

**Minutes of the 5th Meeting of
the Tuen Mun District Council**

Date: 9 September 2024 (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, 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	TMDC Member
Mr CHAN Ho-ting, Mac	TMDC Member
Dr CHAN Kwai-wao	TMDC Member
Mr CHAN Tsim-heng	TMDC Member
Ms MAK Mei-ye, 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, Andy	TMDC Member
Mr TSOI Shing-hin	TMDC Member
Mr TSE Wing-hang	TMDC Member

Ms TSE Yuk-ling	TMDC Member
Mr KWONG Man-tik	TMDC Member
Mr CHUNG Kin-fung	TMDC Member
Mr LAU Chun-fai, Lawrence (Secretary)	Senior Executive Manager (District Council), Tuen Mun District Office, Home Affairs Department

By Invitation :

Mr LEUNG Ho-tsung, Frankie	Senior Engineer, Project Management 4, Drainage Services Department
Mr CHAN Ho-kwan, Eric	Engineer, Project Management 6, Drainage Services Department
Mr TSANG Chun-wang, Roy	Senior Environmental Protection Officer (Regional West)1, Environmental Protection Department
Ms CHEUNG Ling-chi	Senior Town Planner, Tuen Mun 2, Planning Department
Mr LEUNG Shut-ming, Chris	Town Planner, Tuen Mun 2, Planning Department
Mr NG Kwok-suen, Carl	Senior Engineer/10 (West), Civil Engineering and Development Department
Mr CHOY Chi-wai, Ray	Engineer/24 (West), Civil Engineering and Development Department
Mr LAU Ngai-keung	Technical Director, Atkins China Limited
Mr LAM Wai-yin	Associate Director, Atkins China Limited
Mr CHIU Chun-ho	Principal Engineer, Atkins China Limited
Mr CHAN Chi-wai	Executive Director, AECOM Asia Co. Ltd.
Mr LAU Tsin-hein	Project Engineer, AECOM Asia Co. Ltd.

In Attendance:

Miss CHEN Wai-tik, Wendy	Assistant District Officer (Tuen Mun)1, Home Affairs Department
Mr CHAN Yik-lung, Eron	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 CHUNG Lok-chin	Chief Engineer/West 3, Civil Engineering and Development Department
Ms HON Hin-yan	Chief School Development Officer (Tuen Mun), Education Bureau
Mr FUNG Koon-yue	District Environmental Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr WONG Ho-hon	District Commander, TMDIST(T), Hong Kong Police Force
Ms LAU Hung-yin	Chief Inspector of Police (Tuen Mun), Hong Kong Police Force
Ms KWOK Ho-ling	OC DIS TMDIST, Hong Kong Police Force
Mr WONG Chun-hung, Samuel	Chief Manager/Management (Tuen Mun and Yuen Long), Housing Department
Mr LEE Chi-keung, Kenneth	District Lands Officer (Tuen Mun), Lands Department
Ms CHANG Yuet-ming, Charlene	Administrative Assistant, Lands (District Lands Office, Tuen Mun), Lands Department
Ms TAM On-kei, Susan	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Ms TSENG Chieh, Elsa	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr CHIU Chi-yeung, Eric	Senior Town Planner, Yuen Long West 2, Planning Department
Ms HO Yuen-ming, Agnes	District Social Welfare Officer (Tuen Mun), Social Welfare Department
Mr CHEUNG Chi-yeung, Fabian	Chief Transport Officer, New Territories North West, Transport Department
Miss CHAN Mei-ting, Emily (Assistant Secretary)	Executive Officer I (District Council)1, Tuen Mun District Office, Home Affairs Department

I. Opening Remarks

The Chairman welcomed all Members present to the 5th meeting of the seventh term TMDC. He also extended welcome to government department representatives in attendance at the meeting.

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 4th Meeting held on 8 July 2024

3. The Chairman stated that the draft minutes of the aforementioned meeting were sent to all attendees for review on 4 September 2024. Subsequently, the Secretariat did not receive any proposed amendments. No Member proposed any other amendments at the meeting; therefore, the Chairman declared the minutes confirmed.

IV. Matter Arising

(A) Study on Issues of Community Concern and Collection of Public Views

Item 1: Transport Infrastructure and Supporting Facilities

(TMDC Paper No. 40/2024)

Item 2: Stimulating Local Employment

(TMDC Paper No. 41/2024)

4. The Chairman stated that the Traffic and Transport Committee under the TMDC had consolidated specific recommendations regarding Item 1 and submitted a report to the TMDC for further discussion. The Secretariat had compiled information on the two key items, namely “Optimising Facilities of the Tuen Mun Road Bus-Bus Interchange” and “Improvements Works on Lung Fu Road, Wong Chu Road and Hoi Wing Road”, with the results detailed in the annex to the paper. The Chairman requested Members to review the consolidated recommendations listed in the annex.

5. As no Members raised additional comments on the discussion results and Secretariat follow-up actions, the Chairman requested the Secretariat to relay the comments regarding Item 1 to relevant policy bureaux and departments for consideration.

6. The Chairman stated that the Social Welfare and Housing Committee (SWHC) under the TMDC had consolidated specific recommendations regarding Item 2 and submitted a report to the TMDC for further discussion. The two key recommendations were “Transformation of Industrial Buildings” and “Accelerating the Pace of Revitalisation”. Similarly, the Secretariat had compiled the relevant information, with results detailed in the annex to the paper. The Chairman requested Members to review the consolidated recommendations listed in the annex.

7. Mr WAN Tin-chong expressed great concerns about the issue of transformation of industrial buildings and would visit and meet with industrial building owners to hear about the operational difficulties faced by small and medium enterprises, as well as their views on industrial building revitalisation. He welcomed interested Members to join him. After collecting relevant opinions and obtaining results, he would submit a paper for further discussion.

