

**Minutes of the 12th Meeting of
the Tuen Mun District Council**

Date: 10 November 2025 (Monday)

Time: 2:30 p.m.

Venue: Tuen Mun District Council (TMDC) Conference Room

Present :

Mr KWAN Ke-lin, Michael, JP (Chairman)	District Officer (Tuen Mun), Home Affairs Department and TMDC Chairman
The Hon LAU Ip-keung, Kenneth, SBS, MH, JP	TMDC Member
Mr CHAN Yau-hoi, BBS, MH, JP	TMDC Member
Mr TSUI Fan, MH	TMDC Member
Ms CHING Chi-hung, MH, JP	TMDC Member
Mr CHAN Manwell, Leo, MH	TMDC Member
Ms SO Ka-man	TMDC Member
Mr WAN Tin-chong, MH	TMDC Member
Mr TSANG Hin-hong, MH	TMDC Member
Mr KAM Man-fung	TMDC Member
Mr MO Shing-fung	TMDC Member
Mr YIP Man-pan, MH	TMDC Member
Ms LAI Ka-man	TMDC Member
Mr HO Jun-hang, Benton	TMDC Member
Mr LI Chiu-hung	TMDC Member
Mr LAM Tik-fai	TMDC Member
Ms CHAN Mang-yi, Vincci	TMDC Member
Mr CHAN Ho-ting, Mac	TMDC Member
Dr CHAN Kwai-wao	TMDC Member
Mr CHAN Tsim-heng	TMDC Member
Ms MAK Mei-yee, Pamela	TMDC Member
Mr CHUI King-hang	TMDC Member
Mr FUNG Pui-yin	TMDC Member
Mr FUNG Yuk-fung, MH	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	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 WONG Man-kit, Timothy (Secretary)	Senior Executive Officer (District Council), Tuen Mun District Office, Home Affairs Department
By Invitation :	
Miss LIN So-ching, Fiona	Chief Property Manager (Project), Government Property Agency
Ms LEUNG Mei-yin, Ida	Senior Property Manager (Project) ¹ , Government Property Agency
Mr WONG Chak-sun, Jason	Senior Property Manager (Project) ³ , Government Property Agency
Ms CHOW Suk-fun, Fion	Senior Executive Officer(Planning) ³ ⁴ , Leisure and Cultural Services Department
Mr LAM Ka-wai, Kaymen	Senior Executive Officer (2) ³ , Home Affairs Department
Ms TSANG Pui-man, Cheryl	Senior Executive Officer (3) ⁴ , Home Affairs Department
Mr LEE Kam-ho, Edwin	Senior Superintendent(Market Development) ² , Food and Environmental Hygiene Department
Ms SIU Wing-mui, Wendy	General Manager (Planning and Facilities), Hongkong Post
Mr WONG Cheuk-him, Michael	Manager (Planning & Facilities) ¹ , Hongkong Post
Mr CHUN Wai-kwong	Senior Social Work Officer, Social Welfare Department
Ms TSANG Yin-ling	Social Work Officer 2 (Planning & Coordinating), Social Welfare Department
Ms LI-ying, Emily	Chief Executive Officer (Youth Affairs) ⁽²⁾ ¹ , Home and Youth Affairs Bureau
Miss KWOK Kei-lam, Janice	Assistant Secretary (Youth Affairs) ⁽²⁾ ¹ , Home and Youth Affairs Bureau
Mr CHING Ming-keng	Chief Land Executive/Land Enforcement (District Lands Office, Tuen Mun), Lands Department
Mr CHAN Kai-chung	Senior Land Executive/Land Enforcement 3 (District Lands Office, Tuen Mun), Lands Department
In Attendance :	
Miss CHEN Wai-tik, Wendy	Assistant District Officer (Tuen Mun) ¹ , Home Affairs Department
Mr CHU Man-chung	Assistant District Officer (Tuen Mun) ² , Home Affairs Department
Mr LAU Yu-hang, Henry	Senior Liaison Officer (1), Tuen Mun District Office,

Ms HUNG Mei, Eunice	Home Affairs Department Senior Liaison Officer (2), Tuen Mun District Office, Home Affairs Department
Ms CHAN Yin-ling, Cannes	Senior Liaison Officer (3), Tuen Mun District Office, Home Affairs Department
Miss FONG Yuen-wah, Irene	Senior Liaison Officer (4), Tuen Mun District Office, Home Affairs Department
Mr LEUNG Ho-kwun, Michael	Senior Engineer/14/WDO, Civil Engineering and Development Department
Ms HON Hin-yan	Chief School Development Officer (Tuen Mun), Education Bureau
Mr FUNG Koon-yue	District Environmental Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr WONG Chun-hung, Samuel	Chief Manager, Management (Tuen Mun and Yuen Long), Housing Department
Mr MA Wai-hing, Adrian	District Commander TMDIST, Hong Kong Police Force
Mr CHAN Yik-chun	PCRO TMDIST(T), Hong Kong Police Force
Mr MA Ching-ho	OC DIS TMDIST, Hong Kong Police Force
Mr LEE Chi-keung, Kenneth	District Lands Officer/Tuen Mun (District Lands Office, Tuen Mun), Lands Department
Ms CHANG Yuet-ming, Charlene	Administrative Assistant/Tuen Mun (District Lands Office, Tuen Mun), Lands Department
Ms TAM On-kei, Susan	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Ms LUI Oi-yi, Viola	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr AU Hei-fan, Raymond	District Planning Officer, Tuen Mun & Yuen Long W, Planning Department
Ms LAU Siu-hing, Jackie	District Social Welfare Officer (Tuen Mun), Social Welfare Department
Mr CHEUNG Chi-yeung, Fabian	Chief Transport Officer, New Territories North West, Transport Department
Ms YEUNG Pui-man, Michelle (Assistant Secretary)	Executive Officer I (District Council)1, Tuen Mun District Office, Home Affairs Department

I. Opening Remarks

The Chairman welcomed all Members present to the 12th meeting of the seventh term TMDC and extended a warm welcome to representatives from government departments in attendance.

