

**Minutes of the 15th Meeting of
the Tuen Mun District Council**

Date: 11 May 2026 (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
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, 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 :	
Mr CHAU Cheuk-leung	Senior Town Planner, Tuen Mun 2, Planning Department
Mr LEUNG Shut-ming	Town Planner, Tuen Mun 2, Planning Department
Miss LAW Yi-ki	Project Manager 368, Architectural Services Department
Mr CHAN Sing-lap	Senior Executive Officer (Planning)32, Leisure and Cultural Services Department
Ms LAM Pui-size	Executive Officer (Planning)32, Leisure and Cultural Services Department
Mr Ernest CHAN	Vice-President (Administration), Lingnan University
Mr Dennis WONG	Director, Office of Campus Development and Management, Lingnan University
Ms Karen KIANG	Senior Project Manager (Campus Development), Lingnan University
Mr Hugo CHAN	Project Manager (Campus Development), Lingnan University
Ms Pauline LAM	Deputy Managing Director, KTA Planning Ltd
Ms Kitty WONG	Director, KTA Planning Ltd
Mr FUNG Chi-wai	Regional Officer, New Territories, Independent Commission Against Corruption
Mr TSE Wai-ming	Community Relations Officer, New Territories North West Office, Independent Commission Against Corruption
Miss CHAN Lee-ting	Senior Engineer, General Legislation 5, Electrical and Mechanical Services Department
Miss LEUNG Felicia Yi-ning	Engineer, General Legislation 5/1, Electrical and Mechanical Services 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, Home Affairs Department

Ms HUNG Mei, Eunice	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 TANG Whai-tak	Senior Engineer/19 (W), Civil Engineering and Development Department
Ms HON Hin-yan	Chief School Development Officer (Tuen Mun), Education Bureau
Ms KWAN Po-man	District Environmental Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr CHAU Man-sang	Chief Health Inspector (Tuen Mun) ¹ , Food and Environmental Hygiene Department
Mr YEUNG Kwan	Chief Manager, Management (Tuen Mun and Yuen Long) (Atg.), Housing Department
Mr MA Wai-hing, Adrian	District Commander TMDIST, Hong Kong Police Force
Ms CHAN Wing-kwan	PCRO TMDIST(T), Hong Kong Police Force
Mr MA Ching-ho	OC DIS TMDIST, Hong Kong Police Force
Ms NG Chun-wei	Senior Estate Surveyor/C, Tuen Mun (District Lands Office, Tuen Mun), Lands Department
Mr CHAN Kai-chung	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 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 West, 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 Michelle YEUNG (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 15th 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 14th Meeting held on 9 March 2026

3. The Chairman stated that the draft minutes of the captioned meeting had been circulated to all attendees for review on 7 May 2026. 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) Proposed Amendments to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (TMDC Paper No. 22/2026)**

4. The Chairman welcomed Mr Raymond AU, District Planning Officer, Tuen Mun & Yuen Long West, Mr CHAU Cheuk-leung, Senior Town Planner, Tuen Mun 2, and Mr LEUNG Shut-ming, Town Planner, Tuen Mun 2 of the Planning Department (PlanD); Miss LAW Yi-ki, Project Manager 368 of the Architectural Services Department (ArchSD); Mr CHAN Sing-lap, Senior Executive Officer (Planning)³² and Ms LAM Pui-sze, Executive Officer (Planning)³² of the Leisure and Cultural Services Department (LCSD); Mr Ernest CHAN, Vice-President (Administration), Mr Dennis WONG, Director, Office of Campus Development and Management, Ms Karen KIANG, Senior Project Manager (Campus Development), and Mr Hugo CHAN, Project Manager (Campus Development) of Lingnan University (LU); and Ms Pauline LAM, Deputy Managing Director and Ms Kitty WONG, Director of KTA Planning Ltd to the meeting.

5. Mr CHAU Cheuk-leung of the PlanD presented the content of the paper in detail with the aid of PowerPoint slides (see Annex 1), and then invited Mr Ernest

CHAN, Vice-President and Mr Dennis WONG of LU to further elaborate on LU's expansion plan.

6. Mr CHAN Manwell believed that LU's expansion plan could align with the national strategy of enhancing "new quality productive forces" and raise the standard of higher education in the Tuen Mun District. He pointed out that the TMDC had all along supported LU's development, and hoped that, while implementing the expansion plan, the university would further consider ways to benefit local residents, for example, by opening up and sharing campus and community facilities. Given the absence of specific details on "community sharing" under the current plan put forward by the university, he recommended that the authorities insert provisions requiring LU to submit a concrete proposal for community integration.

7. Mr Mac CHAN pointed out that, as a key stakeholder in the district, LU's contributions to education in Hong Kong and the country were evident to all. Meanwhile, he expressed concern about how LU's long-term development could be more closely linked to the Tuen Mun community. In this regard, he suggested that relevant departments establish a framework for cooperation with the university to explore opening up and sharing campus facilities, as well as creating more jobs for grassroots residents and promoting local employment. Furthermore, he recommended that the university encourage students to actively participate in community service in Tuen Mun, for instance, through collaboration with Care Teams and the TMDC, to strengthen the ties between the community and tertiary students, thereby enhancing the students' sense of belonging.

8. Mr CHAN Yau-hoi expressed support in principle for LU's expansion plan and put forward three recommendations: (i) while developing new academic fields such as artificial intelligence (AI), the university should continue to uphold its founding principle of liberal arts education; (ii) in line with the Chief Executive's policy to develop Hong Kong into an international hub for higher education and the National 15th Five-Year Plan, the university should, in addition to striving for higher global rankings, strengthen student recruitment and promotional efforts in countries along the Belt and Road; and (iii) as requested by the TMDC over the years, the university should consider opening the running tracks in its sports ground to residents of neighbouring housing estates during early morning and evening hours, thereby promoting community integration.

9. Mr Raymond AU of the PlanD gave a consolidated response to Members' enquiries as follows:

- (i) With regard to LU's expansion plan, the Main Campus and North Campus were currently zoned "Government, Institution or Community" (G/IC) on the Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/41, which permitted school or university development. The amendments to the OZP aimed to relax the building height restriction to 120 metres above Principal Datum to facilitate the expansion works;
- (ii) Regarding the suggestion to open the facilities to Tuen Mun residents, he believed that the Education Bureau (EDB) and the university would maintain close communication and conduct further studies; and
- (iii) Regarding the suggestion to open the sports ground, provide employment opportunities for local grassroots communities, and encourage students to participate in community service, he would refer these matters to the representatives of LU for response.

10. Mr Dennis WONG of LU stated that the university had consistently and actively promoted its integration with the local community through an open-campus policy, welcoming residents and the general public to utilise public spaces in the campus, such as Wing On Plaza and Contemporary Garden. To facilitate visitors, the university installed hot and cold water dispensers two years ago. Regarding the suggestion to further open up specific facilities, he pointed out that, given operational costs and practical constraints, a full-scale opening presented certain challenges at this stage. Nevertheless, the university maintained an open attitude and was willing to further discuss the matter with all stakeholders.

11. Mr FUNG Yuk-fung expressed support for LU's expansion plan, noting that it would enhance the university's academic and research capabilities, promote Hong Kong's development as an international hub for tertiary education, and drive the development of Tuen Mun. He pointed out that the district had long lacked sports grounds, and that the sports ground in Area 16, Tuen Mun remained at the planning stage. Therefore, he proposed that the university open its outdoor sports ground during non-teaching hours for applications by local groups to host events, while lowering the eligibility criteria and hire fees. This would increase the utilisation rate of campus facilities and foster closer interaction and integration between the university and the community.

12. Mr Kenneth YIP expressed strong support in principle for LU's expansion plan, noting that infrastructure development was the cornerstone for the growth of a

university. He added that expanding the campus and establishing modern laboratories would help LU optimise its distribution of disciplines and enhance overall competitiveness, while representing a significant step towards building the “Study in Hong Kong” brand. Given that LU was surrounded predominately by high-density residential neighbourhoods, and that the gross floor area would more than triple following the expansion, he urged the Government and the university to examine the overall capacity of the community and conduct a forward-looking assessment of the surrounding transport facilities, particularly the pressure on nearby bus and minibus routes during peak commuting hours. Furthermore, he recommended that the Government formulate improvement measures at an early stage to ensure a win-win outcome for campus development and local residents’ livelihoods.

13. Mr KWONG Man-tik expressed support for LU’s expansion plan and hoped that the university would adhere to the core principle of “open-door planning” set out in the 15th Five-Year Plan. He suggested that, before proceeding with campus development and commencing specific works, the university should duly consider the various suggestions put forward by nearby residents and the TMDC to integrate campus facilities with the local community.

14. Mr Raymond AU of the PlanD responded to the issue of transport facilities, saying that LU had commissioned consultants to carry out a series of technical assessments for the expansion plan. According to the assessment report, public transport would be the primary mode of commuting for the additional staff and students brought about by the expansion. It was anticipated that by 2041, the existing public transport capacity would remain sufficient to cope with the increased passenger flow, obviating the need for new bus or minibus routes. In this regard, he expected that the university would maintain close contact with the Transport Department and franchised bus operators to increase the frequency of existing routes during peak hours when necessary.

15. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members’ enquiries as follows:

- (i) The university maintained an open attitude towards conducting public consultation to gauge public views, and had proactively invited all TMDC Members to the university for a discussion at the end of last month. Such communication channels would remain open. As stated by the PlanD’s representative, the current amendments, which primarily involved the relaxation of building height restriction, would proceed to public consultation under the statutory procedure before

submission to the Town Planning Board (TPB) for approval. The university looked forward to maintaining close communication with all Members;

- (ii) With regard to promoting local employment for graduates, the university had been proactively assisting undergraduates and postgraduates in exploring career paths, such as referring students to bank branches in the Tuen Mun and Yuen Long Districts for internship placements. He expected that such efforts would be continued, with a view to offering students more development opportunities;
- (iii) On the promotion of the Belt and Road initiative and campus internationalisation, the university recruited students not only from the Mainland, but also from Africa and South Asian regions such as Pakistan, thereby creating a vibrant multicultural atmosphere on campus; and
- (iv) The university had been committed to fostering community engagement. Key collaborative initiatives included “Project X”, co-organised with the Tuen Mun District Fight Crime Committee and the Tuen Mun Police District, as well as the “A Day at University for Primary School Students” experiential activity, co-organised with the Tuen Mun District Office (TMDO). The university also mobilised teacher and student volunteers to take part in community care events, and organised guided tours to the Ping Shan Heritage Trail and various revitalised historic sites, enabling non-local students to enrich their learning experiences and foster closer ties with the community.

16. Mr FUNG Pui-yin expressed support in principle for the LU’s expansion plan, noting that the university had previously organised various activities in collaboration with the youth committees of the Tuen Mun District to strengthen ties with the community. He put forward two proposals: (i) in view of the chronic shortage of community venues in the district, such as Tuen Mun Town Hall, and the campus’s proximity to several residential estates, the university could explore allocating a certain proportion of its facilities for public use during off-peak periods (such as summer holidays), without compromising the education quality; and (ii) the university could explore collaborative measures with Members to arrange internship placements at Members’ offices for students pursuing related academic disciplines.

17. Mr WAN Tin-chong expressed support in principle for the LU's expansion plan, believing that it would help elevate Hong Kong's status as an international education hub. Meanwhile, he raised three areas of concern and recommendations: (i) given that the admission quota for non-local students in post-secondary institutions had been raised to 50%, he enquired about LU's current capacity for recruiting non-local students, on the assumption that the number of local student places remained unchanged; (ii) given that the proposed supercomputing centre and science laboratories were energy-intensive and capital-heavy projects, the university should consider establishing these advanced facilities in the Northern Metropolis, in addition to expanding its existing campus; and (c) the TMDC and LU could collaborate on issues of concern, with Members gathering public opinions and students conducting research on ways to revitalise the district economy and improve the planning of Tuen Mun.

18. Mr IP Chun-yuen was concerned about the unsatisfactory progress of the sports ground project in Area 16, Tuen Mun, which had yet to commence. He noted that the contents of the relevant discussion papers submitted in 2017, 2022, and 2026 remained virtually identical, and that in the latest paper, the area reserved for the sports ground had been reduced by about one hectare for residential rezoning. Subsequently, the originally planned public transport interchange was absorbed into the residential zone, leaving the sports ground on the periphery. He expressed concern that a single access road would be inadequate to cope with the substantial traffic volume, and urged the relevant departments to meticulously review the transport infrastructure planning. Furthermore, he noted that the current amendments included a relaxation of building height restriction to increase the stands from three to four storeys, while keeping the spectator capacity unchanged. In this regard, he requested that the departments concerned release the specific design details as early as possible. Lastly, given the indefinite delay in the completion of the sports ground, local primary and secondary students had to travel to Kwai Chung for school sports days, which was an undesirable situation. Therefore, he hoped that LU would consider opening its on-campus sports facilities to the public and schools.

19. Mr Raymond AU of the PlanD said that the Department was pressing ahead with the planning work for the sports ground in Area 16. Following consultation with the TMDC, the Department expected to submit the amended proposal to the Rural and New Town Planning Committee of the TPB for consideration in this June. The amended OZP was scheduled to be gazetted in July, with the statutory planning procedures due for completion early next year. These procedures would not affect the timetable of the LCSD and the ArchSD for commencing the detailed design work and funding application. Regarding the concern about the one-hectare reduction in

the planned site area, he explained that the site had been incorporated into the development area of MTR Corporation Limited (MTR), which would be responsible for the subsequent works and design. Adjacent to the sports ground, the site would primarily be used for crowd dispersal and the construction of entrances and exits of the future A16 Station, therefore there was no reduction in the overall area.

20. Miss LAW Yi-ki of the ArchSD said that the site indicated in the 2017 document included a portion of less than one hectare, which was subsequently designated as an MTR site, and therefore the site area shown in the 2022 consultation paper had been reduced. Regarding the transport interchange mentioned by Members, she clarified that it was not located within the sports ground site in Area 16, but was instead situated on the opposite side of the road as part of the MTR project. She added that the sports ground in Area 16 would feature an aboveground public vehicle park providing some 630 parking spaces (including those for private cars, motorcycles, and light and medium goods vehicles).

21. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members' enquiries as follows:

- (i) Although there might not be a significant increase in the number of student places for local students, the University Grants Committee (UGC) reallocated resources among the eight universities every three years. Hence, there was still room for an increase in funded places. The current policy put no cap on the number of places for taught postgraduate programmes (such as master's and professional doctorate programmes);
- (ii) As a liberal arts institution with a relatively small student base, LU offered a certain proportion of self-funded programmes and believed that there was scope for further growth;
- (iii) Regarding the development of the Northern Metropolis, the eight universities, including LU, had been closely monitoring and following the guidelines issued by the EDB and the Development Bureau in order to gain an early understanding of the Northern Metropolis development framework and formulate long-term plans. He emphasised that the development of the Northern Metropolis University Town, as a brand-new platform, relied on the joint participation of all higher education institutions. LU would continue to monitor the development and explore ways to contribute, while

proceeding in parallel with the expansion plans for its Fu Tei campus in Tuen Mun; and

- (iv) He thanked Members for the suggestion of offering students internship placements, adding that the university welcomed various internship and employment opportunities in the future, including those in Members' offices, non-governmental organisations, government departments, or major enterprises.

22. Hon Kenneth LAU expressed support for LU's expansion plan and praised its efforts in charting new directions in response to changing times. He mentioned that LU had consistently garnered strong local support after establishing its presence in Fu Tei, Tuen Mun over 30 years ago under the leadership of the first Vice-Chancellor, Professor Edward CHEN Kwan-yiu. He continued that Tuen Mun, with its prime location adjacent to Hung Shui Kiu, Shenzhen Bay, and Qianhai, and with the future enhancement of the rail network, would be seamlessly connected to Shenzhen's Nanshan District, which boasted a gross domestic product (GDP) exceeding RMB 1 trillion. Being convinced that LU's future development would be hugely successful, he put forward two recommendations: (i) LU should explore the establishment of a postgraduate school jointly with leading Mainland and international universities to promote the integration of industry, academia, and research; and (ii) in light of the future reclamation plans for Tuen Mun West and the construction of the "Smart and Green Industrial Port", LU should align with these development trends by launching related programmes to cultivate talent.

23. Mr YIP Man-pan pointed out that the country's 15th Five-Year Plan clearly proposed to consolidate, enhance, build and develop the "Four Centres and One Highland", including an international innovation and technology centre underpinned by the promotion of quality higher education. He pointed out that LU's expansion would enhance its educational and research capabilities as a major stakeholder in local education. Therefore, he supported the expansion plan, believing that it would attract high-calibre talent to the Tuen Mun District, thereby boosting consumption in the surrounding areas (such as Tseng Choi Street) and creating employment opportunities. Furthermore, he put forward four recommendations: (i) given the frequent traffic congestion at the nearby Lam Tei Interchange, the authorities and the university should make forward-looking plans for the design of surrounding public transport and road networks; (ii) given the concern about heavy vehicle traffic and construction noise generated by the expansion works, effective measures should be taken to minimise the impact on local residents; (iii) a complaints or enquiry hotline for the works should be established to update residents on the progress and enhance

communication; and (iv) certain campus facilities should be kept open to the public after the expansion to deepen community integration.

24. Ms Vincci CHAN expressed support for LU's expansion plan, while raising concern about the impact on local road traffic and daily amenities, such as accommodation and catering services, resulting from the projected increase in the student population to over 8 000. She suggested that the authorities enhance transparency by providing residents with details of the plan and explore the feasibility of sharing campus facilities, including the sports ground, auditorium, theatre, and function halls, so that local schools could hire these facilities at concessionary rates.

25. Mr Raymond AU of the PlanD added that the expansion plan would not result in an immediate increase of 8 000 students, but rather a gradual and annual increase over the next decade or so. In light of the growth in student population, the Department would maintain close communication with the university and relevant government departments during the planning process, and would continue to monitor the provision of transport and other ancillary facilities, implementing improvement measures based on actual needs.