8. As no Members raised additional comments on the discussion results and follow-up actions, the Chairman requested the Secretariat to forward the comments regarding Item 2 to relevant policy bureaux and departments for consideration.

[Post-meeting note: Relevant letters regarding the two items were sent to relevant policy bureaux and departments on 31 October 2024.]

V. Discussion Items

(A) Proposed Amendments to the Tuen Mun Outline Zoning Plan No. S/TM/39 (TMDC Paper No. 42/2024)

9. The Chairman welcomed Ms CHEUNG Ling-chi, Senior Town Planner, Tuen Mun 2, and Mr Chris LEUNG, Town Planner, Tuen Mun 2, of the Planning Department (PlanD); Mr Carl NG, Senior Engineer/10 (West), and Mr Ray CHOY, Engineer/24 (West), of the Civil Engineering and Development Department (CEDD); and Mr LAU Ngai-keung, Technical Director, Mr LAM Wai-yin, Associate Director, and Mr CHIU Chun-ho, Principal Engineer, of Atkins China Limited, to the meeting.

10. Ms CHEUNG Ling-chi of the PlanD briefly introduced the paper through PowerPoint slides (see annex 1).

11. Mr YIP Man-pan stated that suggestions regarding the land use had been provided more than a decade ago, but there had never been mention of residential

development. After receiving the captioned paper on 30 August 2024, he immediately consulted nearby housing estates and residents, receiving over 300 responses, with more than 90% opposing residential development. Objections included concern about blocked views and insufficient distance between buildings, especially for Oceania Heights, which was separated from the site by only a 1-metre-wide pedestrian path. He had previously suggested using the site for recreational purpose by expanding the adjacent park to provide a more pleasant living environment. Some residents also suggested building a smart car park. He felt the rezoning consultation period was too short and that the Government should provide information about ventilation and lighting. In addition, he stated that the Department should consider traffic impacts, as more residential development would only worsen congestion on Wong Chu Road. Moreover, given current market condition, he believed private residential sales would be poor.

12. Mr FUNG Pui-yin stated that most of the residents nearby hoped for the land to be used for recreational purpose, followed by car park construction, and opposed residential development. Residents' objections included concerns about ventilation, insufficient community resources, and traffic burden. He stated that congestion on Wong Chu Road was evident, and building residences before traffic improvement would affect both the new and existing residents' quality of life. Regarding the Department's statement that the proposed building height would not exceed 100 metres and would be about 20-storey tall, he noted this would affect views not only of adjacent buildings but also those opposite. He believed the Department should conduct proper consultation and exchange views with local stakeholders, otherwise residents would definitely not accept the plan.

13. Ms Pamela MAK reported receiving objections from Goodview Garden and Oceania Heights residents. Given the currently poor property market condition, there was no need for additional private housing. Residents' concerns included traffic, environmental issue, and blocked views, whereas existing facilities were insufficient to support the additional 500+ households after the proposed private residential development. Furthermore, she sought details about the types of social welfare facilities to be added after rezoning.

14. Mr IP Chun-yuen mentioned that when the land was rezoned in 2018 for the construction of Siu Tsui Court, residents of Oceania Heights and Nerine Cove had numerous concerns about facilities, traffic, and the environment. With current condition unimproved and insufficient traffic and community facilities, additional residential development would only worsen relevant problems. He pointed out that the Goodview Garden bus stop served as the last stop in the Tuen Mun District for all

Hong Kong Island and Kowloon-bound bus routes, where residents were always difficult to get on buses, and worried that building new private housing before Siu Tsui Court's occupancy would aggravate the situation. Unlike developments under the Home Ownership Scheme, such as Siu Tsui Court, the design of a private residential development would not consult with the District Council, causing more resident concern, especially regarding separation between buildings. He requested the Department to reconsider and increase communication with stakeholders.

15. Ms CHEUNG Ling-chi of the PlanD gave a consolidated response as follows:

- (i) The proposed amendments to the zoning plan mainly involved rezoning the site for private residential development. Consulting the TMDC was the first step in amending the Outline Zoning Plan, with the purpose to brief Members and collect opinions for collation and study before submission to the Development Bureau and relevant departments for review. The Department would submit opinions from local community and government departments to the Town Planning Board (TPB) for consideration;
- (ii) The Department strove to consider the TMDC and residents' concerns and needs while identifying land for housing development;
- (iii) The TPB's committee would consider the amendments, and if agreed, statutory public consultation process would begin. The public would have two months to make representations to the TPB, which would then hold hearing sessions to consider the valid representations received;
- (iv) The Government had been adopting a multi-pronged approach to meet housing and other development needs, including reviewing government land use. This site in Tuen Mun Area 16 was identified as having potential for private housing development. The CEDD had conducted an engineering feasibility study and a technical assessment to ensure the proposed development would not significantly impact the surrounding environment after implementing necessary mitigation measures. Also, the CEDD had conducted a traffic impact assessment to ensure the development would not significantly impact overall traffic;
- (v) Besides utilising land resources to meet society's private housing demands, this rezoning would allow for relocating outdoor bus stops and terminus to a ground-level public transport interchange, improving waiting environment; and

(vi) The types and scale of proposed social welfare facilities were not yet determined, but the Department would continue consulting with relevant departments to provide appropriate facilities for local and district needs.

16. Mr YIP Man-pan stated that over 90% of resident feedback opposed private residential development. The land had been zoned for “Government, Institution or Community” (G/IC) use for many years, and residents who purchased properties nearby did not anticipate private residential development next door, which was unfair to the property owners.

17. Ms SO Ka-man stated that while Tuen Mun had development potential with the development of Tuen Mun South Extension, three sites were already planned for the Light Public Housing (LPH). With increasing population, G/IC lands should not be used to meet private housing needs, whereas G/IC lands should serve Tuen Mun residents’ needs, such as building a multi-purpose community facility of several storeys, a sports centre, or a library, rather than reserving only a small portion for social welfare facilities after private residential development.

