ting, Wendy

District Engineer/General (3),
Highways Department

Mr KAM Hok-chun, Jurgen

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 TAM On-kei, Susan

Chief Leisure Manager (New Territories North),
Leisure and Cultural Services 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 CHEUNG Ling-chi	Senior Town Planner/Tuen Mun 2, 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 5th meeting of the District Facilities and Works Committee (2024-2027) (DFWC). In addition, the Chairman of the TMDC, in accordance with Section 71(2) of the District Councils Ordinance (Cap. 547), appointed Mr NG Sui-lun, Mr CHOW Yiu-kei and Mr YEUNG Hok-hang as co-opted members of the DFWC, with their term of office lasting until 31 December 2025. On behalf of the DFWC, he welcomed three co-opted members, who attended the DFWC meeting for the first time, to the meeting.

II. Absence from Meeting

2. The Secretary reported that no applications for leave of absence from Members were received.

III. Confirmation of Minutes of the Last Meeting

3. The Chairman said that the draft minutes of the 4th 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. Matters Arising

(A) Suggestions for Enhancing Tourist Facilities at Sam Shing and Ancillary Facilities Relating to Marine Economy in Tuen Mun Typhoon Shelter (DFWC Paper No. 18/2024)
(Written Responses from the Tourism Commission, Culture, Sports and Tourism Bureau and the Hong Kong Tourism Board)

5. The Chairman stated that at the previous meeting, the DFWC resolved to continue discussion on the subject matter and had written to the Culture, Sports and Tourism Bureau (CSTB), inviting representatives to attend this meeting to focus on discussing the promotion of tourism development in Sam Shing and formulating a more detailed proposal. The Secretariat had distributed the written responses from the CSTB and the Hong Kong Tourism Board to Members before the meeting for their information.

6. The first proposer of the paper stated that Tuen Mun Typhoon Shelter was a major feature of Tuen Mun, and many ancillary facilities were worthy of enhancement, such as increasing the number of parking spaces, adding embarking/disembarking points along the waterfront, and installing facilities to promote tourism economy along the promenade. He further stated that while the Government currently had no related development plans for the four suggested directions mentioned in the captioned paper, he would continue to follow up on the subject matter at the TMDC meeting or other occasions, hoping to better activate local economy in the Tuen Mun District.

7. The Chairman asked the representatives from the Leisure and Cultural Services Department (LCSD) about the latest progress of the works on several plots of land on Sam Shing Street.

8. Ms Gladys LAW of the LCSD stated that according to the latest information provided by the Architectural Services Department (ArchSD), the works for “Open Space at Site B2 in Area 27, Tuen Mun” was expected to be completed in the fourth quarter of this year. Regarding the works for “Open Space with Public Vehicle Park at Area 27 (sites A and B1), Tuen Mun”, the ArchSD was reviewing the previously completed technical feasibility study and conducting conceptual design. Once the preliminary design was completed, the LCSD would consult Members’ opinions.

9. The Chairman concluded that all Members had been diligently following up on the subject matter and actively expressing opinions in past meetings. As the CSTB did not send representatives to this meeting, he requested the Secretariat to write to the CSTB to convey Members’ opinions for the Bureau’s consideration. He hoped that while planning the development around Sam Shing Estate and Tuen Mun Typhoon Shelter for recreational and leisure purposes, the Bureau would also consider various aspects of development including tourism and economy in that area. If there were further development plans, it was hoped that the Bureau would provide relevant information to the DFWC as soon as possible.

Secretariat

[Post-meeting note: A letter regarding the above discussion was sent to the CSTB on 11 November 2024.]

**(B) Matters Regarding Land Control Actions Taken by the District Lands Office against Structures in the Area of “Yeuk Mung Yuen”
(DFWC Paper No. 25/2024)**

10. The Chairman welcomed Mr LAU Wang-hei, Land Executive/Land Enforcement 4 (District Lands Office, Tuen Mun (DLO)), Lands Department, to the meeting.