26. Mr Ernest CHAN, Vice-President of LU gave a consolidated response to Members' enquiries as follows:

- (i) Regarding the development of industry-academia-research integration, LU had all along actively engaged in various forms of cooperation, including the establishment of a joint laboratory and the joint supervision of postgraduate students. LU also ran an annual summer programme with Yuanpei College of Peking University on inter-disciplinary research, and would launch a similar collaborative initiative with Tsinghua University this year. Inter-university cooperation had been very common and was expected to become a major trend in the future;
- (ii) The expansion plan and the Northern Metropolis project mentioned by Members were exactly the future development direction of LU; and
- (iii) In recent years, LU students tended not to spend money in Tuen Mun or even in Hong Kong, but instead travelled to Shenzhen for meals, which, to some extent, had led to sluggish business for the canteen and restaurants in LU. It was challenging to motivate students to

spend locally and experience campus life. Future efforts would focus on revitalising consumption in the district while taking into account the capacity of community facilities.

27. Mr CHAN Kwai-wao expressed support for LU's expansion plan and commented on the community outreach initiatives mentioned earlier by the university representatives. He suggested that the university open its campus facilities to the public to an appropriate extent and encourage graduates to put down roots in Tuen Mun, boosting local employment. He also noted that LU was rolling out programmes in areas such as AI to support Hong Kong's future development in innovation and technology and to cultivate high-calibre talent for society. He recommended that, while expanding its hardware facilities as well as teaching and research capacity, the university should explore the concurrent launch of premium public online courses free of charge, enabling members of the public and young people to engage in systematic learning and make the best use of educational resources.

28. Mr TSUI Fan commented on the construction of the sports ground and surrounding recreational facilities in Area 16, Tuen Mun, expressing support for the proposal to rezone the "Recreation" area to "G/IC" area and remove the three-storey building height restriction within that area. Furthermore, he put forward three recommendations: (i) consideration should be given to adjusting the proportion of public parking spaces at the sports ground, such as increasing the number of dedicated parking spaces for people with disabilities and locating them near main access points; (ii) given the proximity of the sports ground in Area 16 to the future MTR station and its topside residential development, the planning of the surrounding transport network was a cause for concern, and the relevant departments should explain in detail the design of the sports ground and the road network; and (iii) in response to the project delay caused by the pending relocation of the bus depot, the relevant departments should provide a specific timetable to enable appropriate follow-up by the District Facilities and Works Committee, while expediting the project progress to benefit the public.

29. Mr KAM Man-fung said that apart from the transport issues mentioned earlier, he was also concerned about the design of the spectator stands of the sports ground, noting that the covered stands faced towards high-rise blocks (Siu Tsui Court and Regency Bay) and away from Tuen Mun River, while the best viewing point was located at the warm-up area. He therefore suggested exploring the feasibility of adjusting the orientation of the stands to make better use of the scenic views.

30. Mr Raymond AU of the PlanD gave a consolidated response to Members' enquiries as follows:

- (i) The Government had been closely monitoring the coordination of transport arrangements between the sports ground in Area 16 and surrounding development projects. As MTR had submitted preliminary proposals for A16 Station and its topside property development, the Department would actively provide feedback and refer to the relevant departments for assessment, including studies on the design of nearby road junctions and the interfacing issues of the public transport interchange;
- (ii) Regarding the timetable for the completion of the sports ground, as mentioned earlier, the amended OZP was expected to be gazetted in July, with the statutory planning procedures due for completion early next year. Meanwhile, the LCSD and the ArchSD were carrying out detailed design and applying for funds in tandem. Upon the completion of the tendering exercise and the funding approval by the Finance Committee of the Legislative Council, the construction of the sports ground was expected to be completed in four years; and
- (iii) The orientation of the spectator stands was so designed that direct sunlight on spectators could be prevented, while the impact of night-time lighting and event noise from the sports ground could be minimised.

31. Miss LAW Yi-ki of the ArchSD thanked Members for their opinions. She explained that the orientation of the stands was designed having regard to various factors, such as the layout of existing and future buildings in the vicinity, as well as the night-time lighting and noise levels identified in the environmental impact assessment. She added that the current proposal merely demonstrated a preliminary conceptual design, with the project to be carried out under the "Design and Build" model. The relevant recommendations would be taken into account as part of the overall considerations during the detailed design phase.

32. Mr Ernest CHAN, Vice-President of LU stated that, thanks to the support of the UGC, tuition fees for the research postgraduate and doctoral degree programmes of the LU were kept at an affordable level. He also noted that LU had recently ranked first globally in "Quality Education", an achievement largely attributable to the university's commitment to providing diverse educational and learning

opportunities for people from all walks of life. For example, the LingnanU Elder Academy encouraged elderly people to return to campus at a nominal tuition fee. He added that as a publicly-funded university, LU was required to comply with the funding framework set by the Government, and undertook to continue promoting lifelong learning.

33. Mr IP Chun-yuen noted that the TMDC had held numerous discussions in the past on the design of the sports ground in Area 16, noting that this was the first time a representative from the ArchSD attended a meeting in the current term. He hoped that the Department would send officers to attend future meetings more frequently for discussion and consultation.

34. Miss LAW Yi-ki of the ArchSD thanked the Member for his recommendation, indicating that the Department would communicate with Members in due course regarding project progress and other updates.

**(B) Anti-corruption Work Strategies 2026/27 of ICAC Regional Office (New Territories North West)
(TMDC Paper No. 23/2026)**

35. The Chairman welcomed Mr FUNG Chi-wai, Regional Officer, New Territories, and Mr TSE Wai-ming, Community Relations Officer, New Territories North West Office of the Independent Commission Against Corruption (ICAC) to the meeting.

36. Mr FUNG Chi-wai of the ICAC briefly introduced the content of the paper with the aid of PowerPoint slides (see Annex 3).

37. Mr MO Shing-fung commended the ICAC for attaching great importance to corruption in building management and maintenance works, and for actively promoting anti-corruption education. He cited recent related corruption cases, which involved members of owners' corporations (OCs) accepting benefits (such as free renovation service) and engaging in bid-rigging using casino chips, noting that these situations warranted attention. In this regard, he put forward three recommendations: (i) the ICAC should compile a concise anti-corruption guide for OC members, covering topics such as tendering and procurement, to address their lack of understanding of management and works procedures as well as prevent them from unwittingly falling into corruption traps; (ii) the ICAC should proactively reach out to housing estates with buildings aged 30 years or above, stepping up publicity and education before mandatory building inspections or maintenance works, so as to

heighten owners' vigilance against bid-rigging and abnormal quotations; and (iii) the ICAC should strengthen anti-corruption education for the trade, including contractors.

38. Ms CHING Chi-hung acknowledged the effectiveness of the ICAC's anti-corruption efforts over the years, noting that the paper placed greater emphasis on anti-corruption measures with respect to building management. She pointed out that many OC members were elderly people who lacked understanding of building management and anti-corruption work, often having to rely on property management companies to handle day-to-day affairs. She therefore recommended that the ICAC step up its efforts to disseminate anti-corruption information to OC members and take a more proactive approach in engaging with housing estates in need of major repairs. Furthermore, since OC members were often required to provide evidence when reporting suspected cases of corruption, she hoped that the ICAC would strengthen publicity by clearly informing the public of the means of reporting, thereby enhancing the overall effectiveness.

39. Mr TSE Wing-hang expressed support for the direction set out in the consultation paper, with a focus on building management and anti-corruption education. As other Members had pointed out, many OC members in the district were elderly people, who might not be familiar with the legislations concerned and knowledge on building management and anti-corruption. He therefore suggested that the ICAC prioritise publicity and education, explaining to OC members in a clear and readily comprehensible manner what constituted unlawful conduct, as well as covering corruption cases in greater detail to enhance the deterrent effect.

40. Mr FUNG Chi-wai of the ICAC gave a consolidated response to Members' enquiries as follows:

- (i) Building management and maintenance had always been the ICAC's key priorities. It would continue to strengthen community outreach and education efforts by organising seminars and engaging with various groups;
- (ii) Apart from providing online publicity materials, the ICAC published a pamphlet titled "Guide for Building Renovation" last year. Members were welcomed to contact the Commission to assist in distributing the pamphlet to the public;
- (iii) As for law enforcement in relation to building management, the ICAC had carried out joint operations with law enforcement agencies such

as the Police and the Competition Commission, resulting in the arrests and prosecutions. In the future, the ICAC would continue to cooperate with the relevant departments, with each fulfilling its respective duties, to jointly address building management and maintenance issues; and

- (iv) With regard to reporting corruption, a complaint could be lodged based on reasonable suspicion alone without providing evidence, and the responsibility of gathering evidence rested with the ICAC. Members of the public who encountered difficulties in reporting or communicating were welcome to contact the ICAC's regional offices directly.

41. Mr CHENG Yin-kwan noted that during major maintenance works, many people who had suspicions refrained from reporting out of concern that this might affect those around them or delay the progress of works. He suggested that the ICAC draw on past cases and produce publicity materials (such as short videos) from the public's perspective to raise their awareness of corrupt practices and allay their concerns. He also noted that the ICAC planned to launch an "ICAC Building Management and Maintenance WhatsApp Channel" and suggested stepping up the related publicity efforts. Furthermore, if an OC engaged in malpractices, its members might refuse to cooperate with the ICAC on publicity. Therefore, he recommended that the ICAC strengthen community outreach through government communication channels and social media to intensify the anti-corruption work.