18. Mr FUNG Pui-yin pointed out that relocating outdoor bus stops and terminus to a ground-level public transport interchange might not improve waiting environment, citing reports of poor air quality at several covered bus stops in the Tuen Mun District. Furthermore, G/IC lands were already insufficient and should not be further reduced.

19. Mr IP Chun-yuen noted that the site was smaller than the site of Siu Tsui Court, questioning the availability of adding 500+ units. Regarding building height, adjacent housing estates had varying heights, and the Hong Kong Housing Authority specifically lowered Siu Tsui Court’s height during design stage. He hoped the Department would consider this aspect. In addition, he mentioned that owners’ committee members of Oceania Heights were present at the meeting and hoped that the Department would have more communication with them, as well as residents, before submission to the TPB.

20. Ms CHEUNG Ling-chi of the PlanD acknowledged receiving Members’ opinions and concerns, stating the information would be collated and discussed with relevant departments to consider minor adjustments and improvements to the development proposal.

21. Ms SO Ka-man stated that while the Government's plan to develop LPH in Tuen Mun Area 54 at least helped those in need, she could not agree with rezoning the G/IC land for private residential use. She believed the Department should not just make "minor adjustments" and emphasised Tuen Mun's longstanding shortage of community land, with the need for multi-storey community facilities to benefit district residents.

22. Mr Mac CHAN stated that the captioned paper used only one paragraph to broadly address how the development plan would not create insurmountable technical problems regarding traffic, environment, sewerage, drainage, water supply, visual impact, landscape, and ventilation. He believed the Department should provide more detailed information and questioned how conclusions about visual impact, landscape, and ventilation could be reached without housing estate design. He hoped the Department would consider Tuen Mun residents' overall quality of life, including recreational facilities and community support.

23. Mr KAM Man-fung stated that feasibility study was just numbers and did not represent actual impacts after implementation. For example, adding 500+ housing units would inevitably impact traffic significantly. Therefore, it was essential to reflect residents' important opinions, which were based on their living experiences, at the TMDC meeting. He asked the Department to clarify the current stage, as their first response indicated collecting opinions for the TPB, while the second mentioned "minor adjustments".

24. Mr YIP Man-pan mentioned that he had previously raised subsidence concern during Regency Bay's construction and asked whether the feasibility study or technical assessment had considered such issue. Regarding bus stop renovation, he pointed out that only air-conditioned bus stops would be welcomed, but beautifying bus stops had no direct relation to private residential development. He believed housing supply should not be increased through developing private residential project by making use of every single space.

25. Ms CHEUNG Ling-chi of the PlanD reiterated that the Government had been taking a multi-pronged approach to meet housing and other development needs, and after review, identified this site in Tuen Mun Area 16 as having potential for private housing development, with a feasibility study and a technical assessment confirming its suitability. Therefore, the Department first consulted the TMDC as the first step in the amendment process and would shortly submit the amendments to the TPB for consideration. If the TPB considered it appropriate, the proposal would be gazetted

and the statutory public consultation process would begin, during which residents or others could make representations.

26. Mr LAU Ngai-keung of Atkins China Limited acknowledged Members' concern about traffic. Regarding the traffic condition on Wong Chu Road, considering the time needed from construction to occupancy, it was expected that the Tuen Mun Bypass, once completed, would significantly alleviate traffic congestion on Wong Chu Road.

27. The Chairman acknowledged that while identifying land for housing development was a top priority for the Government, Members had clearly reflected local residents' opinions and had raised views about the development on the land in various occasions during previous terms of the TMDC. The Chairman hoped the PlanD would carefully consider opinions raised in the past and current meetings and fully reflect the information in the paper submitted to the TPB.

**(B) Proposal to Revitalise Tuen Mun River
(TMDC Paper No. 43/2024)**

28. The Chairman welcomed Mr Frankie LEUNG, Senior Engineer, Project Management 4, and Mr Eric CHAN, Engineer, Project Management 6, of the Drainage Services Department (DSD); Mr Roy TSANG, Senior Environmental Protection Officer (Regional West) 1 of the Environmental Protection Department (EPD); and Mr CHAN Chi-wai, Executive Director, and Mr LAU Tsin-hein, Project Engineer, of AECOM Asia Co. Ltd., to the meeting.

29. Mr Frankie LEUNG of the DSD gave a brief presentation through PowerPoint slides (see annex 2) on the latest development of the study on revitalising the middle Tuen Mun River channel.

30. Mr CHAN Yau-hoi, the first proposer of the paper, stated that the Department's presentation had addressed several major concerns, including illegal sewer connection, river water purification, and maintaining water flow. The paper mainly aimed to revitalise Tuen Mun River to provide a leisure and comfortable environment for Tuen Mun residents. Currently, Pui To Road served as the major traffic connection between both sides of Tuen Mun River. He hoped that the Department would consider widening Choi Yee Bridge to facilitate traffic and enhance connection between both sides of the river. Furthermore, he hoped the Department would consider allowing residents to conduct recreational activities along

Tuen Mun River while beautifying it, thereby promoting commercial activities along riversides.

31. Mr FUNG Yuk-fung mentioned that Tuen Mun River was originally a waterway with primary function of flood control. With recent improvements such as enhanced railings, pedestrian paths, jogging tracks, and cycling paths, Tuen Mun River had become an integral part of Tuen Mun residents' lives. This was the reason why the public was concerned about its revitalisation and management. After visiting Dasha River in Nanshan District with several Members, he learnt from the Mainland's experience in river management and revitalisation. He believed that it must first address the sewage issue at the source to improve Tuen Mun River's water quality. Secondly, maintaining water flow through stormwater storage, building an ecological environment, and increasing biodiversity were necessary. Finally, public participation should be enhanced, alongside strengthened awareness of river protection, making it a tourist hotspot through economic activities. He suggested the Department establish a continuous monitoring and dynamic management system to constantly improve Tuen Mun River through such mechanism.