11. The Chairman stated that the DFWC had originally scheduled a site visit for 6 August 2024. However, due to adverse weather conditions, the site visit could not be conducted as planned, hence the matter would continue to be discussed at this meeting.

12. The Chairman then invited the representatives of the DLO to report on the enforcement actions against structures in the area of “Yeuk Mung Yuen”.

13. Ms Charlene CHAUNG of the DLO stated that following the discussions at the previous meeting, the Department hoped to gather Members’ opinions through this meeting. If Members did not object to the land enforcement actions to be reinitiated by the Department, the Department would later conduct a joint clearance operation with the Tuen Mun District Office (TMDO) and the Food and Environmental Hygiene Department.

14. A Member stated that he had no particular opinion on whether enforcement departments should take action. He further pointed out that while Members could freely express their personal views on the subject matter, he believed that as the District Council was an advisory body which was not an organ of political power, it should not express support for or opposition to whether enforcement departments should exercise their enforcement powers. Regarding the consultation by the DLO, he suggested replying the Department that DWFC Members had fully expressed their opinions on the subject matter during the meeting and would respect the Department’s final decision.

15. As no other Members raised any opinions, the Chairman requested the DLO to consider the Member’s opinions.

V. Discussion Items

- (A) Concerns about the Progress of the Sports Ground and Open Space with Public Vehicle Park Construction in Area 16, Tuen Mun, and the Demand for Accelerating the Construction Progress**
(DFWC Paper No. 26/2024)
(Written Responses from the LCSD and the Transport Department)

16. The Chairman welcomed Mr Stan TSUI, Senior Transport Officer/Bus/New Territories South West, and Mr Carpe WU, Transport Officer/Bus/New Territories East 3, of the Transport Department (TD); and Mr Roy TSANG, Senior Environmental Protection Officer (Regional West)¹ of the Environmental Protection Department (EPD) to the meeting. He added that regular representatives of the LCSD for the DFWC would join the discussion on the subject matter.

17. The first proposer of the paper stated that the above written responses lacked specific timelines and progress updates for the works, and hoped that relevant departments would provide more detailed information to the public.

18. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members pointed out that the works was proposed in 2008, but suitable land for relocating the two bus depots had not yet been found, causing repeated delays in project commencement;
- (b) Members expressed that public buses were an important means of transportation for Tuen Mun residents travelling to and from urban areas. They hoped that public transport services in the district would not be affected by the relocation of bus depots;
- (c) Members enquired whether drainage issue at the Ho Wo Street site could be resolved in the short term to enable quick relocation of the bus depots from Area 16. They expressed concern that available area at the two plots at Ho Wo Street was smaller when compared to existing bus depots in Area 16 due to the land use conditions, so that the sites might not accommodate all the buses currently parked at the depots in Area 16. They enquired whether relevant departments had backup plans;
- (d) Members reflected opinions from local residents, athletes, and coaches about the severe shortage of sports facilities in the district, which prevented the organisation of courses and training. According to official planning guidelines, there should be one standard sports ground for every 200 000 to 250 000 people. Given Tuen Mun's population of 500 000, there should be at least two standard sports grounds to meet local demands;

- (e) Members hoped relevant departments would cooperate to quickly resolve technical issues regarding the site and implement the project;
- (f) Members suggested including progress reports of the works as an item for information in future DFWC meetings, and hoped relevant departments would provide updates at each meeting for Members' follow-up actions;
- (g) Members suggested departments handle the matter flexibly. If a suitable site with sufficient area could not be found, they should consider breaking down the project into smaller phases to expedite the relocation of bus depots and complete the proposed sports ground to satisfy public demands;
- (h) Members stated that it was raised multiple times at the Traffic and Transport Committee that the departments needed to urge Citybus Limited (Citybus) to render support to relevant work as soon as possible. The TD should also consider how to address Citybus's continuous addition of new routes that increased traffic flow in the Tuen Mun District. Members believed that Citybus should have considered bus parking locations when starting operations for Shenzhen Bay Port Routes. Besides, Members suggested, in addition to the Tuen Mun District, considering finding land between Shenzhen Bay Port and Yuen Long for parking some buses; and
- (i) Members enquired whether the two bus depots of Kowloon Motor Bus Company (1933) Limited (KMB) in the Tuen Mun Industrial Area were still in use, and whether the capacity could be increased.