42. Mr YIP Man-pan welcomed the ICAC's strategy of prioritising building management. He considered that proactive engagement with OCs and the WhatsApp channel for disseminating anti-corruption information directly to owners were effective measures. Pointing out that Tuen Mun had many aged buildings and large housing estates, with some over 30 years, he believed that the ICAC's strategies would help address residents' concerns over corruption risks in building maintenance. Furthermore, he mentioned that his Member's office had previously co-organised building management seminars with the ICAC, which attracted participation by many residents and yielded satisfactory results. He recommended that, besides strengthening cooperation with the TMDC, local groups, and Care Teams, the Commission could collaborate with other stakeholders (such as the Urban Renewal Authority and the TMDO) to explain the latest anti-corruption policies, including the enhanced version of "Smart Tender" due in the second half of the year. This would enrich the content of the seminar and disseminate anti-corruption information to the community more effectively.

43. Mr TSANG Hin-hong noted that the ICAC maintained close liaison with the TMDC, the three committees, and Care Teams, among others, to disseminate anti-corruption messages deep into the community. He also expressed support for the ICAC's values education programmes for young children as well as primary, secondary, and tertiary students. He proposed using case studies and scenario sharing sessions, coupled with various communication channels, so that people of all age groups could better understand building management risks and foster law-abiding and anti-corruption awareness. Furthermore, he proposed awarding certificates to the tertiary institutions, primary and secondary schools participating in ICAC activities as a token of appreciation for their support.

44. Mr FUNG Chi-wai of the ICAC thanked Members for their views on building management and youth education. The Commission undertook to further consider the relevant suggestions, while maintaining close communication and strengthening collaboration with Members and all local groups.

45. Mr FUNG Pui-yin suggested adding prosecution figures for corruption in the ICAC's educational materials to enhance the deterrent effect. He also raised concern about the current staffing arrangements of the ICAC and the sufficiency of resources for anti-corruption work in relation to building management.

46. Ms Pamela MAK noted that the ICAC mainly used theatrical performances and designated teaching materials in its anti-corruption activities across various educational levels including kindergartens, primary, and secondary schools. She suggested drawing on the models of "Junior Police Call" and "Customs YES" to launch similar schemes, thereby enhancing the sense of engagement among students. She also enquired about the ICAC's efforts in engaging imported workers and recruitment agencies, so that they could participate in activities such as anti-corruption seminars and gain access to such information.

47. Mr FUNG Chi-wai of the ICAC gave a consolidated response to Members' enquiries as follows:

- (i) On the publicity and education front, the Commission had incorporated real-life cases into anti-corruption teaching materials, selecting appropriate cases based on the target audience (such as public organisations or private enterprises) and the topic at hand, so as to promote integrity and anti-corruption messages;

- (ii) Regarding prosecution figures, the overall conviction rate in recent years ranged from 75% to 80%, posing a considerable deterrent effect;
- (iii) In terms of manpower and resources, the Commission prioritised various projects and concentrated resources on high-risk areas, effectively arranging its work programmes within limited resources;
- (iv) The ICAC had been working with primary and secondary schools as well as tertiary institutions to implement student engagement programmes, such as the “ICAC Ambassador Programme” co-organised with LU and Hong Kong Chu Hai College, encouraging participating students to promote integrity on campus; and
- (v) Corruption was an insidious crime. Any complaints lodged by workers with the ICAC regarding exploitation would be handled in accordance with established procedures and the law. The Commission would also step up promotion of anti-corruption laws and encourage workers to report to the Commission immediately any unlawful conduct, such as soliciting bribes.

(C) Concern over Law and Order Situation at Tuen Mun Typhoon Shelter (TMDC Paper No. 24/2026)
(Written response from the Marine Department)

48. The Secretariat had written to the Hong Kong Police Force (HKPF) and the Marine Department (MD) regarding the above discussion item and subsequently received a written response from the MD. The relevant document had been distributed to all Members via email prior to the meeting for their perusal. Representatives from the HKPF were also in attendance.

49. Mr TSANG Hin-hong pointed out that the fishing moratorium commenced in May. Noting feedback from fishermen regarding previous thefts of personal property and diesel fuel from their fishing vessels, he urged law enforcement departments, including the MD and the HKPF, to strengthen patrols during the moratorium to prevent crimes. He also expressed concern over local illicit fuelling activities.

50. Mr CHUI King-hang expressed concern over a recent incident involving the theft of diesel fuel from a fishing vessel, valued at approximately \$100,000. He noted that while certain vessels were equipped with anti-theft installations, such as

closed-circuit television (CCTV) systems, they were susceptible to malfunctioning due to prolonged berthing during the fishing moratorium, rendering the vessels vulnerable to theft. He expressed the hope that the Police would step up enforcement and patrols, including operations against illicit fuelling activities, to safeguard fishermen's property. Furthermore, he enquired whether the Police had conducted any recent enforcement operations in this regard.

51. Mr TSOI Shing-hin expressed concern over fire protection at the typhoon shelter, noting that the leakage of illicit fuel during smuggling activities by criminals could pose a major fire hazard, with the risk of fire spreading to adjacent vessels. He urged the departments concerned to step up enforcement actions against these offences.

52. Mr Adrian MA, District Commander TMDIST of the HKPF gave a consolidated response to Members' enquiries as follows:

- (i) Since January 2025, the Police had received two reports concerning Tuen Mun Typhoon Shelter. The first incident, recorded in June 2025, involved a report regarding the suspected theft of a watch from a vessel worker, which was classified as general theft. The second case, cited by Mr CHUI King-hang, involved a fishing vessel that had remained berthed since December 2025. Upon boarding the vessel after five months, the owner discovered that the diesel fuel originally stored on board was missing, with the loss estimated at approximately \$100,000;
- (ii) In respect of police operations, the Land Region had maintained liaison with the Marine West Division to conduct operations, including the monthly distribution of anti-theft promotional leaflets to raise public awareness against diesel theft. The Marine Police carried out patrols three nights a week at the typhoon shelter to combat thefts and conducted an anti-theft talk in late April. Moving forward, the Marine Police and the Castle Peak Division would continue to conduct joint operations and enhance planning in anticipation of high-risk periods, such as the fishing moratorium;
- (iii) The Police would liaise with the MD to jointly explore the feasibility of installing CCTV systems to enhance the deterrent effect; and
- (iv) Regarding illicit fuelling activities, the Police would maintain close

liaison with the Fire Services Department, including the conduct of joint operations. In the event of a fire, the substantial volume of this type of fuel could pose severe public safety risks. The Police would continue to follow up on the situation.

**(D) Concern over Planning of School Sites in the Public Housing Development Area at Tuen Mun Central
(TMDC Paper No. 25/2026)
(Written response from the Education Bureau)
(Written responses from the Lands Department and the Civil Engineering and Development Department)**

53. The Chairman stated that the Secretariat had written to the EDB, the Civil Engineering and Development Department (CEDD) and the Lands Department regarding the above discussion item and subsequently received written responses from the respective departments. The relevant documents had been distributed to all Members via email prior to the meeting for their perusal. Representatives from these departments were also in attendance.

54. Mr LAM Tik-fai noted from the departments' written responses that the site was no longer be reserved for school development, and that the EDB had returned the site to the PlanD to explore alternative uses in 2024. In this connection, he expressed concern over whether the Government had formulated any preliminary planning proposals over the two years since the return of the site, as well as enquired about the relevant development schedule. In addition, he suggested that the Government consider incorporating ancillary facilities, such as day activity centres for the elderly, child care service and community centres, into land use proposals to address the daily needs of local residents. He further expressed the hope that the Government would maintain liaison and seek advice from the TMDC during project implementation to ensure that the use of the site best served the interests of the residents in the district.

55. Mr TSANG Hing-chung expressed concern over the long-term planning of the site, noting the scarcity of land resources and a severe shortage of community facilities and sports venues in Tuen Mun. He expressed the hope that the Government would duly address the needs of Tuen Mun residents when re-planning the use of the site.

56. Mr IP Chun-yuen noted that the CEDD had consulted the TMDC on the site formation works for public housing development at Tuen Mun Central in November 2022, with about one-third of the area reserved for school use. Noting that the EDB had returned a primary school site within the development area for alternative use in

response to declining birth rates, class reduction and school closures, he enquired about the long-term planning for the site, as well as whether the Government would consider reprovisioning old school premises in the district to optimise the use of existing resources.

57. Ms HON Hin-yan of the EDB explained that the Department had formally returned the school site reserved in the Public Housing Development Area at Tuen Mun Central to the PlanD, noting that the site would no longer be designated for school use. Furthermore, in view of the decline in school-age population, the EDB would primarily focus on school reprovisioning and extension during school allocation.