32. Mr CHAN Manwell stated that Tuen Mun River was initially used for irrigation decades ago before becoming a sewage channel due to industrial development in the Tuen Mun District. He believed that Tuen Mun River should now be revitalised or ecologised, with comprehensive planning and treatment from source to middle section and to downstream, requiring cooperation among various departments. For example, revitalising Tuen Mun River required first addressing illegal berthing issue, and the river could be considered for recreational and cultural purposes. He considered river management a key project for improving Tuen Mun's community environment, noting that improvements over the past years had been limited, and hoped for collaborative efforts in the future.

33. Mr TSANG Hin-hong stated that the upstream and downstream sections of Tuen Mun River had different conditions, and the Department should consider how to achieve coordination for effective management of the entire river. Government departments should also consider how to effectively utilise Tuen Mun River, such as incorporating maritime culture and traditional fisheries, and conducting water activities. In addition, combating illegal sewer connection to improve pollution issue was equally important, and the Department should consider deterrence through penalties or other methods.

34. Mr Frankie LEUNG of the DSD gave a consolidated response as follows:

- (i) The Department began public consultation for the project in March 2024, during which many citizens expressed hope to transform Tuen Mun River into a landmark with more activities on both sides and the river itself. The Department would conduct research through public consultation, surveys, and engineering studies, with preliminary design incorporating various factors and opinions to create a balanced solution meeting all requirements. The Department would continue public consultation and hoped Members would actively participate and provide more feedback;
- (ii) Tuen Mun River was the most important drainage facility in the Tuen Mun District. Given current extreme weather condition, increased rainfall, and rising sea levels, the Department must ensure the river's drainage capacity was maintained during revitalisation;
- (iii) During the study, the Department would make reference to river revitalisation experience from various examples of Mainland and overseas cities, including different geographical environments, terrain, and population scenarios;
- (iv) Environmental flow and ecological water replenishment were crucial components, so the Department had engaged an engineering company to monitor water flow at different locations along Tuen Mun River to ensure sufficient environmental flow after revitalisation in order to provide a pleasant recreational space for the public; and
- (v) Regarding combating sewer misconnection, the Department would work diligently to identify pollution sources and coordinate with relevant departments to address any violations found, intercepting pollution at the source.

35. Mr TSUI Fan stated that managing Tuen Mun River solely for drainage and flood prevention no longer suited current community development. He believed the DSD should address the root causes by tackling sewer misconnection and maintaining adequate and clean water supply. Besides the DSD, other government departments including the CEDD, the Marine Department (MD), the Food and Environmental Hygiene Department, and the Leisure and Cultural Services Department should collaborate in revitalising Tuen Mun River. The Department should consider Members' opinions during consultation. He hoped for a better platform to collect feedback on Tuen Mun River revitalisation in order to achieve goals more quickly.

36. Mr FUNG Pui-yin noted that the current information provided mainly focused on the middle section of Tuen Mun River, but he believed planning and research should cover the entire river. He had participated in the Department's district consultation and heard public opinions, including incorporating water-friendly culture and setting up jogging tracks along riversides. In addition, he enquired about the Department's response to the feedback received. Regarding sewer misconnection issue, he believed an effective method was needed to intercept pollution at the source. He also suggested intensifying desilting work in the short term.

37. Mr CHUNG Kin-fung emphasised the importance of maintaining stable water flow in Tuen Mun River, suggesting that the Water Supplies Department (WSD) could conduct a study about utilising Lam Tei Irrigation Reservoir. He pointed out that sewer misconnection caused odour in Tuen Mun River, particularly severe between Tuen Mun Station and Yau Oi Bridge, and beside Tuen Mun Park. He also noticed that Tuen Mun Hospital regularly discharged water into the river. Regarding the feasibility of introducing an interception system to treat pollution in stormwater drains at the source, which was mentioned in the paper, he believed the Tuen Mun River's flood control function should not be overlooked, and the river's drainage capacity should be balanced in the revitalisation proposal to prepare for suddenly surging rainfall during extreme weather. He understood that the Department's work included drainage improvement works in addition to river revitalisation, and believed various works could complement each other to fulfil flood control function and establish a water-friendly culture at the same time.

38. Mr IP Chun-yuen stated that TMDC Members were very concerned about Tuen Mun River's revitalisation and future development. The DSD had conducted inspection of the middle Tuen Mun River channel, held workshops, and set up street counters, allowing Members to participate and understand the revitalisation project, for which he commended the Department's work. He hoped the Department would provide a concrete and implementable proposal, including the TMDC's previous suggestion to add a road in the middle section to connect and divert traffic between both sides of Tuen Mun River. The most urgent issue in the downstream section was vessel berthing, especially during the construction of MTR Tuen Mun South Extension. He hoped the DSD, the MD, the CEDD, and other relevant departments could address the issue promptly to ensure vessel safety.