19. Ms Gladys LAW of the LCSD stated that there were still certain challenges regarding the relocation of the two bus depots. After the bus depots were relocated and the site was cleared, the site would be officially allocated for "Sports Ground and Open Space with Public Vehicle Park in Area 16, Tuen Mun". Tender procedures would then commence, and funding application would be submitted to the Legislative Council Finance Committee. Upon funding approval, the proposed works would begin, and the construction time was expected to be approximately four years.

20. Mr Stan TSUI of the TD gave a consolidated response as follows:

- (a) The Department placed great importance on bus services in Tuen Mun. Currently, KMB and Citybus depots in Area 16, Tuen Mun provided daily parking, maintenance, and refuelling services for about 300 franchised buses

serving Tuen Mun and the New Territories Northwest, which was crucial for maintaining safe and efficient bus services in the district. Therefore, the Department must find suitable relocation sites within the district. Relevant departments had been actively seeking solutions, and government land had been identified on Ho Wo Street for the relocation of bus depots, with technical issues currently being addressed with the bus companies;

- (b) Regarding the government land on Ho Wo Street, one plot had significant tree coverage occupying the space. Therefore, the Department, along with the DLO and relevant departments, had identified additional land nearby to meet parking needs. The other plot was situated within a large drainage reserve area, necessitating a feasibility study for installing refuelling and other bus depot related facilities. Bus companies had submitted relevant reports to departments for consideration. The two bus companies had submitted short-term tenancy applications to the DLO for the sites for relocating their respective bus depots. Once technical issues were resolved and short term tenancies were granted, the Department would require bus companies to commence related works at the relocation sites and relocate the bus depots from Area 16, Tuen Mun as soon as possible;
- (c) Due to tight land supply, the Department and the DLO had not yet identified other suitable sites in the district; and
- (d) The bus depots on Kin On Street and Kin Wing Street in Tuen Mun were still operational and needed to continue operating like the bus depots in Area 16.

21. Mr Michael CHAN the Drainage Services Department (DSD) stated that the Department was following up on the application for the site on Ho Wo Street. The Department had just received reports and proposals from Citybus's consultant exploring the feasibility of using the original design of the Tuen Mun-Chek Lap Kok Link for bus parking, refuelling, and maintenance purposes, which would involve a lot of technical details. He would ask relevant responsible staff after the meeting about the time required to process the application and provide supplementary information to Members.

22. The Chairman asked the DLO whether the short-term tenancy applications had been approved, and the LCSD whether the tree issue at the site could be resolved and the possibility of tree removal.

23. Ms Charlene CHANG of the DLO stated that the Department was processing the short-term tenancy applications and would provide progress updates after the meeting. The Department would continue working with the TD to identify suitable locations.

[Post-meeting note: Supplementary information from the DLO was distributed to Members for their information on 14 October 2024.]

24. Ms Elsa TSENG of the LCSD stated that tree preservation was governed by established procedures, and tree removal, if necessary, would take considerable time. It was understood that relevant departments would try to avoid tree planting areas and identify sufficient land nearby for the relocation of bus depots.

25. The Chairman concluded that Members had fully expressed their opinions on the subject matter. The works had been delayed for many years without progress. The DFWC would continue to discuss the subject matter, hoping relevant departments would provide more detailed information about the project's progress at the next DFWC meeting.