58. Mr Raymond AU of the PlanD further explained that while the EDB would not proceed with the school building project, the site concerned remained government land and was not vested in any specific department, including the PlanD. He added that the site was designated on the OZP as “Residential (Group A) 26”, in which “Government Use (not elsewhere specified)”, “Library”, “Market”, “Place of Recreation, Sports or Culture”, as well as “Social Welfare Facility” were categorised under Column 1 as uses always permitted and required no additional planning permission from the TPB. At present, the PlanD had not received any specific development proposals from bureaux or departments. The Department would maintain liaison with various departments to provide advice and assistance on the planning level, while consulting the TMDC and local residents regarding the development proposal in due course prior to implementation.

59. Mr Benton HO noted that the above discussion item was not confined to the planning level, given its implications for educational development in Tuen Mun over the next 20 years. In view of Hong Kong’s declining birth rates, which had resulted in under-enrolment, class reduction and school closures across districts, he agreed with the proposal to reprovision school premises to enhance the campus environment. He suggested that the Department consider utilising the site to strengthen support for special educational needs, as well as vocational and professional education and training, thereby mitigating the need for students to commute across districts. He further suggested that the Department consider re-planning the site for alternative uses, such as day care centres for the elderly or youth activity centres, to cater to the needs of local residents.

60. Ms TSE Yuk-ling remarked on the extensive area of the site, highlighting that the lack of venues for large-scale events in Tuen Mun had posed significant difficulties for schools and local organisations in hiring venues. She also pointed out

a shortage of children's playgrounds and social welfare facilities in the district. In this regard, she suggested that the Government duly address these district needs by providing corresponding essential public and community facilities when planning the use of the site.

**(E) Study on Issues of Community Concern 2026
(TMDC Paper No. 26/2026)**

61. The Chairman requested Members to peruse the captioned paper. Citing the District Councils Ordinance, the Chairman stated that the functions of District Councils included collecting the views of the people in the District in respect of an issue specified by the Chairman of the District Council, and submitting to the Government a summary of the views collected and the suggested corresponding measures. In this connection, the Chairman announced at the TMDC meeting on 9 March that two issues of district concern would be selected for focused follow-up actions this year. Subsequently, the Secretariat invited Members to submit their suggested issues. Following thorough deliberation and consolidation of Members' views, two issues were selected, namely "Issue 1: Developing the Ferry and Waterfront Economy by Leveraging Existing Coastal Facilities in Tuen Mun"; and "Issue 2: Gathering Views on Promoting Local Employment and Enhancing the Industrial Chain under the Government's Plan to Develop the Smart and Green Industrial Port in Tuen Mun West".

62. The Chairman requested Members to gather opinions from local residents and relevant stakeholders on the two issues for detailed discussion and conclusion by the TMDC and its committees.

V. Items for Information

(A) Conduct Risk Assessment for Lifts not Equipped with Modern Safety Devices

63. The Chairman welcomed Miss CHAN Lee-ting, Senior Engineer, General Legislation 5 and Miss Felicia LEUNG, Engineer, General Legislation 5/1 of the Electrical and Mechanical Services Department (EMSD) to the meeting.

64. Miss CHAN Lee-ting of the EMSD said that since 1 December 2025, the Department had been conducting risk assessments for lifts not equipped with modern safety devices. Currently, there were approximately 75 000 lifts across the territory, among which around 39 000 lacked modern safety devices and were categorised as

“aged lifts”, accounting for nearly half of the total. With the risk assessment, the EMSD aimed to enable all responsible persons for lifts to gain better understanding of the conditions of lifts, including whether they were new or aged. For an aged lift, the responsible person should promptly plan ahead, such as carrying out modernisation works or replacing the entire lift.

65. Miss Felicia LEUNG of the EMSD outlined the scope of the risk assessment, the relevant workflows, and the follow-up actions with the aid of PowerPoint slides (see Annex 4).

66. Mr CHAN Manwell thanked the EMSD for its detailed explanation and raised three enquiries, including: (i) the total number of lifts not equipped with any or all of the four modern safety devices in the Tuen Mun District; (ii) whether the Government would impose mandatory requirements regarding when or how to replace aged lifts, and the specific timetable for the placement; and (iii) whether the Government would provide financial assistance to OCs or owners for lift replacement.

67. Ms CHING Chi-hung expressed support for the EMSD’s implementation of the risk assessment. She pointed out that many lifts in the Tuen Mun District were over 30 years old, such as those at Leung King Estate, while the neighbouring San Wai Court had applied for government funding and progressively carried out lift replacement works. Given that lift safety was of particular importance to residents, she enquired how housing estates could be encouraged to participate in the risk assessment, and whether the assessment would be voluntary or mandatory.

68. Mr CHAN Yau-hoi concurred with the EMSD’s emphasis on lift safety, and urged the Department to pay closer attention to the potential risks posed by lifts in aged buildings. He noted that many lifts, such as those at Tai Hing Estate, were over 30 years old, with the Housing Department being responsible for their maintenance and replacement. However, private housing estates lacked similar monitoring efforts. He therefore hoped that the Department would provide Members with specific guidance for implementing relevant initiatives and consider following up the matter in detail with the committees under the TMDC in due course.

69. Miss CHAN Lee-ting of the EMSD gave a consolidated response to Members’ enquiries as follows:

- (i) According to statistics on lifts, of the 75 000 lifts across the territory, around 15 000 were missing all of the four modern safety devices, and around 39 000 were missing at least one modern safety device;

- (ii) In the Tuen Mun District, there were around 1 000 lifts missing all of the four modern safety devices, and around 2 000 lifts missing at least one modern safety device;
- (iii) In response to the two lift incidents in Hong Kong in 2018, the Government had introduced short-, medium-, and long-term measures, with the latter involving legislation to mandate lift modernisation or replacement works. Mindful of residents' financial burden, the EMSD was conducting risk assessments on a voluntary basis to promote the modernisation of aged lifts, with no mandatory timetable for modernisation or replacement at present;
- (iv) The Government implemented the "Lift Modernisation Subsidy Scheme" in 2019-2020 to promote lift modernisation by providing financial incentive to owners of private residential or composite buildings. There was currently no plan to launch the third round of funding;
- (v) In terms of publicity and education, the EMSD was working with Care Teams and District Councils to raise community awareness about the importance of the risk assessment. In April 2026, the Department organised a seminar for responsible persons for lifts, highlighting the lift incidents that had occurred worldwide over the years, and exploring the necessity of lift modernisation as well as the reasons why the risk assessment was also required for lifts that could not be modernised. The next seminar was scheduled in June; and
- (vi) Lift safety might be overlooked in some private buildings that were not managed by large property management companies. In this regard, the EMSD would liaise closely with key stakeholders, such as contractors, property management companies, and OCs, to intensify publicity and education efforts on lift safety of private buildings.

70. The Chairman added that, as one of the primary responsibilities of Members was to assist OCs in the district with building management, Members would be better suited than Care Teams to carry out the aforementioned publicity work. The Chairman hoped that, through this discussion, Members would maintain close contact with the EMSD's officers. As regards the communication with OCs, the TMDO also

held building management seminars regularly, enabling owners and OC members to gain deeper understanding of the related information.

71. Mr FUNG Pui-yin was concerned about the distribution of aged lifts lacking modern safety devices in the Tuen Mun District, such as whether they were predominantly located in industrial buildings or residential estates. Furthermore, he pointed out that in many housing estates, lift modernisation works were often subject to prolonged delays due to, among others, disputes within the OCs. In view of this, he was worried that, without a mandatory deadline for modernisation, a large number of high-risk lifts would continue to operate in the district, posing a safety hazard. He therefore urged the Department to adopt a more proactive approach, such as stepping up proactive inspections.

72. Ms LAI Ka-man pointed out that, in addition to modernising aged lifts, attention should also be paid to the operational status of modern lifts. Citing the lift on the footbridge connecting Yan Tin Estate and Siu Hong Station as an example, she noted that this modern lift was suspended from service for an average of one day per week for maintenance and inspection. These frequent service disruptions caused considerable inconvenience to residents in need or with mobility difficulties, and she urged the Department to investigate the matter.

73. Miss CHAN Lee-ting of the EMSD gave a consolidated response to Members' enquiries as follows:

- (i) Over the past few months, the Department had taken the initiative to write to the owners of 39 000 lifts across Hong Kong, clearly identifying the missing safety devices in their lifts and urging them to contact the respective lift contractors for follow-up;
- (ii) It was believed that publicity campaigns would help raise public awareness of lift safety and encourage the community to take the issue seriously; and
- (iii) Given that Hong Kong had the highest number of lifts in the world in terms of urban density, the Department attached great importance to the safety of aged lifts, proactively conducting regular inspections and surprise checks on lifts across the territory under a risk-based analysis mechanism. In the case of individual lifts with frequent breakdowns, Members were encouraged to contact the Department directly for further follow-up.

**(B) Tuen Mun District Office Annual District Plan 2026/2027
(TMDC Paper No. 27/2026)**

74. The Chairman invited Members to peruse the captioned paper. As Members had no comments, the Chairman stated that Members could contact the TMDO if they had any enquiries.