39. Mr Frankie LEUNG of the DSD gave a consolidated response as follows:

- (i) The Department understood that addressing odour and water quality issues must precede revitalisation, and had begun survey to understand current pollution condition and formulate targeted solutions;
- (ii) The Department would study how to provide residents with an ecologically sound and leisure space through revitalising Tuen Mun River, potentially creating a landmark;
- (iii) The Department had reviewed rivers across Hong Kong and selected those with greater potential for revitalisation works. Consideration factors for choosing middle Tuen Mun River channel mainly included feasibility, pedestrian flow, and the land use on riversides;
- (iv) The Department would review cycle tracks and footpaths along the river to explore improvements allowing safe recreational activities;
- (v) Regarding sewer misconnection in industrial area, the Department would conduct multi-faceted detection, such as deploying staff to measure odours and monitor water quality at drain outlets, followed by investigation to intercept pollution at the source. In addition, dry weather flow interceptors would be used to prevent non-point source pollution, complemented by water replenishment, aiming to design an optimal revitalisation plan;
- (vi) The Department would regularly conduct desilting and explore the feasibility for setting up sludge barriers to block sludge from open seas, hoping to reduce the impact on Tuen Mun River;
- (vii) The Department highly valued ecological water replenishment and would explore using irrigation reservoirs with the WSD for stable water flow, maximising utilisation of existing facilities and resources to support ecological revitalisation;
- (viii) To his understanding, Tuen Mun Hospital's regular water discharge came from its cooling system and should be pollution-free. The Department would take this opportunity to study the temperature and pH level of water source to explore the potential for ecological water replenishment;
- (ix) The Department was simultaneously implementing Tuen Mun's stormwater drainage system improvement works and the progress was similar to Tuen Mun River revitalisation, which involved some planting that might affect

flood prevention to varying degrees. Therefore, both projects would complement with each other so that the Department could review the conditions of Tuen Mun River and surrounding drainage systems after revitalisation, such as whether culverts and underground drainage network could handle climate change and meet requirements set out in technical manual; and

- (x) The Department would continue public consultation, hoping Members and citizens would actively participate and support and enabling them to receive opinions from various sectors. The project was currently in the study stage, and more concrete proposals would be reported to Members for feedback during the design stage.

40. Mr FUNG Yuk-fung stated that management of Tuen Mun River involved multiple aspects and numerous government departments, requiring considerable time and careful follow-up. He suggested establishing a task force to enhance the effectiveness of the follow-up work.

41. Mr CHUI King-hang stated that the fisheries industry (including himself) generally supported and was willing to provide suggestions regarding addition of leisure fisheries elements to Tuen Mun River. However, he emphasised that the views of nearby stakeholders and potential conflicts between the revitalisation plan and their living environment would be the most important. He believed that the Department should first address issues at the downstream section of Tuen Mun River, such as illegal vessel berthing, arbitrary placement of goods, living on boats, and private exploitation of public resources. These problems stemmed from unmet rigid demands for berthing spaces at the typhoon shelter. The MD should play a crucial role in resolving vessel berthing issue, and the fisheries industry had made numerous suggestions regarding optimising berthing spaces at the typhoon shelter. Understanding that the Government needed resources to optimise berthing spaces at the typhoon shelter, he suggested considering the installation of floating breakwaters in suitable waters like Castle Peak Bay, or adding mooring facilities to existing breakwaters to allow vessels to berth close by.

42. Dr CHAN Kwai-wao expressed gratitude for the DSD's positive and proactive response regarding the revitalisation of Tuen Mun River. However, he believed that water pollution and odour issues, including algae and black pollutants on river banks, must be addressed first to drive local economic development. He noted that these long-standing issues could be handled more efficiently by the Department. He suggested that the Department should study more cases from

different countries and the Mainland to explore methods for improving water quality and developing riverside economic activities.

43. Ms CHAN Mang-yi reported that during a recent inspection of Tuen Mun River, she smelt the odour, even before approaching the river on a sunny day. As various departments seemed to be only conducting studies and surveys at this stage, she worried it would take a long time to achieve the ideal standards mentioned by other Members. She suggested interdepartmental cooperation and monitoring, and considered increasing public participation, such as inviting citizens to provide information about suspected misconnected sewers to the Government, which would also serve an educational purpose.

44. Ms LAI Ka-man pointed out that a report showed the worst water quality, Water Quality Index (WQI) grading, and Escherichia coli (E. coli) level were at the uppermost point of Tuen Mun River, indicating that illegal sewer connection concentrated upstream. While she understood that the Department was conducting improvement works, illegal sewer connection continued to directly pollute the river. She enquired about the Department's enforcement statistics regarding illegal sewer connection. In addition, she suggested that regular reports to committee about water pollution would help the TMDC jointly promote revitalisation and monitor the condition of Tuen Mun River. Besides environmental improvements, she hoped to incorporate economic or family-oriented ecological activities.

45. Mr Frankie LEUNG of the DSD gave a consolidated response as follows:

- (i) The Tuen Mun River revitalisation project was citizen-centric works, and the Department valued opinions from Tuen Mun residents and riverside stakeholders received during public consultation, which would be analysed individually during the design stage in the future;
- (ii) The Department understood the importance of addressing the water quality issue and would analyse water quality at different outlets, while also referring to successful examples from the Mainland and other countries;
- (iii) As always, the Department would cooperate with other relevant departments, such as regular communication with the EPD regarding the combat against sewer misconnection;

- (iv) The Department noted that strong sunlight particularly intensified the odour, possibly due to low water levels and evaporation causing sediments to emit odours, and would work on engineering solutions to address this issue; and
- (v) The Department prioritised water quality improvement work, such as ongoing rural drainage improvement works and collaboration with the EPD to identify misconnected sewers and inspect manholes, and would report to Members once data analysis was available.

46. Mr Roy TSANG of the EPD stated that the poor upstream water quality of Tuen Mun River was mainly due to discharge from rural areas. The EPD and the DSD were installing public sewers for villages in Tuen Mun in phases to address this issue. In addition, to prevent upstream pollutants from affecting Tuen Mun River's water quality, the DSD had installed a dry weather flow interceptor near Siu Hong West Rail Station to divert upstream water into public sewers for proper treatment at the sewage treatment plant.

47. Mr CHAN Chi-wai of AECOM Asia Co. Ltd. stated that they had studied cases from various countries and regions, including Dasha River in the Mainland, Singapore, Australia, the UK, and the Netherlands, and examined the relevant river design, culture, climate, and design criteria. Furthermore, they would consider how to promote economic and cultural activities mentioned by Members after the revitalisation project, and implement long-term systematic monitoring.