(B) Concerns about Incidents of Citizens Falling into Tuen Mun River
(DFWC Paper No. 27/2024)
(Written Response from the Highways Department)

26. The Chairman stated that the Secretariat had received a written response from the Highways Department (HyD) regarding the captioned paper, which had been distributed to all Members via email before the meeting for their reference.

27. The first proposer of the paper expressed gratitude to the HyD for their prompt response to the subject matter and for arranging to add fences to the railings at relevant location. She enquired whether the Department could provide the design drawings for the proposed fences and the expected completion time. In addition, as mentioned in the captioned paper, she suggested that the Department consider inviting students to design drawings and phrases with positive themes to beautify the railings and fences along both sides of the river, encouraging positive thinking among citizens. She noted that the DSD recently organised a manhole cover design competition to beautify the city and enhance citizens' sense of well-being. Therefore, she suggested the HyD consider similar approaches to beautify the railings, bringing joy and positive energy to citizens.

28. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members believed that inviting schools to participate in the design would give students a sense of achievement, help promote Tuen Mun, serve educational purposes, and raise awareness about safety issue at Tuen Mun River among participating students and their families;
- (b) Members stated that solid panels would be needed for artistic design while fences would not be suitable, and enquired whether the proposed additions would be solid panels or fences;
- (c) Members enquired whether the DSD could consider incorporating artistic elements along the river as part of the Revitalisation of Middle Tuen Mun River Channel. They also suggested comprehensive study of beautifying Tuen Mun River and its surroundings, including railings beautification and adding other artistic elements and pleasant design, believing it would help promote Tuen Mun. Lastly, Members hoped that the HyD would study and implement these suggestions;
- (d) Members noted that both the carriageway and footpath at Pui To Road had uneven surfaces, and hoped the HyD would follow up and improve the situation;
- (e) Members hoped relevant departments would pay attention to blackspots where falling incidents occurred and follow up appropriately; and
- (f) Members stated that falling incidents reflected safety issue at Tuen Mun River, which was a symbol of Tuen Mun District. They hoped relevant departments would properly manage the entire Tuen Mun River, with follow-up discussions at TMDC or DFWC meetings.

29. Ms Wendy TANG of the HyD gave a consolidated response as follows:

- (a) The design of proposed fences would be similar to the illustration shown in the captioned paper, and the relevant engineering drawings would be provided after the meeting. The Department aimed to complete the works as soon as possible, targeting the first quarter of 2025, to effectively reduce the risk of accidental falls into the river;

- (b) Regarding the suggestion to invite student to participate in the design, considering the difficulty of incorporating artistic design after adding fences to the railings, the Department would conduct further studies with relevant departments; and
- (c) The Department would follow up on the uneven road surface issue of both the carriageway and footpath at Pui To Road.

30. The Chairman concluded that, in addition to following up on the locations mentioned in the captioned paper, he hoped relevant departments would conduct a comprehensive review of both sides of Tuen Mun River and add fences where necessary.

(C) Concerns about the Closure of Beaches in Tuen Mun
(DFWC Paper No. 28/2024)
(Written Response from the LCSD)

31. The Chairman stated that the Secretariat had received a written response from the LCSD regarding the captioned paper, which had been distributed to all Members via email before the meeting for their reference.

32. The first proposer of the paper stated that besides ongoing recruitment difficulties, currently, the biggest challenge was the inability to retain lifeguards. Among civil servants, lifeguards belonged to the Artisan grade. With their physical capabilities, skills, and professional qualifications, they had many other job options. This core issue needed to be addressed first. The shortage of lifeguards affected not only beach services but also swimming pool services. Regarding short-term manpower deployment and support, although only Golden Beach, Butterfly Beach, and Kadoorie Beach were currently open in the Tuen Mun District, since beaches were connected, some swimmers still visited beaches without lifeguard services, effectively increasing the area that on-duty lifeguards needed to monitor, further increasing their workload and pressure. Regarding innovative technology, he noted that the LCSD launched trial of artificial intelligence drowning detection system at Kwun Tong Swimming Pool and Sun Yat Sen Memorial Park Swimming Pool. He pointed out that there were many related technology applications in the Mainland and internationally, and enquired about the details of innovative technologies currently in use and planned for introduction by the Department.