**(C) Report by the Tuen Mun District, HKPF
(TMDC Paper No. 28/2026)**

75. Mr Adrian MA, District Commander TMDIST, reported that from January to March 2026, the TMDIST received a total of 1 211 crime reports, an increase of 83 reports, or 7.4%, from the 1 128 reports in the same period in 2025. Of the increase in crime reports, deception was the most prevalent, rising from 571 to 678. Regarding anti-deception work, besides regularly attending meetings of the TMDC and the Tuen Mun District Fight Crime Committee to disseminate anti-deception information, the Police had also organised the CyberDefenders' Alliance Card Game Competition at schools, delivered anti-deception talks at institutions such as LU and Tuen Mun Hospital, and co-organised carnival booth activities with the Social Welfare Department. Looking ahead, the Police would launch a series of anti-deception publicity campaigns targeting elderly people, young people, and middle- to high-income professionals. He also thanked Members for their assistance in publicising anti-deception information to the general public, adding that Members were welcome to contact the Police Community Relations Officer to incorporate anti-deception messages into their events.

76. Mr Adrian MA, District Commander TMDIST, added that the Police also actively stepped up efforts to promote cycling safety. For example, on 4 May 2026, the TMDIST organised the "Tuen Mun District Cycling Safety Charter Signing Ceremony" at South Tuen Mun Government Secondary School, where students took an oath pledging to practise safe cycling. The Police planned to extend this initiative to all primary and secondary schools to raise students' awareness of cycling safety.

77. Mr YIP Man-pan considered that the charter signing ceremony created a sense of ritual, which helped strengthen collaboration with local schools and raise the awareness of cycling safety among teachers and students. He commended the Police for their effective publicity work, which enabled residents to learn about the initiative through media reports. He suggested that other departments draw reference from this approach to ensure their messages could reach a wider audience. Furthermore,

he recommended that the Police consider collaborating with educational organisations (such as Yan Oi Tong) to allow more schools to participate in the initiative, thereby enhancing its impact. He also noted that many residents were concerned about the safety of shared bicycles and the possibility of inadvertently breaking the law when cycling. He emphasised the importance of publicity efforts on cycling safety and expressed the hope that the Police would continue to intensify their efforts in this regard.

78. Mr CHENG Yin-kwan raised concern regarding a burglary that took place in the early hours of 5 May 2026 at Palm Cove on Castle Peak Road - Castle Peak Bay. Reports indicated that there were signs of forced entry on the windows of the residence, suggesting that the burglars had gained access through the windows from the hillside behind. He proposed that the Police install appropriate banners in public areas, such as the hillside or the spot of the suspected intrusion, to enhance deterrence and prevent crime.

79. Mr CHAN Tsim-heng commended the Police for their efforts over the past six months. He noted that, with the assistance of the Police Community Relations Office, police cars, uniformed officers, and plainclothes officers, the issue of street gambling in the vicinity of Tsing Tin Playground, Leung Tak Street had shown improvement. However, he was concerned about gamblers moving to the footbridges in the neighbouring area and recommended that the Police continue stepping up patrols to protect residents from gambling activities.

80. Mr Adrian MA, District Commander TMDIST, gave a consolidated response to Members' enquiries as follows:

- (i) The Police would continue to promote the Cycling Safety Charter at different schools and explore collaboration with educational organisations for on-campus publicity campaigns;
- (ii) The number of burglaries along Castle Peak Road had fallen compared to the past. On a quarterly basis, there were two cases of burglary in private residential premises and four in village houses in the first quarter of 2025, one case each in the second and the third quarters, and none in both the fourth quarter of 2025 and the first quarter of 2026;
- (iii) Regarding the recent burglary in a private housing estate near Sam Shing, the environment of a private estate differed from that of a

village house, as the former had clearly defined boundaries and was equipped with CCTV and security systems. Therefore, the Police focused on distributing leaflets and maintaining communication with estate security staff, reminding them to report any suspicious individuals to the Police immediately;

- (iv) Regarding public order at village houses, where security measures were not as stringent as in private housing estates, the Police would step up patrols in the village areas, distribute leaflets to villagers, and provide them with burglar alarms that would emit sounds when burglars attempted to force open doors or windows;
- (v) Given its proximity to the airport, the Castle Peak Road area was designated as a restricted flying zone, unsuitable for drone patrols. The Police had previously displayed stickers printed with “CCTV in operation”, and would consider the suggestion to hang banners; and
- (vi) In tackling street gambling activities, the Police would step up patrols at various locations, including the footbridges near Tsing Tin Playground as mentioned by Members.

81. Mr IP Chun-yuen expressed gratitude to the Police for promptly addressing the issue of young people abusing etomidate in the district. Separately, in view of Hong Kong’s implementation of a total ban on the possession of alternative smoking products, such as e-cigarettes and heated tobacco products, he enquired whether the Police would anticipate an increase in the number of prosecutions against young people for possessing or using e-cigarettes.

82. Mr CHUI King-hang conveyed the serious concern of local residents about cycling safety, and considered the Police’s Cycling Safety Charter effective in raising the safety awareness among young cyclists. He hoped that the Police would continue the dual-pronged strategy of education and enforcement to comprehensively enhance cycling safety awareness in the community.

83. Mr Adrian MA, District Commander TMDIST, gave a consolidated response to Members’ enquiries as follows:

- (i) According to police figures, no significant changes in the number of e-cigarette-related offences were observed. For e-cigarettes found on school premises, the Police and schools had established a reporting

and handling mechanism, under which police officers would attend the scene and follow up in accordance with established guidelines. It would take some time to assess the trend in prosecution figures under the new legislation; and

- (ii) As for cycling safety, the Police would prioritise on-campus awareness and educational work before the summer holidays, subsequently carrying out on-street publicity efforts and engaging youth groups, with a view to enhancing the law-abiding awareness among the public.

VI. In-house Matters

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

84. The Secretary said that Mr Benton HO joined the District Facilities and Works Committee on 12 March 2026, and withdrew from the Social Welfare and Housing Committee on 16 March 2026; Mr CHAN Kwai-wao withdrew from the District Facilities and Works Committee on 17 March 2026, joined the Community Involvement, Culture and Recreation Committee and withdrew from the Working Group on Building Management on 8 April 2026; and Mr YIP Man-pan withdrew from the District Facilities and Works Committee on 22 April 2026.

(B) Reports by Committees (TMDC Paper Nos. 29-33/2026)

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

(C) Reports by Working Groups (TMDC Paper No. 34/2026)

86. The Chairman requested Members to peruse the captioned report. As Members had no comments, the Chairman announced that the report was endorsed.

VII. Any Other Business and Date of Next Meeting

87. The Chairman announced the meeting closed at 5:47 p.m. The next meeting would be held on 6 July 2026.

Tuen Mun District Council Secretariat

Date: July 2026

File Ref: HADTMDC/13/25/DC/26

擬議修訂《屯門分區計劃大綱核准圖編號 S/TM/41》

屯門區議會會議

2026 年 5 月 11 日



修訂內容概覽

項目	
A	擬議修訂劃作「政府、機構或社區」的嶺南大學本部校園及北校園的建築物高度限制，以推展嶺南大學校園擴建計劃
B1&B2	擬議刪除「政府、機構或社區」的建築物高度限制；及 改劃部分「休憩用地」地帶至「政府、機構或社區」地帶，以推展屯門第16區運動場、休憩用地及公眾停車場項目
C	理順藍地交匯處附近的地帶界線，以落實城市規劃委員會（城規會）轄下的鄉郊及新市鎮規劃小組委員會的決定



修訂項目 A - 嶺南大學擴建計劃

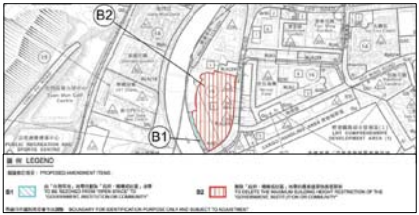
- 《2023年施政報告》：
- 推進「國際專上教育樞紐」建設。
- 《2024年施政報告》：
- 打造「留學香港品牌」。
- 為應對學生及教職員人數增長而衍生對教學、研究及宿舍設施的需求，嶺南大學需擴建屯門校園，以容納新增的教學、研究及相關設施。
- 教育局已給予政策支持。
- 相關部門對嶺南大學提交的技術評估沒有反對或負面意見。
- 嶺南大學代表隨後會詳細介紹擴建計劃。



擬議修訂項目A		
	本部校園	北校園
地盤面積	約 8.6 公頃	約 2.6 公頃
用途地帶	「政府、機構或社區」	
現時分區計劃大綱圖上的發展限制	4 或 10 層（不含地庫樓層） 1 層（不含地庫樓層）	
擬議修訂	主幹道基準上120米	

修訂項目 B1 及 B2 - 屯門第 16 區運動場、休憩用地及公眾停車場

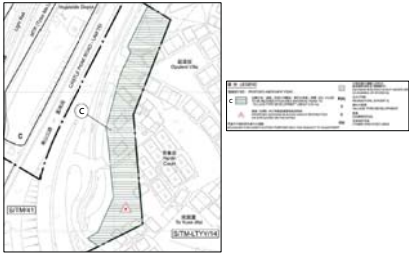
- 建築署曾諮詢地區設施管理及環境衛生委員會，並獲支持。
- 經參考其他運動場看台設計及考慮到提升設計靈活性及改善散場安排，建築署有意增加至四層（包括一層地面停車場及三層看台）。
- 技術評估顯示擬議發展不會對周邊環境帶來無法克服的技術問題。