48. The Chairman stated that current-term TMDC had discussed the revitalisation of Tuen Mun River and related vessel berthing issue at Castle Peak Bay Typhoon Shelter multiple times, noting that these issues could not be resolved shortly. Therefore, these matters would continue to be followed up by the District Facilities and Works Committee, which might establish a working group as needed for follow-up actions.

(C) Proposal to Enhance the Public and Private Healthcare Services in Tuen Mun District
(TMDC Paper No. 44/2024)
(Written Response from the Health Bureau)

49. The Chairman stated that the Secretariat had sent letters to the Health Bureau (HHB) and Hospital Authority (HA) inviting their representatives to attend the TMDC meeting. Subsequently, a written response from the HHB was received and the

Secretariat had distributed the relevant document to all Members for their perusal via email before the meeting.

50. Mr CHUNG Kin-fung, the first proposer of the paper, noted that since representatives from the HHB or relevant government departments were not present at the meeting, he hoped the Secretariat could relay Members' opinions. According to the HHB's written response, currently, the number of registered doctors per 1 000 population in the New Territories West Cluster was 0.8, while according to the Medical Registration (Amendment) Bill 2021, generally Hong Kong had a ratio of two doctors per 1 000 population, indicating that the New Territories West Cluster had a significantly lower ratio compared to other regions in Hong Kong. With continuing population growth in the Yuen Long and Tuen Mun Districts, he expressed concern about the limited doctors in the New Territories West Cluster. According to the HHB's response, the General Outpatient Clinic Public-Private Partnership Programme (GOPC PPP) served over 9 000 patients in the New Territories West. He enquired about the programme's effectiveness in diverting patients. He supported maximising patient diversion to private clinics to alleviate pressure on the public healthcare system, thereby making good use of primary healthcare system.

51. Mr MO Shing-fung stated that he had requested the construction of a private hospital in the Tuen Mun District during the 2016-2019 TMDC. He enquired whether the HHB had reserved land for medical facilities such as private hospitals and the feasibility. In addition, he asked if the Bureau had assessed private operators' interest in establishing hospitals in Tuen Mun. He noted that the Secretary for Health stated in March that the overall number of registered doctors per 1 000 population across all clusters was 2.16, significantly higher than that of the New Territories West Cluster. He acknowledged the HHB's efforts to increase the number of medical student places in local universities and recruit non-locally trained doctors, and asked whether there would be arrangements to increase the number of doctors in the New Territories West Cluster to reduce pressure on the public healthcare system. Regarding the GOPC PPP, he hoped to further increase quotas to benefit more residents and alleviate manpower pressure in public healthcare system.

52. Ms CHING Chi-hung noted that the TMDC had discussed this issue years ago and hoped that the Bureau would send representatives to directly answer Members' questions. Also, she suggested that this topic be followed up by the SWHC. She pointed out that according to the Bureau's response, land had been reserved in San Tin Technopole as a possible site for a private hospital, but felt this arrangement would not address Tuen Mun residents' needs for private hospital services due to the location. While acknowledging the Government's tireless efforts to strengthen

medical services, such as the GOPC PPP, she believed these were still insufficient to meet the enormous healthcare demand.

53. Mr LAM Tik-fai stated that Tuen Mun Hospital's current specialist outpatient and usual consultation services were insufficient, with emergency and specialist clinic services requiring 5-6-hour and several-year waiting times, respectively, significantly reducing the quality of medical services available to Tuen Mun residents. Currently, Tuen Mun residents had to travel to the Tsuen Wan District for private hospital services. He asked whether the planned private hospital in San Tin implied that there would be no private hospital in Tuen Mun, expressing concern that the proposed hospital in San Tin might not meet local residents' healthcare needs given the rapid population growth in the Yuen Long and Tuen Mun Districts. Therefore, he hoped the Bureau would address the possibility of a private hospital in Tuen Mun via site planning to reduce pressure on the public healthcare system and provide more convenient access to quality healthcare services for Tuen Mun residents.

54. Mr CHAN Tsim-heng noted that according to the Bureau's response, to tie in with the Northern Metropolis Development Strategy, land had been reserved in San Tin Technopole for a possible private hospital to serve the New Territories Northwest, including the Tuen Mun District. However, he stated that the Bureau should understand that current healthcare services in the Northwest New Territories remained insufficient, and Tuen Mun was remote from San Tin. He suggested that the Bureau should prioritise building a private hospital in Tuen Mun during planning, or alternatively consider Hung Shui Kiu, to serve residents of Tuen Mun, Yuen Long, and Tin Shui Wai while reducing the current burden on public hospitals.

55. Mr TSE Wing-hang expressed support for the Tuen Mun District Health Centre (TMDHC) providing primary healthcare services to help reduce pressure on public hospitals. He noted that since the opening of the TMDHC in May 2022, there had been 128 000 visits for second tier services, including health risk assessments, screening for diabetes mellitus and hypertension, chronic disease management, community rehabilitation, and "Life Course Preventive Care Plan". He enquired whether the TMDHC could effectively divert patients and whether service users still required public hospital services.

56. Mr TSANG Hin-hong enquired whether the current services provided under the GOPC PPP were appropriate and sufficient, or if there were insufficient incentives to encourage more citizens to use the services. Over the past two years, the TMDHC had not only provided support for chronic disease prevention but also encouraged citizens to participate in the GOPC PPP. In addition, he hoped the Bureau could

provide data for analysing whether the services provided by the TMDHC helped reduce medical resource utilisation, to serve as a benchmark for increasing related services and allocating more resources.