II. Absence from Meeting

2. The Secretary reported that the Secretariat had received no applications for leave of absence from Members.

III. Confirmation of the Minutes of the 11th Meeting held on 12 September 2025

3. The Chairman stated that the draft minutes of the captioned meeting had been circulated to all attendees for review on 6 November. Subsequently, the Secretariat did not receive any revision proposals. As no other amendments were proposed by Members present, the Chairman declared the minutes approved.

IV. Discussion Items

(A) Joint-user Complex and Joint-user General Office Building at Area 26A, Hung Shui Kiu / Ha Tsuen New Development Area (TMDC Paper No. 55/2025)

4. The Chairman welcomed Ms Fiona LIN, Chief Property Manager (Project), Ms Ida LEUNG, Senior Property Manager (Project)¹, and Mr Jason WONG, Senior Property Manager (Project)³, of the Government Property Agency (GPA); Ms Viola LUI, District Leisure Manager (Tuen Mun), and Ms Fion CHOW, Senior Executive Officer(Planning)³⁴, of the Leisure and Cultural Services Department (LCSD); Ms Emily LI, Chief Executive Officer (Youth Affairs)⁽²⁾¹, and Miss Janice KWOK Assistant Secretary (Youth Affairs)⁽²⁾¹, of the Home and Youth Affairs Bureau (HYAB); Mr Kaymen LAM, Senior Executive Officer (2)³, and Ms Cheryl TSANG, Senior Executive Officer (3)⁴, of the Home Affairs Department (HAD); Mr Edwin LEE, Senior Superintendent(Market Development)² of the Food and Environmental Hygiene Department (FEHD); Ms Wendy SIU, General Manager (Planning and Facilities), and Mr Michael WONG, Manager (Planning & Facilities)¹, of the Hongkong Post; and Ms Jackie LAU, District Social Welfare Officer (Tuen Mun), Mr CHUN Wai-kwong, Senior Social Work Officer, and Ms TSANG Yin-ling, Social

Work Officer 2 (Planning & Coordinating), of the Social Welfare Department (SWD) to the meeting.

5. Ms Fiona LIN of the GPA sought the views of the TMDC on the preliminary facility mix for the proposed joint-user complex and joint-user office building at Area 26A, Hung Shui Kiu / Ha Tsuen New Development Area. The site covered approximately 30 520 square metres, with its location shown in the annex to the paper for reference. The proposed joint-user complex and joint-user office building formed part of the “single site, multiple uses” initiative, which aimed to integrate and provide additional government, institution or community (GIC) facilities, thereby optimising limited land resources and meeting community needs for public services. The proposed preliminary facility mix included a community hall, a support service centre for ethnic minorities, a Caring Team service point, office and meeting facilities for the district office, a sports centre, a public market, a post office, a delivery office, a Chinese medicine clinic cum training and research centre, the Family and Child Protective Services Unit (Tuen Mun), the Correctional Services Department’s multi-purpose family and rehabilitation service centre, a self-service kiosk centre of the Immigration Department (ImmD), a headquarters and training base for youth uniformed groups, government offices, as well as ancillary facilities such as parking spaces and loading/unloading areas. The above facilities were preliminary proposals and subject to adjustment or change in future. Upon completion of the necessary preparatory work, including technical studies, assessments and detailed design, the Government would seek funding approval from the Finance Committee of the Legislative Council (LegCo) at an appropriate juncture to commence construction works. The Government would continue to engage the TMDC, local representatives and relevant stakeholders, and welcomed Members’ views on the preliminary facility mix to facilitate follow-up and advancement of the project.

6. Mr CHUNG Kin-fung noted that the site was substantial in size, approximately six times that of the Tuen Mun Siu Lun Government Complex, and would include facilities such as a sports centre, public market and post office. Given that the Hung Shui Kiu / Ha Tsuen New Development Area would accommodate a large population, he enquired whether the relevant planning standards and guidelines had been reviewed in formulating the facility mix, and specifically whether the addition of a swimming pool and a general outpatient clinic had been considered to meet future residents’ needs.

7. Mr WAN Tin-chong expressed support for the proposals in the paper, considering that they would address public demand for land for community services. He noted the sizeable site area and that a community hall was included among the

community facilities. Currently, more than 200 groups were on the waiting list each month for the auditorium at Tuen Mun Town Hall. With the anticipated rapid population growth in Hung Shui Kiu and the Northern Metropolis, demand for performance venues would rise accordingly. He therefore suggested incorporating a performance venue with a capacity of over 1 000 seats for booking by community groups and schools.

8. Mr TSANG Hing-chung welcomed the development project, noting the long-standing shortage of relevant community facilities in the area. He was also deeply concerned about potential air and noise pollution during construction, and worried that if residents of nearby Yick Yuen Tsuen had not yet been rehoused when works commenced, their daily lives could be affected. Furthermore, given that the future Hung Shui Kiu / Ha Tsuen New Development Area would accommodate around 220 000 residents, he suggested making good use of the site to provide general outpatient services to meet residents' keen demand.

9. Ms Fiona LIN of the GPA gave a consolidated response to Members' enquiries as follows:

- (i) The facilities to be provided in the proposed joint-user complex were determined having regard to the assessments and views of relevant policy bureaux and departments on district facility needs. While the Department appreciated Members' wish to incorporate additional facilities on the proposed site to meet residents' needs, the site was subject to various development constraints, including building height restrictions, parts of the site falling within a railway protection zone, and the need to reserve parts of the site as a maintenance corridor for overhead cables. It was therefore difficult to meet all district facility requirements through a single development project;
- (ii) According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan, a number of government and community facilities had already been planned in the area, including a hospital proposed in Area 20 and a sports ground planned in Area 48, with sites also reserved for schools;
- (iii) The Planning Department had designated uses for various sites in the area to meet the community's needs for different public services; and

- (iv) Land resumption arrangements would be handled by the Lands Department, which had notified residents of Area 26A that they were required to vacate by January 2026. Residents needing assistance might contact the Department's staff for details on the land resumption.