33. Members raised various opinions and enquiries regarding the subject matter, summarised as follows:

- (a) Members stated that lifeguards in Artisan grade had very limited promotion opportunities and needed to apply for other grades for promotion. They suggested studying career path of the grade, reforming the grade structure to provide promotion opportunities for capable lifeguards, otherwise the manpower shortage could not be resolved. Therefore, they hoped the Government would study more ways to solve the manpower issue, including considering outsourcing lifeguard services; and
- (b) Regarding hardware support, Members suggested considering more new technologies, such as remote-controlled lifesaving float, to enhance lifeguard services and alleviate manpower shortage issue. They suggested studying the application of innovative technologies for beaches, in addition to swimming pools, and making the Tuen Mun District as a possible pilot site.

34. Ms Elsa TSENG of the LCSD gave a consolidated response as follows:

- (a) The Department had implemented various measures to strengthen recruitment and publicity efforts. To increase the attractiveness of seasonal lifeguard positions, the Department had enhanced salary packages and contract gratuities for seasonal lifeguards. In addition, the Department launched the “Combined Seasonal Lifeguard Training Scheme” in 2023 to offer full-time training and practice in a “hire and train” mode, so as to help trainees with no lifesaving qualifications acquire pool and/or beach lifesaving awards before serving as seasonal lifeguards of the LCSD. The Department would also cooperate with the Employees Retraining Board to co-organise tailor-made lifesaving training programmes and provide employment services with a view to increasing the supply of lifeguards;
- (b) The Department had been monitoring the latest technologies in the market and actively studying the possibility of introducing effective life-saving equipment. An artificial intelligence drowning detection system was piloted at Kwun Tong Swimming Pool and Sun Yat Sen Memorial Park Swimming Pool last year and this year, respectively. The Department would review the pilot results and consider various factors before further implementing the system;

- (c) The Department understood that manpower shortage created pressure on lifeguards. Regarding short-term manpower deployment, the Department would adopt flexible methods, such as extending lifeguards' working hours where feasible to increase deployable manpower. The Department noted the opinions of Members and the public regarding opening more swimming pool and beach facilities, and hoped to open more facilities for public use after securing more resources and hiring more lifeguards; and
- (d) The Department was conducting a pilot scheme for outsourcing lifeguard services and had selected six public swimming pools as pilot sites. If successful, the Department would continue to implement outsourced lifeguard services at more swimming pools to secure more lifeguard manpower for deployment to other swimming pools and open more facilities.

35. The Chairman concluded by expressing hope that the LCSD would continue efforts to resolve the lifeguard shortage issue and bring good news in next year's swimming season.

(D) Enquiry about the Works Progress of the Covered Overhead Pedestrian Footpath Beside Light Rail Lung Mun Stop
(DFWC Paper No. 29/2024)
(Written Response from the TMDO)

36. The Chairman stated that the Secretariat had received a written response from the TMDO regarding the captioned paper, which had been distributed to all Members via email before the meeting for their reference.

37. The first proposer of the paper stated that many residents used the concerned junction every day to access nearby bus stops and Light Rail stops. Currently, there were no facilities to shelter from rain and sunlight along this road section, and there was considerable weed overgrowth on both sides of the footpath. He believed it was necessary to improve the entire pedestrian footpath and hoped the TMDO could commence the captioned project as soon as possible to improve weather protection.

38. Mr Kelvin LAM of the TMDO stated that the consultant had previously completed the design work for the captioned project, and subsequently revised the design due to complex underground utility facilities. The revised design had also been approved by the Advisory Committee on the Appearance of Bridges and

Associated Structures. The Department would schedule the commencement of the works subject to resources availability and report back to Members in due course.