57. Mr Mac CHAN stated that although the Bureau's written reply was comprehensive, he would prefer direct and interactive dialogue with the Bureau representatives during the meeting to improve discussion efficiency. He pointed out that while in the paper, Members enquired about service usage statistics and key performance indicators since the establishment of the TMDHC, it seemed that there was no response from the Bureau. Furthermore, regarding the second tier services mentioned in the Bureau's reply, including health risk assessments, screening for diabetes mellitus and hypertension, chronic disease management, community rehabilitation, and "Life Course Preventive Care Plan", he hoped to know the distribution figures for each sub-item, considering such data crucial for future planning and policy-making by the Legislative Council or government authorities.

58. Mr WAN Tin-chong stated that staff shortage was the key issue in Hong Kong's healthcare system, and could not be solved merely by increasing hardware or land. He had heard that some universities wanted to expand their medical schools but faced issues with insufficient professors and teaching staff, making the proposal impossible to be implemented in a short time. Therefore, he suggested introducing overseas doctors or medical experts to Hong Kong and providing a friendly working environment to help them adapt more easily. In addition, given Hong Kong's long waiting times for specialist services, he suggested the Government implement healthcare vouchers for specialist clinic, allowing citizens to receive treatment at designated hospitals in the Greater Bay Area to reduce the burden on Hong Kong's public healthcare system. Moreover, healthcare costs in the Greater Bay Area were reasonable, which would make a better use of public funds.

59. Mr FUNG Pui-yin noted that Tuen Mun's current population exceeded 500 000, and with numerous private residences in Tuen Mun East, there was considerable demand for private healthcare services. He had received feedback from residents about having to travel long distances to visit private hospitals. He mentioned that proposals for building a private hospital in Tuen Mun had been raised multiple times before, and the Bureau had conducted tenders, but nothing materialised. He suggested that authorities could consider attracting more private investors in the future to leverage Tuen Mun's proximity to the Greater Bay Area. He added that building a private hospital in Tuen Mun would help promote local employment.

60. Mr KWONG Man-tik stated that building a private hospital only in San Tin Technopole would not reduce the travel distance for Tuen Mun residents seeking private hospital care. In view of Tuen Mun's population exceeding 500 000, the Bureau should actively consider reserving land for a private hospital in the Tuen Mun District in addition to the proposed hospital in San Tin. Regarding the GOPC PPP data in the Bureau's reply, he wanted to know whether the figures up to July 2024 contained data starting from introduction or from January this year. If only 9 000 patients had been served since the introduction of the GOPC PPP, he considered this unsatisfactory and suggested reviewing whether there were problems with promotion or policy implementation.

61. Ms SO Ka-man stated that the paper addressed an important livelihood issue aimed at studying how to improve public and private healthcare services in the Tuen Mun District, but regrettably, the Bureau did not send representatives to the meeting. She pointed out that in previous TMDC meetings, even when the New Territories West Cluster Chief Executive could not attend, Tuen Mun Hospital would send representatives. She believed the Bureau's written response was insufficient to answer all Members' questions and suggested the Chairman consider continuing the discussion at the TMDC or committee meetings. Furthermore, if Members' opinions were to be reflected in writing, she suggested writing directly to Dr Tony KO, Chief Executive of the HA.

62. Mr CHUNG Kin-fung stated that when discussing the redevelopment of Tuen Mun Clinic at last month's SWHC meeting, the Department of Health (DH) sent representatives. However, the healthcare departments were passive in handling related issues, as land availability was a prerequisite for redeveloping or constructing new medical facilities. He also noted that while Moon Tin Estate would soon be completed with a public clinic, representatives of the DH previously indicated that staffing could not be increased due to physical constraints. He hoped to convey all Members' opinions and questions to the HHB through the Secretariat for a consolidated response, while also suggesting continued discussion of this topic.

63. Ms TSE Yuk-ling enquired whether the TMDHC, which had allied health professionals and pharmacists, provided medication dispensing or treatment services, or merely categorised citizens' conditions before referring them to hospitals. In addition, she noted that telephone appointment booking posed difficulties for seniors, and with an increasing elderly population in the community, she suggested that the TMDHC provide related support. She further asked when the Government would review the TMDHC services, suggesting that if services proved effective, the Government could invest more resources.

64. Mr Benton HO supported building a private hospital in Tuen Mun, and since Tuen Mun Hospital was in Tuen Mun North, he suggested authorities actively consider building a private hospital in Tuen Mun West or near So Kwun Wat. The Bureau's current site selection in San Tin Technopole was inconvenient for Tuen Mun residents, especially during medical emergencies. He added that building a private hospital could reduce patient waiting times, and with advanced medical equipment, it would provide residents with an additional healthcare option.

65. Mr FUNG Pui-yin corrected his earlier statement, clarifying that the Government had never conducted a tender for building a private hospital in Tuen Mun. Regarding the TMDHC services, given the frequent blood bank shortages and lack of a permanent blood donation centre in Tuen Mun, he suggested establishing a blood donation centre at the TMDHC.

66. Mr LI Chiu-hung stated that finding suitable land would be the most challenging part for private hospital construction. As the secretary general of a medical association, he found that many doctors would be willing to practice in the Tuen Mun District and hoped the Bureau would seriously consider building a private hospital in Tuen Mun.

67. The Chairman acknowledged Members' desire for representatives of the HHB or HA to attend the meeting for direct dialogue. However, he noted that some opinions raised by Members exceeded the scope of the paper under discussion. Therefore, he suggested that specific healthcare issues could be discussed at SWHC meetings. He further pointed out that if Members raised topics that were too broad in scope, it would be difficult for the Bureau to assign appropriate personnel to attend meetings. The Chairman decided to forward Members' opinions to the HHB for consideration and follow-up. Secretariat

[Post-meeting note: A letter regarding the above discussion was sent to the HHB on 8 November 2024.]