擬議修訂項目 B1 及 B2		
地盤面積	約 5.92 公頃	
用途地帶	「政府、機構或社區」	「休憩用地」
現時分區計劃大綱圖上的發展限制	3 層	/
擬議修訂	- 建議改劃部分「休憩用地」地帶為「政府、機構或社區」。 - 刪除「政府、機構或社區」地帶的高度限制，以容許更靈活佈局設計。	

修訂項目 C - 理順藍地交匯處附近顯示為「道路」地方的界線

- 大綱圖上北端顯示為「道路」的地方原是用作反映藍地交匯處的道路工程範圍。
- 城規會轄下的鄉郊及新市鎮規劃小組委員會考慮一宗規劃申請時，留意到相關工程已完成，而剩餘的土地沒有其他已規劃的道路工程，故認為應適時檢討大綱圖內該土地的規劃。



擬議修訂項目 C	
地盤面積	約 0.34 公頃
用途地帶	「道路」地方
現時分區計劃大綱圖上的發展限制	/
擬議修訂	把部分顯示為「道路」的地方改劃「鄉村式地帶」

其他修訂

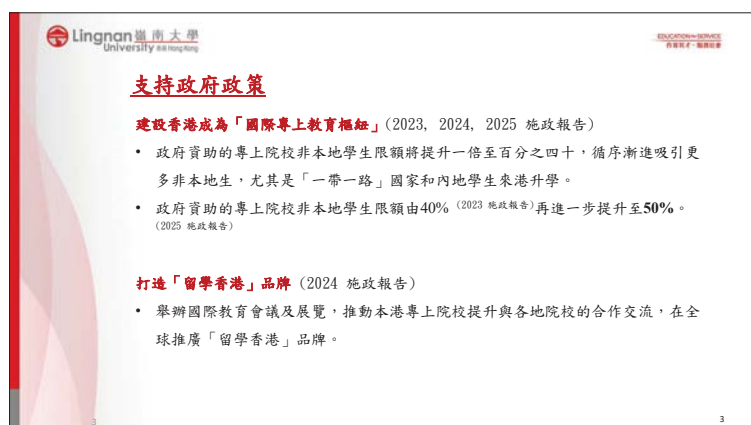
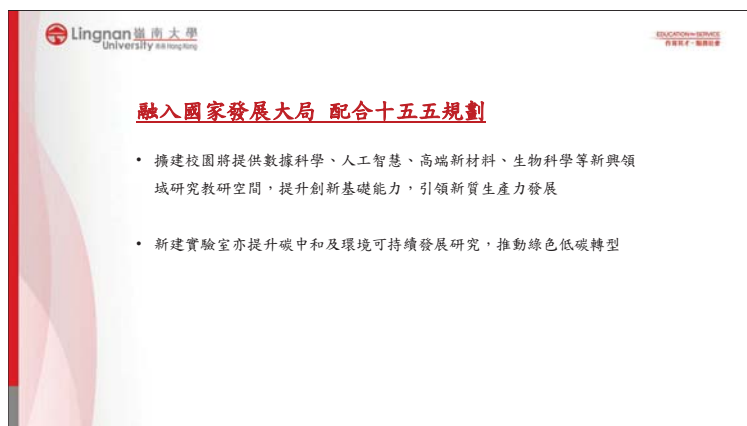
根據最新經修訂的法定圖則註釋總表及規劃區內已建成的發展，大綱圖會作出相應修訂。

下一步工作

歡迎各位議員對上述擬議修訂項目提出意見。

議員提出的意見，會與修訂項目一併提交城規會轄下的鄉郊及新市鎮規劃小組委員會考慮。如小組委員會同意有關修訂項目，城規會將根據《城市規劃條例》第 5 條展示涵蓋有關修訂項目的分區計劃大綱草圖作公眾諮詢，為期兩個月，屆時，任何人可在限期前就修訂項目向城規會提交申述。

謝謝



擴大校園迫切需要擴建

- 學生、教授及教職員人數增加
- 擴建校園將提供教學及科研設施、實驗室等，促進學術研究和創新

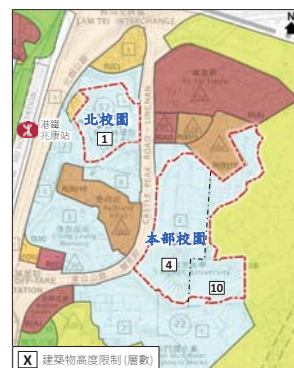
現時發展參數 (截至2025年8月)

	本部校園	北校園
佔地面積 (公頃)	約 8.59	約 2.63
現有樓面面積 (平方米)	約 107,377	約 1,359
地契准許的樓面面積 (平方米)	約 110,400	約 2,360
剩餘樓面面積 (平方米)	約 3,023	約 1,001

7

地點及分區計畫大綱圖

- 位於屯門青山公路 — 嶺南段8號
- 鄰近港鐵兆康站
- 位於《屯門分區計畫大綱核准圖 S / TM / 41》的「政府、機構或社區」地帶
- 大綱圖的建築物高度限制為：1層(北校園)及 4/10層(本部校園)



8

現時校園藍圖

- 本部校園內的建築大部分為4層樓高，只有東北及東南面的宿舍樓高10層。而北校園作為運動場亦只有1層。
- 周邊主要被高密度住宅發展包圍，包括：
 - 疊茵庭 (主水平基準上100呎² 現28層高)
 - 富豪閣 (主水平基準上120呎² 現40層高)
 - 聚康山莊 (主水平基準上106呎² 現32層高)
 - 倚橫南庭 (主水平基準上120呎² 現32層高)



* 建築物高度限制

△XX: 建築物高度限制 (主水平基準上)

X: 建築物高度限制 (層數)

9

現時校園



***** 校園地段示意線

10

長遠發展目標

- 根據嶺南大學所制定的長遠規劃，配合目標未來學生增長，需要新增樓面面積以提供合適的教學、科研、配套住宿設施。
- 鑒於校園受建築物高度限制，校方於2025年獲域規會批准放寬建築物高度限制，允許在校園內興建高7層的「新科學大樓」，從而在短期內增加可用樓面面積。
- 除校園重建外，校方亦積極探索校外擴建，惟附近缺乏空置/合適用地。毗鄰的屯門濾水廠亦未有明確的遷移時間表。
- 校方亦有租用及購置校外場地作為過渡措施以應付迫切樓面需求。



新科學大樓

11

擬議校園擴建計劃

12

規劃原則

- 1) 支持嶺南大學的長遠願景及計畫
- 2) 尊重既有傳統，保留大學特色
- 3) 傳承嶺南建築風格，打造智慧、綠色及可持續發展的未來校園
- 4) 開放式校園，融合社區發展與周邊環境融合
- 5) 提升校園的生活質素
- 6) 嶺大校園擴建計畫只涉及現有校園土地，不包括校園以外的政府用地或綠化地帶



13

綠化/休憩空間



14

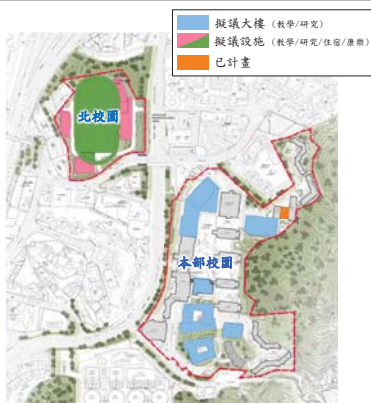
擬議校園發展藍圖

本部校園

- 校園內部份現有建築/空置用地將重建/興建擬議教學/研究大樓，其高度為主水平基準上約120米
- 保留本部大樓及永安廣場周邊的大樓羣以保存嶺南大學的建築特色及維持視覺緩衝

北校園

- 運動場將興建擬議教學/研究大樓/住宿/康樂設施，其高度為主水平基準上120米



15

擬議發展參數

	地契允許	擬議	相差
主校園			
樓面面積 (平方米)	約 110,400	約 343,034	+232,634
地積比	約 1.29	約 4.0	
北校園			
樓面面積 (平方米)	約 2,360	約 105,042	+102,682
地積比	約 0.09	約 4.0	
總計 (主校園 + 北校園)			
樓面面積 (平方米)	約 112,760	約 448,076	+335,316
地積比	約 1.00	約 4.0	