10. Mr Kaymen LAM of the HAD added that the proposed community facilities included a standard community hall. In general, a standard community hall was equipped with a multi-purpose auditorium that could accommodate approximately 450 people and could be partitioned into activity rooms as needed, facilitating rental by various community groups for holding meetings, training courses and small-scale community performances. The hall was also fitted with appropriate audio-visual and projection equipment to meet the requirements of certain activities and performances.

11. Ms Pamela MAK expressed support for the "single site, multiple uses" development mode, but raised concerns about whether the supporting transport infrastructure could be advanced in tandem. In this connection, she hoped that the authorities would conduct a traffic assessment for the project, including studying the additional pedestrian and vehicular flows generated by the new development area, and would appropriately increase the number of bus stops and parking spaces. She also suggested considering the addition of youth co-working spaces, study rooms and a day care centre for persons with disabilities to the development project, so as to meet the needs of different groups in the district.

12. Mr MO Shing-fung supported the proposals in the paper, noting that the project encompassed a wide range of facilities, and put forward two suggestions regarding the proposed facilities: (i) with reference to the Tai Po Complex, adding a cooked food centre alongside the public market to facilitate residents' daily lives; and (ii) providing sufficient parking spaces and electric vehicle charging facilities for use by motorists.

13. Mr TSANG Hin-hong noted that multiple facilities in the joint-user complex would help meet the daily needs of future residents in the Hung Shui Kiu / Ha Tsuen New Development Area and promote linkage and connectivity between areas. He suggested installing adequate directional signage in the new development area to help members of the public locate the proposed complex, and fully consulting public views during the planning and implementation of the project.

14. Ms Fiona LIN and Ms Ida LEUNG of the GPA gave a consolidated response to Members' enquiries as follows:

- (i) The Government would plan and make corresponding public transport arrangements in a timely manner in line with the progress and completion schedule of works in the new development area, so as to meet its needs;
- (ii) As regards parking spaces, the ancillary parking spaces mentioned in the paper were primarily for users of the two joint-user buildings, including policy bureaux, departments and service providers, and all such parking spaces would be equipped with charging facilities;
- (iii) The adjoining sites in Areas 28A and 28B were also planned for the provision of up to 1 050 public parking spaces adjacent to the project buildings for public use;
- (iv) In terms of public transport, the project was close to the Hung Shui Kiu Station under construction. The MTR Corporation Limited had planned to construct a public transport interchange with a gross floor area of about 10 000 square metres on the adjoining site in Area 28A, while another public transport interchange of about 10 000 square metres had been planned on the site in Area 32A, enabling members of the public to reach the buildings by public transport;
- (v) Members' views on directional signage were noted and would be followed up with relevant departments;
- (vi) Land had been reserved in the project for public greening spaces for public recreation; and
- (vii) It was proposed that part of the facilities be used by Caring Teams for the storage and distribution of supplies, etc., so as to provide suitable services to residents in the community.

15. Ms Emily LI of the HYAB stated that the proposed facilities in the two joint-user buildings were primarily intended for use by youth uniformed groups as their headquarters and training bases. The Bureau encouraged these groups to organise various types of activities, including national education and foot drills, to meet the needs of young people in Tuen Mun and nearby districts.

16. Ms Jackie LAU of the SWD stated that, in determining the welfare facilities for projects in the development area, the Department took into account various factors

such as district needs, overall demand for welfare services and available development space. For the Hung Shui Kiu / Ha Tsuen New Development Area, the proposed buildings would accommodate the Family and Child Protective Services Unit (Tuen Mun), while most of the remaining welfare service facilities would be provided in the new public housing estates, closer to the service users.

17. Mr IP Chun-yuen welcomed the Government's early consultation with the TMDC on the facility mix for the project during the initial planning stage of the new development area, describing it as "advance planning". Taking the Tuen Mun Siu Lun Government Complex as an example, he pointed out that, as its parking spaces were not open to the public, people using the facilities there could only park in the vicinity, resulting in frequent shortages of nearby parking spaces. In this connection, he suggested that the Government reserve sufficient parking spaces for public use in the planning process. At the same time, given the high popularity and usage rate of the children's play room at the Siu Lun Sports Centre, he recommended incorporating similar facilities in the proposed joint-user complex to meet the needs of families in the district.

18. Mr TSE Wing-hang also welcomed the concept of constructing the joint-user buildings and put forward three main suggestions: (i) considering the provision of shared office space in the buildings for rental or use by local organisations, thereby facilitating the delivery of services to local residents; (ii) increasing the number of hourly parking spaces (including those for large and medium-sized vehicles) in the vicinity of the buildings; and (iii) providing additional social welfare facilities in the public housing estates.

19. Mr FUNG Pui-yin was pleased to see the departments adopting an ancillary facilities-led approach in the new development area. He also made three suggestions regarding the facilities proposed for the buildings, hoping that the departments would examine their feasibility: (i) adding a blood donation centre to meet residents' needs; (ii) incorporating dental services into the proposed Chinese medicine clinic cum training and research centre if space permitted; and (iii) providing childcare facilities in the buildings to release the workforce potential of women in the district and promote local employment.