VI. Items for Information

(A) Report by the Tuen Mun District, HKPF (TMDC Paper No. 45/2024)

68. Mr WONG Ho-hon, District Commander, TMDIST(T), reported on crime situation in the district. He pointed out that the report covered crime statistics and

trends from January to June 2024. Regarding crime trends, the TMDIST received a total of 2 856 crime reports during January to June 2024, an increase of 847 reports compared to the same period in 2023, representing a rise of 42.2%. During the same period, the detection rate was 28.6%, which was a slight decrease of 5.6% compared to 2023. He continued that when comparing 2024 with the same period in 2023, there were three types of crimes that recorded a significant increase, namely deception, miscellaneous theft and criminal damage, which rose from 789 cases to 1 311 cases, from 228 cases to 295 cases, and from 167 cases to 181 cases, respectively. Regarding crime reports that recorded a decrease, theft from vehicles dropped from 35 cases to 19 cases, followed by missing motor vehicle and burglary, which fell from 32 cases to 24 cases and from 25 cases to 20 cases, respectively. Furthermore, he listed the top three major crimes from January to June 2024, namely deception (1 311 reports in total), shop theft (299 reports in total) and miscellaneous theft (295 reports in total), which accounted for 45.9%, 10.5% and 10.3% of total crime reports received in the TMDIST.

69. Mr YIP Man-pan enquired about the recent announcement by “Physical Fitness”, a chain fitness and beauty group, regarding its temporary closure of all its branches, asking the Police about their role in handling the case, the number of reports received, and how they would assist consumers, employees, and trainers in following up on related matters.

70. Mr IP Chun-yuen noticed an increase in the number of juveniles arrested for crimes. In this regard, he enquired about the Police’s promotional plan for preventing juvenile delinquency, especially regarding drug-related messaging. He hoped that the related figures would be reduced. He then expressed concern that juveniles in the Tuen Mun District might go astray or be lured by criminals to participate in illegal activities, thus recommending that the Police strengthen their promotional efforts.

71. Mr CHAN Manwell expressed concern over the significant rise in phone scam cases. He noted that the Police had taken the situation seriously, but unfortunately, the number continued to rise. He suggested adopting a multi-faceted approach to coordinate with relevant departments for fraud prevention publicity efforts.

72. Mr WONG Ho-hon, District Commander, TMDIST(T), gave a consolidated response as follows:

- (i) Regarding the “Physical Fitness” incident, the Customs and Excise Department had established a dedicated team to follow up, and the Consumer

Council had also received related complaints. In addition, he learnt that today, a person claiming to be a former employee of “Physical Fitness” reported the case at Tsim Sha Tsui Police Station. The TMDIST would carry out appropriate follow-up if reports from citizens were received;

- (ii) As for juvenile delinquency, although the number of arrested juveniles had increased, most of them did not involve serious crimes. When handling these arrests that did not involve serious offences, the Police would provide opportunities for rehabilitation through issue of a caution by a superintendent. The Police Community Relations Office would maintain close cooperation with schools to strengthen students’ awareness of crime prevention through activities. The Police Public Relations Branch would also launch “Youth Crime Prevention Booklet” to convey promotional messages to students, parents, school staff and teachers. While drug abuse in Tuen Mun was not severe, the Police would continue to combat and prevent drug-related crimes; and
- (iii) In terms of deception cases, scammers had endless tricks up their sleeves. The TMDIST had conducted major arrest operations in response to the recent surge in “Impersonating Customer Service” scams. The Police would continue to promote fraud prevention messages to the community through social media platforms and on-site promotions in the Tuen Mun District.

73. Mr Andy CHEUNG expressed concerns about the rising number of deception cases and suggested that the Police develop relevant information and educational materials to allow Members to assist in community promotion and educational outreach. In addition, he suggested categorising different telephone scams by age groups to effectively combat deception in a targeted manner.

74. Mr TSE Wing-hang agreed with the idea of tailoring promotional campaigns for specific affected target groups. Furthermore, he thanked the Police for taking swift enforcement action against illegal use of electric mobility devices.

75. Mr MO Shing-fung noted that street deception cases were more prevalent in Siu Hong, mentioning that between April and May this year, there was a man and woman with a baby stroller asking local residents for money. On 29 August, media reports indicated that a young girl in pyjama had been spotted in Siu Hong, Kin Sang, and Lung Mun Oasis areas asking local residents for money. In such regard, he suggested stepping up uniformed patrols.

76. Mr WONG Ho-hon, District Commander, TMDIST(T), gave a consolidated response as follows:

- (i) Scam victims ranged from 10 to 90-year old who fell victim to varying scam methods. Younger victims might be involved in online game weapon trading or online dating scams, while wealthier victims might fall prey to online investment or romance scams. In addition, the Police had noticed a recent increase in “Impersonating Customer Service” scams, with frequent online shoppers or insurance buyers being more susceptible to fraud. Therefore, age might not be directly correlated with scam tricks, and the Police Community Relations Office could further discuss and provide relevant information to Members; and
- (ii) Regarding street deception cases, he stated that the Police received one report of street deception case in the Tuen Mun District from January to June this year. If residents witnessed such situation, they should report to the Police as soon as possible, as it would become difficult to investigate otherwise. He noted that scammers might not stay in one location for a long period or reside in the area, and the Police would strengthen both uniformed and plainclothes patrols.

VII. In-house Matters

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

77. The Secretary reported that Mr TSANG Hing-chung joined the Working Group on Tuen Mun Major Activities on 1 July 2024; and Ms CHAN Mang-yi joined the SWHC on 2 August 2024.

(B) Reports by Committees (TMDC Paper Nos. 46 to 50/2024)

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

(C) Reports by Working Groups (TMDC Paper No. 51/2024)

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

VIII. Any Other Business and Date of Next Meeting

80. The Chairman announced the meeting closed at 5:32 p.m. The next meeting would be held on 11 November 2024.

Tuen Mun District Council Secretariat

Date: November 2024

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