39. The Chairman concluded by expressing hope that the TMDO would commence the works as soon as possible.

VI. Items for Information

(A) Reports from the LCSD

(i) Report on Utilisation Situation of Tuen Mun Town Hall (DFWC Paper No. 30/2024)

40. Members noted the content of the paper.

(ii) Report on Utilisation Situation of Public Libraries in Tuen Mun District (DFWC Paper No. 31/2024)

41. Members noted the content of the paper.

(iii) Report on Management of Recreation, Sports and Passive Facilities in Tuen Mun District (DFWC Paper No. 32/2024)

42. Members noted the content of the paper and raised the following opinions and enquiries:

- (a) Members stated that the project of “Open Space at Site B2 in Area 27, Tuen Mun” was near the waterfront, causing public concern about the risk of accidental falls into the sea. Therefore, they enquired whether the Department would install railings or implement other safety measures to protect public safety;
- (b) Members agreed that public safety was the primary consideration but hoped the Department would comprehensively consider the needs of other stakeholders, avoiding impact on vessel berthing and embarking/disembarking while installing railings;

- (c) Members enquired about the details of greening work at Tuen Mun Promenade, and reflected that the serious overgrowth problem there easily attracted mosquitoes and insects affecting public health. They hoped the Department would follow up as soon as possible;
- (d) Members enquired about the progress of installing smart outdoor fitness equipment at Hoi Chu Road Playground; and
- (e) Members pointed out that the utilisation rates of soccer pitches in the district was very high, hoping the sports ground in Area 16, Tuen Mun, could be completed as soon as possible.

43. Ms Gladys LAW of the LCSD stated that they noted Members' opinions regarding the project of "Open Space at Site B2 in Area 27, Tuen Mun" and would study the feasibility of installing railings with the ArchSD.

[Post-meeting note: The LCSD provided supplementary information after the meeting, stating that after consulting the ArchSD, the relevant seawall was located more than 3 metres outside the site boundary of the works area of the open space project, and the risk of the seawall was not within the scope of the works.]

44. Ms Elsa TSENG of the LCSD stated that they noted Members' opinions. The Department had arranged horticultural maintenance work at Tuen Mun Promenade and surrounding areas, and expected to conduct a site inspection with relevant Members after completion next week. In addition, the installation of smart fitness facilities at Hoi Chu Road Playground was expected to be completed in the first quarter of 2025.

[Post-meeting note: The LCSD stated that they had arranged a site inspection of the roadside planters near Tuen Mun Promenade and Yuet Wu Villa with relevant Members on 25 September 2024.]

**(B) Progress Report on Other Government Departments' Works Projects
(DFWC Paper No. 33/2024)**

- (i) Progress Report by the DSD

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

46. A Member noted that according to Annex 1 to the paper, after the completion of riverbed sludge removal works from Tuen Yee Street to Yau Oi Bridge section of Tuen Mun River in 2020, no further such works had been arranged. Therefore, he enquired whether there was no need for cleaning, or if relevant works had been handled by other departments. He also pointed out that the paper did not mention information about riverbed sludge removal works from Yau Oi Bridge to Pui To Road section of Tuen Mun River, and thus enquired about the department responsible for these works. He hoped that the DSD would include information about sludge removal works for that section in future papers. He reflected that the above section of Tuen Mun River was plagued by odour problem and hoped to learn more about the riverbed sludge removal work.

47. Mr Michael CHAN of the DSD stated that the Civil Engineering and Development Department (CEDD) was responsible for the riverbed sludge removal works for the downstream section of Tuen Mun River. After surveying the riverbed depth and sludge at the outfall, the Department determined that the overall drainage capacity of Tuen Mun River was not affected, therefore there was no immediate need to conduct such works. As for the upstream section of Tuen Mun River ending at Siu Hong Station on Tuen Ma Line, the DSD would conduct relevant works according to a regular schedule. The Department would provide information about the riverbed sludge removal works from Yau Oi Bridge to Pui To Road section of Tuen Mun River in the paper at the next DFWC meeting.