20. Ms Fiona LIN of the GPA gave a consolidated response to Members' enquiries as follows:

- (i) She appreciated Members' concerns regarding the demand for public parking spaces. As mentioned earlier, 1 050 public parking spaces had been planned for public use in the vicinity of Areas 28A and 28B;
- (ii) As regards joint-user general space, the proposed joint-user office building was generally intended for use by government departments only. If Members wished to use space for meetings, they might consider the meeting facilities of the district office or the community hall in the proposed facility mix; and
- (iii) Regarding the suggestions to add a blood donation centre and other medical services to the joint-user complex, Family Medicine Clinics (FMCs) under the Hospital Authority (HA) had been committed to providing community-based primary healthcare services, primarily serving the elderly, low-income persons and patients with chronic illnesses. There were currently eight FMCs and Family Medicine Integrated Centres (FMICs) in the Tuen Mun and Yuen Long Districts in total. In planning and developing public primary healthcare services, the HA took into account a range of factors, including the service delivery model for primary healthcare, demographic changes and the distribution of service users in each district, the supply of primary healthcare services in each district, and the demand for public primary healthcare services. To cope with the growing service demand in the Yuen Long and Tuen Mun Districts, the HA would establish larger-scale FMCs to strengthen services and provide diversified one-stop primary healthcare services to the public. She also pointed out that the HA had reserved sites in the Yuen Long District (including the Hung Shui Kiu New Development Area) for the long-term development of primary healthcare services. In the long run, the HA would align with the Government's overall policy direction, continue to closely monitor the need for public primary healthcare services in the district, and keep exploring various feasible options, with a view to providing appropriate primary healthcare services to the primary target users within limited resources.

21. Ms Fion CHOW of the LCSD stated that the sports centre proposed in the preliminary project would include a children's play room (including toilets) with an area of about 800 square metres, which would be larger than the existing children's play room at the Siu Lun Sports Centre, allowing for more children's play facilities and better meeting district needs.

22. Ms Jackie LAU of the SWD stated that the Department had been adopting a multi-pronged approach to identify suitable sites for providing various types of welfare facilities to meet societal needs. Having regard to the floor area of the joint-user buildings, the Department suggested reprovisioning the Family and Child Protective Services Unit (Tuen Mun) in the proposed facilities. As for other welfare facilities, as mentioned earlier, most would be provided within the public housing estates in the Hung Shui Kiu / Ha Tsuen New Development Area to better serve users. The future new development area would also provide a range of child welfare services, elderly services and youth services. At present, child welfare facilities in the Tuen Mun District included after-school care services, after-school care services for pre-primary children, and two centres under the Neighbourhood Support Child Care Project, offering childcare services for young families.

23. Mr CHAN Yau-hoi noted that the joint-user buildings would accommodate facilities for multiple government departments. In this connection, he expressed concern about the floor area of the public market, considering that it needed to be of sufficient scale to support its long-term viability, and cited the example of the Tseng Choi Street Market, which had ultimately been repurposed due to insufficient footfall. He also raised concerns about parking provision, pointing out that there were many village houses in the vicinity of the development project, where residents predominantly relied on private cars, resulting in keen demand for hourly parking spaces. He further enquired about the distance between the parking spaces planned in the adjoining development areas and the proposed project, expressing worry that if they were too far apart, they might not adequately serve visitors to the buildings.

24. Ms LAI Ka-man, citing Area 54 in Tuen Mun as an example, observed that new development areas often lacked covered pedestrian linkages, with residents only discovering after moving in that they were exposed to sun and rain. To enhance planning, she put forward four suggestions: (i) studying the provision of covered pedestrian linkages between housing estates to release ground-level space for uses such as parking; (ii) increasing the number of elderly centres and day care centres to strengthen services for the elderly; (iii) noting that the existing swimming pool in northwest Tuen Mun had a 100% utilisation rate, suggesting a study on adding a swimming pool to the buildings; and (iv) supporting a study on the feasibility of adding a cooked food centre.

25. Ms Vincci CHAN welcomed the departments' "advance planning" in relation to the development and noted that she too had observed the persistently high utilisation rate of Tuen Mun Town Hall, reflecting keen demand for performance

venues in the district. She suggested that the authorities consider incorporating a multi-purpose activity venue in the proposed buildings for rental by various community groups and the education sector, so as to more effectively meet the needs of Tuen Mun residents and schools in hosting activities.

26. Mr Edwin LEE of the FEHD stated that, in planning new public markets, the authorities took into account changes in community shopping patterns and consumption habits. The preliminary proposal was for the public market to have a floor area exceeding 2 000 square metres, providing around 70 stalls, including larger stalls selling meat, fresh fish, seafood, roasted and marinated foods, as well as smaller stalls selling fruit and vegetables and dry/wet groceries, with provision also reserved for live poultry stalls to meet community needs. As regards a cooked food centre, drawing on experience from previous new public market projects, the Department had found that demand for cooked food stalls remained keen. Accordingly, in planning the new public market within the joint-user complex at Area 26A, Hung Shui Kiu / Ha Tsuen New Development Area, a certain number of cooked food stalls would be reserved. The specific provision would depend on the prevailing policy direction and views of stakeholders at the time.

27. Ms Fiona LIN of the GPA added that Areas 28A and 28B were separated from the project only by a road, and together the two sites would provide around 1 050 public parking spaces. The parking spaces within the project itself were therefore proposed to be reserved for use by the relevant policy bureaux, departments and service providers. At the same time, regarding covered pedestrian linkages and elevated footbridges, the Department had noted the relevant views and would refer them to the departments concerned for follow-up and study.

28. Ms Jackie LAU of the SWD stated that, under the plans for Hung Shui Kiu / Ha Tsuen New Development Area, the Department had reserved land in another area for the construction of a new neighbourhood elderly centre. Land had also been reserved in various new public housing estate developments in the Tuen Mun District, as well as in special welfare projects on private land, for the provision of neighbourhood elderly centres and day care centres for the elderly, so as to meet the needs of elderly residents in the district.

29. Ms Fion CHOW of the LCS D stated that, in planning new sports facilities, the Department took into account various factors, including the Hong Kong Planning Standards and Guidelines. At present, the LCS D operated Tuen Mun Swimming Pool, Tuen Mun North West Swimming Pool and The Jockey Club Yan Oi Tong

Swimming Pool, together with Yan Oi Tong Chan Man Tat Indoor Swimming Pool, which were considered sufficient to meet district needs.

30. Ms Emily LI of the HYAB noted Members' views on the use of activity venues by uniformed groups. The current preliminary plan was to reserve outdoor open space for uniformed groups to conduct activities such as foot drills and flag-raising training. The final design of the joint-user buildings, including whether additional outdoor space would be provided for shared use by groups or for youth activities, would depend on the detailed design.