- 本部校園及北校園的現有發展密度偏低，總地積比率累積僅約1.0，與香港其他大學相比明顯偏低。
- 提高地積比可以**地盡其用**

16

技術評估摘要

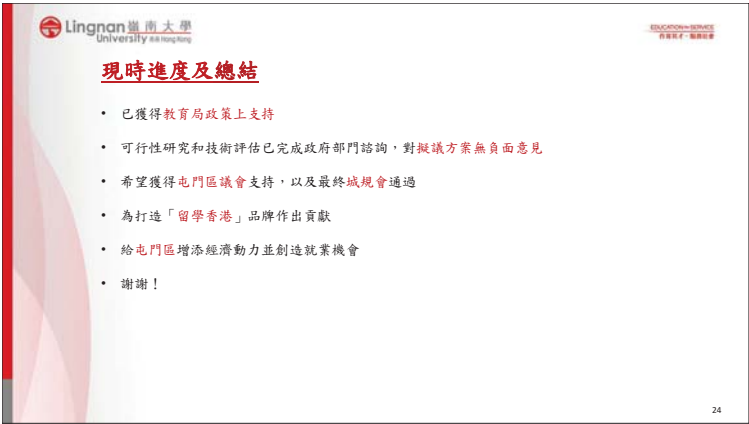
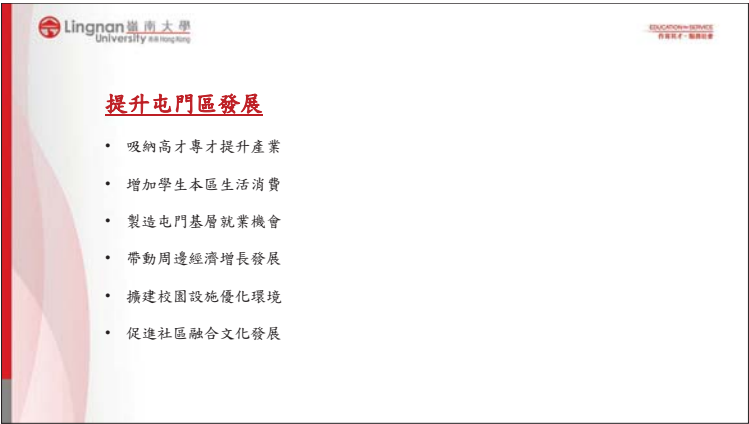
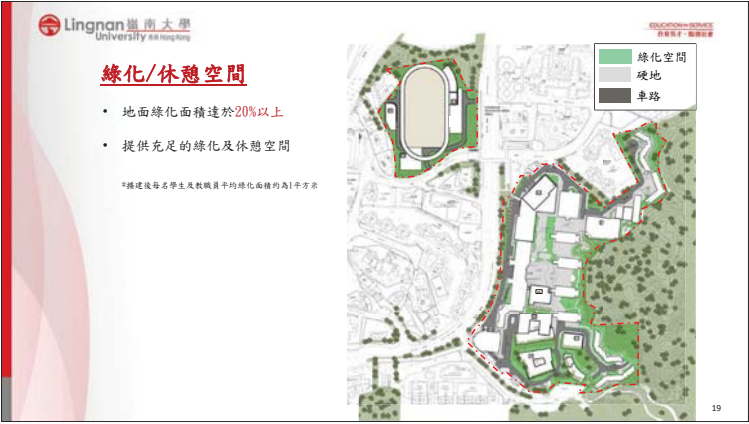
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設計特色

- 透過保留本部大樓及永安廣場周邊的大樓羣，維持大學建築特色
- 保留充足的視覺調劑及景觀緩衝空間，充分尊重「政府、機構或社區」地帶的規劃意向
- 景觀軸為現有附近民居保留開揚視野。
- 設計並不會帶來負面景觀及視覺影響。



18



謝謝



(一)

聚焦樓宇管理 強化廉政教育

- 強化樓宇管理人員對貪污問題的警覺性，及早採取防貪措施
- 鼓勵業主積極參與，達至全方位監察
- 加強跨界別合作，共同解決樓宇管理及維修問題

- 01 全港性及地區巡迴講座
- 02 焦點交流小組
- 03 針對大維修屋苑提供防貪培訓，鼓勵見疑即報
- 04 計劃推出「ICAC樓宇管理與維修WhatsApp頻道」
- 05 充分利用地區網絡滲透防貪信息

(二)

貫穿成長階段 培育誠信棟樑

透過多元化參與計劃，逐步建立從認知、認同到實踐的完整學習歷程

貫穿各年齡層的價值觀教育

「小啡豆兒童劇場」
推出全新劇目，在全港各區劇場演出

《小啡豆周圍走 - 遊學圖鑑》
讓學童在閱讀中學習正確價值觀，並培養公民身份認同

於中學推出外展誠信推廣活動
以「遊戲化」為核心設計，讓學生逐步解鎖反貪知識

為大專生舉辦領袖計劃
繼續推行「廉潔大使計劃」及「廉潔精英領袖培訓計劃」



(三)

因應防貪需要 提供精準教育

商界及專業人士	公職人員	新來港人才	廉潔選舉
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輸入勞工及新來港人才

- 「早接觸、早認識」策略
- 為所有輸入勞工提供培訓
- 與新來港人才機構合作，安排參觀、交流和宣傳活動

廉潔選舉

- 為選舉委員會界別分組選舉和鄉郊選舉籌辦一系列「維護廉潔選舉」教育宣傳活動

(四)

延伸聯繫網絡 掌握廉政民情

- 善用社區網絡，主動邀請地區團體及領袖深度交流
- 繼續參與地區各層級諮詢平台，收集意見
- 形成「聆聽-回應-優化」的良性循環



(五)

親歷廉政體驗 建立情感連結



繼續以「走進廉署」為主軸，藉著一系列體驗活動，加深公眾對廉政工作的認同與價值共鳴

歡迎地區組織組團參觀

1974咖啡廳

- 舉辦特色主題活動
- 吸引本地及外地訪客



廉政公署展覽廳

- 定期推出融合廉政信息的創意產品
- 持續更新及優化展覽廳展品



調查員 體驗活動




- 參與者從中了解反貪工作的複雜與困難
- 因應不同對象研發更具針對性的專屬版本
- 吸納更多機構及團體參加



為未齊備 現代化安全裝置的升降機 進行風險評估

2026年04月

機電工程署
EMSD

1

風險評估涵蓋全港未有配備以下任何一項
「現代化安全裝置」的升降機

1. 雙重制動系統 2. 防止機廂不正常移動的裝置 3. 防止機廂向上超速的裝置 4. 機廂門鎖及門刀



強制實施時間: 2002年



強制實施時間: 2007年



強制實施時間: 2003年



強制實施時間: 1984年

2

香港的升降機統計

2011年推出的
《優化升降機指引》

75 500 升降機

39 000 升降機
未配備任何一項
現代化安全裝置

15 000 升降機
未配備所有四項
現代化安全裝置

3

甚麼是升降機風險評估？

是一個有系統的過程

- 識別與升降機相關的潛在安全危害和風險
- 評估現行運作情況和維修保養管理表現
- 透過檢查與數據分析
- 提出建議以減低已識別的風險
- 提高升降機的長遠安全水平

4

經已實施升降機風險評估的地區

歐洲	亞洲	美國	中國內地
德國 比利時 法國 英國	南韓 新加坡 東京	紐約市 加州	北京 上海 深圳 廣州 重慶 福建 新疆 河南

5

進行風險評估有甚麼好處？

- 主動識別隱患，預防事故
- 檢討保養成效，完善流程
- 分級風險，集中資源處理重點
- 針對問題實施修理、更換或優化
- 降低事故，全面提升安全

* 對於符合指定要求的升降機，特別保養可以從每年兩次減少為每年一次

6

“年檢”與“風險評估”的分別？

- | 定期檢驗(“年檢”) | 風險評估 |
|-------------------|------------------------------|
| ➢ 以 <u>每年</u> 為基礎 | ➢ 以 <u>五年</u> 為基礎 |
| ➢ 僅有升降機是否合規的判定 | ➢ 提供全面的風險層級分析 |
| ➢ 沒有分級或建議 | ➢ 建議改善措施，有助升降機負責人制定並實施安全改善計劃 |
| ➢ 沒有改善建議 | ➢ 助於促進升降機的安全 |

除了法例規定的定期檢查外，進行風險評估能更全面掌握升降機的實際操作狀況，協助升降機負責人促進與改善升降機安全

7

如何聘用風險評估員？

1. 升降機負責人可委任在機電署網站名單上的認可升降機風險評估員或
2. 保養承辦商代聘用的風險評估員進行獨立的風險評估
3. 所有相關人員均需簽署聲明，保證在進行風險評估時的獨立性

8

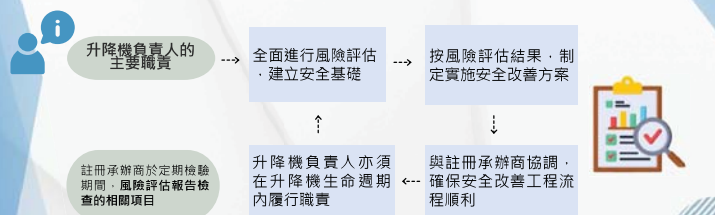
風險評估工作流程



9

風險評估報告跟進行動

- 第618章《升降機及自動梯條例》-升降機負責人確保所有升降機及其相關設備或機械保持妥善維修狀態及安全操作狀態。
- 風險評估最少五年一次，如評估報告闡明，該升降機有需要密切留意，下次「風險評估」的時限縮短為三年。



10

風險評估報告

升降機風險評估報告

1. 報告摘要

2. 評估員聲明

3. 評估員聲明

4. 評估員聲明

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100. 評估員聲明

11

下一步



請即行動

12

謝謝

13

優化你的升降機

1. 雙重制動系統



強制實施時間: 2002年

2. 防止機廂不正常移動的裝置



強制實施時間: 2007年

3. 防止機廂向上超速的裝置



強制實施時間: 2003年

4. 機廂門鎖及門刀



強制實施時間: 1984年

14