48. The Chairman hoped that the DSD would provide timely updates on the progress of relevant works.

(ii) Progress Report on Major Public Works Projects in Tuen Mun District

49. Members noted the content of Annex 2 to the paper.

50. Members raised various opinions and enquiries regarding the captioned paper, summarised as follows:

- (a) Members thanked the representatives of the Water Supplies Department (WSD) for following up on traffic issue on Tuen Hing Road raised at the last meeting, and stated that there had been many traffic problems recently due to water pipe maintenance works in the district. They hoped that the Department could discuss traffic arrangements for various works with Members in advance to minimise impact on residents;

- (b) Members pointed out that on 12 September 2024, a water main burst near San Wo Lane Playground and Hung Kiu Bus Stop on Tuen Mun Road required closing one traffic lane, causing traffic paralysis in the Tuen Mun District and the New Territories Northwest. Thus, they enquired about the situation that day and the progress of rehabilitation works. They also asked whether underground water mains at such road section were planned for replacement by the Department. They hoped that the Department could more effectively maintain and repair underground water mains along trunk roads such as Tuen Mun Road; and
- (c) Members stated that there had been multiple underground water main burst incidents around Castle Peak Road, San Hui and King Fung areas in recent months, expressing concern about similar situations occurring successively due to aging underground water mains in the district. They then enquired whether there were methods to detect the condition and risks of underground water mains from ground level so as to arrange early replacement of high-risk water mains and prevent sudden bursts, thus reducing impact on residents and road users.

51. Mr YIU Ka-lap of the WSD gave a consolidated response as follows:

- (a) The Department received a report on the afternoon of 12 September 2024 about water main leaks on the northbound Tuen Mun Road near San Wo Lane Playground, resulting in temporary closure of the slow lane on Tuen Mun Road. To minimise impact on the travel for the public, the Department conducted temporary road surface repairs that day and reopened the lane at 6:00 p.m. Subsequently, the Department closed the slow lane again at 10:00 p.m. the same day to continue repairs, and successfully completed all underground water main repairs and disposed of most high-risk pipes by 6:00 a.m. the next day;
- (b) To monitor the health conditions of water mains, the Department conducted routine inspections to detect leaks early and carry out repairs. In addition, the Department was progressively establishing the “Water Intelligent Network” where discrete District Metering Areas and associated Pressure Management Areas would be established within water distribution network. Flow and pressure data as well as other associated network data would be collected from such monitoring equipment to prioritise follow-up actions according to the degree of water loss in water mains; and

- (c) To maintain the health of the water supply network, the Department had adopted a “risk-based” water main asset management strategy, assessing the risks of bursts or leaks of water mains based on various factors such as ages and materials of the water mains, past records of bursts or leaks, surrounding environment, and the consequence of bursts or leaks, and according priorities to those with high risks for improvement works. For water mains along trunk roads, the Department would screen and prioritise replacement of high-risk water mains according to the above management strategy. The Department would strive to minimise traffic impact while conducting water main maintenance works.

**(C) Progress Report on Major Public Works Projects in Tuen Mun District
(as at 15 August 2024)
(DFWC Paper No. 34/2024)**