31. Ms CHING Chi-hung expressed support for the captioned paper and hoped that the proposed project, including the cooked food centre and children's play room, could be completed on schedule. Additionally, in response to the ageing population in the district, she believed that there was still a need for an elderly service centre in the building. She also asked the departments about the number of floors in the building, so that Members could provide more informed opinions on the design.

32. Mr KAM Man-fung welcomed the departments' planning and understood that the project was still in its infancy, with many details yet to be finalised. However, he hoped that the Government could provide an estimated timeline for completion of the building. He also pointed out that the Northern Metropolis was divided into four functional zones, with the Hung Shui Kui area being the high-end professional services and logistics hub. He recommended that relevant government departments be relocated to the building to promote the development of high-end professional services and logistics industry more effectively.

33. Ms TSE Yuk-ling agreed to the provision of children's play facilities and a nursing room in the building, so as to enhance childcare services in the district and support dual working families.

34. Ms SO Ka-man stated that a number of primary and secondary schools had to hold their graduation ceremonies in Yuen Long or Tsuen Wan as Tuen Mun Town Hall was always fully booked. She hoped that the LCSD would take this into consideration and provide additional information.

35. Ms Fiona LIN of the GPA gave a consolidated response to Members' enquiries as follows:

- (i) While it was acknowledged that Members urged for more facilities in the building, as mentioned earlier, development restrictions on the

proposed site indeed made it hard to accommodate all the required facilities within a single development project, and therefore Members' understanding would be appreciated. As other departments had mentioned, multiple corresponding facilities had already been planned in the new development area;

- (ii) The number of floors in the building had to take into account height restriction. According to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan, the current height restriction for buildings on the proposed site was 130 metres above the Hong Kong Principal Datum. Considering factors such as some parts of the site being located within the railway protection zone and some being reserved as a maintenance corridor for overhead cables, the Department must await the completion of technical feasibility studies and detailed designs before determining the number of floors and the actual size of each facility;
- (iii) In terms of project progress, the preliminary work, including technical feasibility studies, traffic assessments, environmental assessments, soil exploration, preliminary building design planning and tendering processes, was expected to be completed within the next two years. Funding would be sought from the LegCo Finance Committee in 2028-2029, with construction set to commence in 2029 and aiming for completion by 2032-2033;
- (iv) The proposed joint-user office building aimed to boost footfall and employment in the Hung Shui Kiu New Development Area. The Department was discussing the relocation plan with relevant government departments and would announce the details later; and
- (iv) A nursing room would be provided in the building for use.

36. Ms Fion CHOW of the LCSD said that supplementary information on the construction of performance venue facilities would be provided after the meeting.

[Post-meeting note by the LCSD: The performance venues were planned on a territory-wide basis. Given the substantial construction costs and long-term financial commitments involved in the construction and operation of performance venues, the Government must carefully consider all relevant factors when planning new performance venues to ensure the proper utilisation of resources. These factors

included existing venues in Hong Kong and their usage rates, overall planning of the district concerned, and views of the cultural sector. The LCSD would closely monitor the demand for performance venues in each district and undertake prudent planning, aligning with the Government's long-term development of arts and culture.]

(B) Optimising the Service Support and Application Process of the eMPF Platform
(TMDC Paper No. 46/2025)
(Written response from the Mandatory Provident Fund Schemes Authority)

37. The Chairman noted that regarding the captioned discussion item, the Secretariat had written to the Mandatory Provident Fund Schemes Authority (MPFA), inviting representatives to attend the meeting. The Secretariat subsequently received a written response from the MPFA, which was distributed to all Members via email prior to the meeting for their perusal.

38. Mr TSOI Shing-hin, the first proposer of the paper, said that the operation and support services of the eMPF Platform still required improvement. In this regard, he enquired of the MPFA about the specific service schedules of the eMPF service centres and its fleet in the district. Sharing his own account opening experience, he noted the unclear and confusing contribution records since the account was opened, as well as the difficulties in contacting MPFA staff for enquiry about contribution status. He suggested that the MPFA send personnel to explain the eMPF service to TMDC Members and provide support, enabling Members to answer public enquires about the platform more clearly.

39. Mr TSUI Fan suggested that the MPFA utilise the Labour Department's (LD) service platforms in the district, including software and hardware platforms, to facilitate public enquiries on the eMPF. Noting that the MPF scheme primarily involved both employers and employees, he recommended that the MPFA strengthen cooperation with chambers of commerce and workers' unions, providing additional channels for all parties to report difficulties in operating the eMPF Platform. Furthermore, he reflected that a number of Members had, during the early days of their terms of office, encountered issues such as delayed contribution records. He suggested that the MPFA increase manpower to enhance support for the public.

40. Ms CHING Chi-hung noticed that the MPFA had increased staffing to handle public enquiries about the eMPF Platform. She pointed out that contribution forms submitted by employers still required confirmation by the original trustee company

before being returned to the eMPF Platform for processing and notifying the employers. If this process spanned weekends or holidays, the required time could well exceed seven days. In this regard, she suggested reviewing the relevant procedures and exploring ways to expedite the process and alleviate the difficulties encountered by employers.

41. Mr IP Chun-yuen pointed out that seminars organised earlier by the MPFA mostly focused on employees and less on account opening and contribution process for employers. In practice, the account opening process for employers often involved authorisation forms and designated authorised persons, which could not be handled solely through online systems or phone calls. Some Members, as employers, had to visit the MPFA offices multiple times before successful opening of an account, which was not ideal. He also expressed concern about unclear contribution records of employers and transaction details when the eMPF Platform interfaced with MPF companies. He believed that many employers faced these difficulties and suggested that the Secretariat collate relevant feedback and refer to the MPFA for follow-up and improvement.

42. Mr TSE Wing-hang said that he had received numerous reports from citizens and employers about the difficulties encountered when registering on and logging into the eMPF Platform. He recounted that he was unable to check his contribution records due to issues with cheque payments, and the MPFA responded that a written enquiry was required to handle the case. In this regard, he suggested that the MPFA explore ways to optimise the system design, streamline the checking process, and enhance the transparency of the platform.

43. Mr Mac CHAN expressed concern about the implementation of the eMPF Platform, noting that many small business owners or employers with a small number of employees encountered difficulties when using the platform, as its enquiry hotline took time to connect and staff answering the calls might not be able to immediately verify or process information. Access to some transaction records required supplementary information from the trustee, which also took time to process. Employers might make duplicate contributions because they could not immediately check the records. He recommended that the MPFA compile a booklet with flowcharts to explain the platform's operation step-by-step, thereby facilitating Members in answering public enquiries.

44. Mr MO Shing-fung highlighted two issues with the eMPF Platform, including (i) the complicated account opening process, for instance, when the signature on the document did not match the original, the applicant could not provide supplementary

information but must resubmit the application, and he believed that there was room for improvement in the approval procedure; and (ii) the platform's failure to send alerts when issues arose during the account opening process, leading employers to mistakenly assume that the required information had been submitted, thus causing delays.

45. Ms Vincci CHAN said that the eMPF Platform had been in operation for over nine months, with key issues including complicated account opening and payment processes, as well as unclear system interface and guidance. For instance, payments through Payment by Phone Service (PPS) required entering a new 16-digit reference number for each transaction, increasing the operational difficulty for employers. She further pointed out that the hotlines were often busy and frontline staff failed to fully address callers' concerns. Therefore, she suggested that the MPFA enhance staff training, further improve the hotline service and the platform's interface, so as to prevent employers from incurring penalties due to delayed contributions.

46. Mr Kenneth YIP believed that registering for the platform through "iAM Smart" would be convenient for users and help promote "iAM Smart", citing data from the MPFA that over 65% of users submitted their applications electronically.

47. The Chairman thanked Members for their views, which would be consolidated by the Secretariat and relayed to the MPFA for consideration.

[Post-meeting note: The Secretariat wrote to the MPFA on 8 January 2026, relaying Members' views for its consideration.]

(C) Proposal for Optimising the Arrangements during Typhoon

(TMDC Paper No. 56/2025)

(Written response from the District Lands Office, Tuen Mun)

(Written response from the Transport Department)

48. The Chairman noted that regarding the captioned paper, the Secretariat received written responses from the District Lands Office, Tuen Mun and the Transport Department (TD), which were distributed to all Members via email prior to the meeting for perusal.

49. Mr YIP Man-pan, the first proposer of the paper, raised concern about the relevant pre- and post-typhoon arrangements. Citing shared bicycles as an example, he pointed out that bicycles left on roadside were often not properly handled before typhoon, even causing blockages, and suggested that various departments

communicate closely to study enhanced precautionary measures. As for post-disaster recovery, he noted that some affected residents might be unaware of the application channels for funding such as the General Chinese Charities Fund (GCCF), and therefore recommended strengthening publicity and assistance in applications. Given the frequent typhoon hazards in recent years, he hoped that relevant departments strengthen preparatory work and coordination before and after typhoon.

50. Mr KWONG Man-tik highlighted the issue of bicycle management. He pointed out the TD had not explained in detail how to handle privately-owned bicycles, nor clarified the department responsible for handling such bicycles upon receipt of public reports. Regarding shared bicycles, he believed that although operators had established customer service hotlines, they should proactively undertake management work in accordance with agreements, including locating and managing bicycles before typhoon to minimise risks, instead of relying solely on government arrangements.

51. Mr CHAN Kwai-wao mentioned that he and Mr YIP Man-pan had earlier visited Kar Wo Lei Tsuen after typhoon to understand the villagers' needs. Regarding the second point in the paper, he enquired about the operation and application procedure of the GCCF, so that Members and Care Teams could provide appropriate assistance.

52. Mr CHUI King-hang agreed with the content of the paper and pointed out that, according to the code of practice for shared bicycle services, operators must remove bicycles found parked on roads causing a danger or obstruction within three hours, and remove bicycles deemed or reported to cause a nuisance within 24 hours. He proposed three recommendations for typhoon preparedness, including: (i) uniformly requiring operators to promptly clear shared bicycles posing a danger or obstruction; (ii) given the trend of storm-chasing near the Tuen Mun Promenade in recent years, which posed potential hazards, that area should be cordoned off before the issuance of Tropical Cyclone Warning Signal No. 8 to prevent accidents; and (iii) with a large number of coconut trees located in public housing estates and the middle of roads in the Tuen Mun District, their broad leaves falling could easily injure pedestrians and thus required enhanced daily management.

53. Mr FUNG Pui-yin said that while he understood that the authorities had formulated various pre-emptive measures for extreme and adverse weather conditions, reliance solely on citizens reporting issues to shared bicycle operators, who then arranged personnel to address the situation, might be insufficient to ensure timely cleanup before typhoon. He stressed that since it was foreseeable that wind

and rain could blow or wash away improperly parked bicycles, posing safety risks, the relevant departments should proactively propose more specific and effective solutions.

54. Mr Fabian CHEUNG of the TD noted Members' views. He said that the Department would convey the views regarding shared bicycles to their operators, who would then conduct pre-typhoon checks on various parking points that might cause blockages, thereby minimising disruption to the public. As for privately-owned bicycles, under the Road Traffic (Parking) Regulations (Cap. 374), bicycles shall only be parked at designated parking spaces on a road with street lighting. Any person who parked a bicycle in a bicycle parking place for a continuous period of more than 24 hours committed an offence. Therefore, bicycle owners were obligated to properly park their bicycles.

55. Mr KAM Man-fung believed that both individual bicycle owners and shared bicycle operators should undertake management responsibilities. Operators, being the ones who ran the service, should take proactive measures, especially under extreme weather conditions when hazardous situations were more likely to arise. To prevent accidents, he urged the TD to take a tougher stance in requiring operators to proactively retrieve bicycles posing a danger in advance, instead of taking action only upon receipt of a report from the public.