52. Members noted the content of the paper.

53. Members raised various opinions and enquiries regarding the captioned paper, summarised as follows:

- (a) Members stated that the expected completion date for project 75MC/A had been repeatedly postponed to May 2025, enquiring whether this was the completion date of the works or the date for handing over the facilities to relevant responsible departments. They further enquired whether the proposed community health centre and elderly home had been completed, and pointed out that Moon Tin Estate would be occupied in the first quarter of 2025, expressing concern about whether the related works could be completed on schedule or earlier;
- (b) Members pointed out that the content regarding the construction of playground at open space in Area 6, Tuen Mun in the captioned paper did not mention the previously introduced proposed climbing wall, enquiring whether there were changes and the reason for extending the expected completion date to 2026. They noted that there were several schools near the project area, and since the works would impact community environment, noise levels, and management during construction, schools and relevant stakeholders hoped for early completion. They hoped relevant departments would provide design proposals for the works to Members and relevant stakeholders;

- (c) Members reflected public concern about safety hazards at the downhill road on Tsing Yung Street leading to Castle Peak Road, thus asking the HyD whether the original guard railings next to the petrol filling station would be reinstalled after completion of Project 853TH/A to enhance pedestrian protection. Furthermore, they mentioned the uneven road surface in that road section and hoped the Department would follow up;
- (d) Members pointed out that regarding Project 3278RS/B mentioned in the captioned paper, several potential sites for relocating two bus depots could not be finalised due to competing land use demands or technical constraints, thus enquiring about the department finally using the sites and their purposes. They stated that if bus depots could not be relocated, the related project would not be implemented. They further emphasised the importance of the proposed sports ground to residents, and believed that suitable land for relocating bus depots should be prioritised. Therefore, they enquired whether Siu Lang Shui area would be considered for the relocation of bus depots; and
- (e) Members enquired about the progress of Project 268RS/B, and reflected residents' expectation for early completion of the cycling track from Hin Fat Lane to So Kwun Wat.

[Post-meeting note: The HyD provided supplementary information after the meeting regarding Project 853TH/A, stating that guard railings would be installed next to the petrol filling station, with works expected to complete this year. In addition, the Department was closely communicating with traffic management departments to implement temporary traffic measures in phases, aiming to complete road resurfacing works in the relevant road section as soon as possible while minimising traffic impact, to provide a more comfortable road surface for public use.]

54. Mr SHUM Kai-shing of the CEDD stated that he would enquire about Projects 75MC/A, 3278RS/B, and 268RS/B with relevant responsible departments and personnel after the meeting and provide supplementary information to Members.

[Post-meeting note: Supplementary information from the ArchSD, DLO, and CEDD was distributed to all Members for their information on 18 November 2024.]

55. Ms Gladys LAW of the LCSD stated that the proposed facilities for the construction of playground at open space in Area 6, Tuen Mun would include a multi-purpose hard-surface ball court (which could be used as one 7-a-side soccer pitch or

two 5-a-side soccer pitches or two handball courts), and there was never any introduction of a proposed climbing wall. Currently, a climbing wall was provided at Siu Lun Sports Centre in Area 14, Tuen Mun. In addition, the situation was complicated by the far distance between the inlet of government stormwater manhole and the project site, as well as by the narrow footpath with Light Rail tracks. In such regard, the Department had discussed with schools near the works area and obtained agreement to conduct related works through their playgrounds and car parks. The Department would try to arrange construction during school holidays to minimise noise impact on schools. Also, the Department was actively applying for additional funding to expedite the related works.

56. Ms Wendy TANG of the HyD stated that she would ask relevant responsible personnel about Project 853TH/A after the meeting and provide supplementary information to relevant Members.

57. Ms Charlene CHANG of the DLO stated that she would ask relevant responsible personnel about the relocation of bus depots in Area 16, Tuen Mun after the meeting and provide supplementary information to Members.

[Post-meeting note: Supplementary information from the DLO was distributed to all Members for their information on 14 October 2024.]

VI. Any Other Business and Date of Next Meeting

58. There being no other business, the Chairman announced that the meeting closed at 4:27 p.m. The next meeting would be held on 19 November 2024 (Tuesday) at 2:30 p.m.

Tuen Mun District Council Secretariat

Date: October 2024

File Ref.: HAD TMDC/13/25/DFWC/24