56. Mr KWONG Man-tik suggested that, with reference to the Police's power to tow away dangerous vehicles, relevant departments might, depending on the circumstances, proactively remove bicycles posing a danger under extreme weather conditions to prevent accidents.

57. The Chairman stated that the HAD was responsible for approving applications for the GCCF and the Special Aid Fund, providing financial assistance to individuals affected by natural disasters or accidents who were in financial need. Following natural disasters, District Offices under the HAD would brief affected individuals on the application procedures for these two funds and assist residents in completing and submitting their applications. Members could contact the staff of the Tuen Mun District Office (TMDO) for enquiries. As public resources were involved, the TMDO would process and approve the applications as quickly as possible in accordance with established procedures.

**(D) Proposal for Tackling Illegal Worker Problem in Tuen Mun District
(TMDC Paper No. 57/2025)
(Written response from the Labour Department)**

(Written response from the Immigration Department)

58. The Chairman noted that regarding the captioned paper, the Secretariat had written to the Hong Kong Police Force (HKPF), the LD, and the ImmD, and had subsequently received written responses from the LD and the ImmD, which were distributed to all Members via email prior to the meeting for perusal. Representatives from the HKPF were in attendance of this meeting.

59. Mr FUNG Pui-yin, the first proposer of the paper, stated that the problem of illegal workers had been a serious concern for the community. Hong Kong's latest overall unemployment rate was 3.9%, with unemployment rates in certain sectors continuing to rise, such as the construction and catering industries, which had reached 7.2% and 6.8% respectively, both severely hit by illegal employment. He pointed out that although the authorities had launched several city-wide operations to combat illegal employment, with multiple new housing estates set to be completed in the Tuen Mun District, concerns about illegal workers persisted, hindering the promotion of local employment. In this regard, he recommended that the authorities strengthen efforts to tackle the problem by, apart from increased inspections, stepping up publicity efforts, including on the legal liabilities of hiring illegal workers, in order to enhance deterrence.

60. Mr FUNG Yuk-fung noted that Hong Kong's latest unemployment rate had reached its highest level in nearly three years, with approximately 156 000 people unemployed. The problem of illegal workers was affecting local residents' employment and posing a hidden risk to public order in the community. He welcomed the Government's establishment of a cross-departmental task force against illegal workers, believing that it would further intensify enforcement efforts. He also put forward several proposals, including utilising big data to analyse advertisements recruiting illegal workers, strengthening inspections of hotspots of illegal employment, and reviewing the deterrent effect of existing penalties.

61. Mr CHUNG Kin-fung that his team had earlier made an appointment with the Secretary for Security to discuss strengthening crackdown on illegal workers in emerging industries. He noted that while illegal employment was prevalent primarily in the renovation and catering industries in the past, the rise of new media had seen the problem extend to services such as photography and postnatal care in recent years. Given the increasingly close economic and cultural integration between Hong Kong and the Mainland, he suggested that in addition to enhancing law enforcement efforts, publicity should also be strengthened at various boundary points

on the criminal liability for hiring illegal workers or engaging in related work, thereby increasing deterrence and protecting the employment opportunities of local residents.

62. Mr IP Chun-yuen considered the problem of illegal workers in the Tuen Mun District to be serious and hoped that the authorities would strengthen inspection and enforcement. Taking the renovation industry as an example, with multiple new housing estates in the district commencing construction, he was worried that some renovation companies might take chances by hiring illegal workers. He also raised concerns about whether food delivery platforms could verify the identities of their delivery personnel, including the possibility of unscrupulous individuals using a Hong Kong Identity Card to register accounts and engage in illegal employment activities. Furthermore, the problem of illegal workers extended to the use of electric bicycles for food delivery, and he urged the Police to strengthen enforcement and simultaneously crack down on illegal cycling on pavements.

63. Mr Benton HO opined that the problem of illegal workers could be addressed through enhanced publicity and education, including (i) reminding the public that hiring illegal workers constituted a serious offence punishable by imprisonment upon conviction; and (ii) making effective use of the Hong Kong Police Mobile App to report suspected cases of illegal employment, including those in the construction and renovation sectors, to relevant departments.

64. Mr Adrian MA, District Commander TMDIST of the HKPF stated that the Police had been conducting various joint-departmental anti-illegal worker enforcement operations, including the ones codenamed “Powerplayer” and “Champion”. The Police also initiated investigations based on reports from the public, including electronic reports submitted via the Hong Kong Police Mobile App, and would intercept suspicious individuals during routine patrols. Regarding crackdown on delivery of takeaway food by electric bicycles, if individuals intercepted by the Police were confirmed to be illegal workers employed by food delivery platforms, they would be dealt with according to law. Between January and September 2025, eight illegal workers were arrested, with three involving the employment of illegal workers. Some cases were not uncovered at construction sites but instead during interceptions when the individuals were found to have overstayed their visas. The Police emphasised that they would continue to strengthen efforts to prevent illegal employment. Despite the increasing number of electric bicycle offences, the situation was not yet particularly severe, and the Police would continue to take targeted actions.

65. The Chairman noted that the Secretariat would consolidate Members' views and relay to the relevant departments for consideration and follow-up.

[Post-meeting note: The Secretariat wrote to the LD and the ImmD on 8 January 2026, relaying Members' views for their consideration and follow-up.]

V. Items for Information

(A) Study on Issues of Community Concern 2025 (TMDC Paper No. 58/2025)

66. The Chairman requested Members to peruse the captioned paper. He noted that during its meeting on 10 March 2025, the TMDC discussed the Issues of Community Concern 2025. At the subsequent meeting on 12 May, he requested Members to gather opinions from local residents and relevant stakeholders on the issues, namely "Issue 1: Promoting Tourism Development in the Tuen Mun District to Boost Local Economy and Employment" and "Issue 2: Planning Study for Tuen Mun West and Lung Kwu Tan" and submit written reports to the Secretariat, each comprising a "Summary of Opinions" and "Proposed Measures or Responses".

67. At the meeting on 14 July 2025, the Secretariat collated these opinions and suggestions, which were then referred to the relevant committees for further detailed discussion and for development of implementation plans for measures that could be directly addressed at the district level. With the committees' meetings held between August and October, the Secretariat had collated the relevant information, set out the results in the annex to the paper, and referred the views raised at the discussions to the bureaux and departments concerned for consideration and follow-up.

[Post-meeting note: The two abovementioned issues were referred to the Culture, Sports and Tourism Bureau and the Development Bureau on 28 November 2025 for consideration and follow-up. In reply, the Bureau noted the opinions and suggestions from the TMDC.]

(B) Report by the Tuen Mun District, HKPF (TMDC Paper No. 59/2025)

68. Mr Adrian MA, District Commander TMDIST of the HKPF, reported on the district's crime situation, covering crime figures and trends from January to September 2025. During this period, the TMDIST recorded 3 940 crime reports, a decrease of 471 cases compared to the same period in 2024, with a detection rate of

31%, an increase of 1.9 percentage points from 29.3%. Overall, deception remained the predominant crime from January to September 2025, with 2 143 cases accounting for 54.4% of all crimes in the district. This was followed by shop theft and miscellaneous theft, with both showing a downward trend. Hence, the overall crime figures declined.

69. Mr Adrian MA continued that with the Legislative Council General Election approaching, in response to incidents of election posters being torn down in the past, the Police had recently held a press conference, hoping to deter such crimes and urging the public to contact the Police in case of suspicious circumstances. Additionally, the Tuen Mun Police Station would be designated as one of the Civil Servant Designated Polling Stations on the voting day to facilitate voting by disciplined services personnel. He called on everyone to actively participate in the voting on 7 December.

70. Mr CHAN Tsim-heng expressed concern about the gambling issue in the district. He noted the frequent illegal gambling activities at Tsing Tin Playground near Light Rail Kin Sang Stop, which severely affected local environment and public order. He pointed out that while the Police had conducted arrests at this black spot, the offenders were merely fined a few thousand dollars, resulting in persistent gambling activities despite repeated crackdowns. He enquired of the Police what measures, beyond increased patrols at the black spot, could be taken to enhance deterrence.

71. Mr IP Chun-yuen expressed his hope to follow up on the bicycle issue mentioned earlier. He highlighted the high volume of cycling traffic on Tuen Mun's Hung Kiu and Yau Oi Bridge, which were frequently used by food delivery bicycles, electric bicycles, electric scooters, and electric unicycles, posing a danger to pedestrians, especially children and the elderly. While acknowledging that the Police had conducted multiple enforcement operations at key black spots in the district, including Yau Oi Bridge, he considered that the enforcement effort and deterrent effect still inadequate. In this regard, he recommended that in addition to strengthening enforcement, the Police should consider enhancing publicity at relevant locations, such as putting up warning banners, to further increase deterrence.

72. Mr Adrian MA stated that street gambling activities were generally concentrated in covered venues. Regarding penalties, judges determined the amount of fines based on the severity of each case, and the Police continued to follow the "three Es" principle, namely Enforcement (arrest operations), Education (such as displaying banners or distributing leaflets), and Re-engineering (changing the use of

premises). The Police also communicated and explored with the venue owner (i.e., the LCSD) about intensifying special operations targeting gambling activities where feasible, thereby increasing the vigour of the crackdown. Regarding bicycle-related issues, the Police took corresponding actions including enhanced patrols and enforcement during peak commuting hours, in order to ensure pedestrian safety.

73. Ms Vincci CHAN expressed concern over gambling activities at the footbridge near Siu Pong Court, which might lead to public order issues. Noting the location's proximity to Light Rail Kin Sang Stop, she questioned whether gamblers had moved there to evade police scrutiny. In this regard, she hoped the Police would consider installing closed-circuit televisions (CCTVs) at the relevant black spots to enhance deterrence and enforcement efficiency.

74. Mr TSANG Hin-hong expressed support for the Police to strengthen enforcement actions against cycling on pavements near Yau Oi Bridge, which connected to nearby residential estates with high pedestrian traffic, particularly during peak hours. He called for enhanced publicity and educational efforts to ensure pedestrian safety and reduce accidents.

75. Mr FUNG Pui-yin cited several black spots of illegal bicycle use, including the pedestrian underpass between Tuen Mun Government Offices and Siu On Court, the intersection between On Ting Estate and Yau Oi Estate, as well as the section from Tuen Mun Heung Sze Wui Road to San Hui. Apart from illegal cycling on pavements, riding against traffic occurred from time to time, causing danger. In this regard, he suggested that the Police put up warning banners at those black spots to enhance deterrence.

76. Mr Adrian MA thanked Members for their opinions, which would be collated by colleagues of the Police Community Relations Office after the meeting for follow-up. He invited Members to liaise the Police before future meetings regarding relevant discussion items to facilitate the provision of more precise information. The Police welcomed the suggestion of installing additional CCTVs, but the actual implementation would depend on the resource allocation by relevant departments. Furthermore, cycling on pavements was closely linked to factors such as societal development, population growth, and cycling network infrastructure. While the Police would intensify targeted actions, concurrent efforts in district planning were necessary as well.

VI. In-house Matters

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

77. The Secretary reported that between the last meeting and this meeting, no Members had joined or resigned from Committees or Working Groups under the TMDC.

(B) Schedule of Meetings of TMDC and its Committees in 2026 and Duty Roster of DC Members under the “Meet-the-Public Scheme” (TMDC Paper No. 60/2025)

78. The Chairman requested Members to peruse the captioned paper, and reminded them to pay attention to the dates of meetings when arranging their work.

(C) Reports by Committees (TMDC Paper Nos. 61 to 65/2025)

79. The Chairman requested Members to peruse the five captioned reports. As Members had no other comments, the Chairman announced that the reports were endorsed.

VII. Any Other Business and Date of Next Meeting

80. The Chairman announced the meeting closed at 4:34 p.m. The next meeting would be held on 12 January 2026.

Tuen Mun District Council Secretariat

Date: January 2026

File Ref: HADTMDC/13/25/DC/25