

(Translation)

Minutes of the 7<sup>th</sup> Meeting of Tsuen Wan District Council (4/24-25)

Date: 26 November 2024

Time: 2:30 p.m.

Venue: Main Conference Room, Tsuen Wan District Office

Present:

Chairman

Mr AU Ka-shing, Billy, JP (District Officer (Tsuen Wan), Tsuen Wan District Office)

Members

Ms WONG Shuk-fan, Luparker

Mr KOO Yeung-pong, MH

Mr NG Chun-yu

Mr CHU Tak-wing, MH

Ms LAM Yuen-pun

Mr CHOW Sum-ming

Mr YAU Kam-ping, BBS, MH

Ms CHEUNG Man-ka

Dr LEUNG Cheong-ming, Raymond, MH, JP

Mr CHAN Chun-chung

Ms CHAN Shun-shun

Mr CHAN Sung-ip, BBS, MH

Mr MOK Yuen-kwan

Mr CHAN Hiu-chun, MH

Mr TSANG Tai

Mr FUNG Cheuk-sum

Ms WAH Mei-ling

Mr WONG Wai-kit, MH

Mr WONG Kai-chun

Mr KOT Siu-yuen, MH

Mr LAU Chung-kong

Mr CHENG Chit-pun

Government Representatives

Mr KWAN Chun-kit, Eric

Assistant District Officer (Tsuen Wan), Tsuen Wan District Office

Mr CHUNG Wai-hong, Andy

Senior Liaison Officer (1) (Acting), Tsuen Wan District Office

Mr HO Kwok-yan, Philip

Senior Liaison Officer (2), Tsuen Wan District Office

Mr YUNG Ho-wai, Anthony

Senior Liaison Officer (3), Tsuen Wan District Office

Mr KWONG Chi-wing, Denis	Senior Executive Officer (District Management), Tsuen Wan District Office
Mr LAW Ka-hong, Alex	District Commander (Tsuen Wan), Hong Kong Police Force
Mr CHAN Hok-chun, Clement	Police Community Relations Officer (Tsuen Wan), Hong Kong Police Force
Ms WONG Siu-fan, Phoebe	District Social Welfare Officer (Tsuen Wan/Kwai Tsing), Social Welfare Department
Ms LOU Yin-ye, Joanne	District Lands Officer/Tsuen Wan and Kwai Tsing (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Ms LAM Hang-ling, Sara	Administrative Assistant/Lands (District Lands Office, Tsuen Wan and Kwai Tsing), Lands Department
Mr MOK Ka-sing, Mark	Chief Transport Officer/New Territories South West, Transport Department
Mrs LAI CHAN Wai-fan, Clara	Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan), Housing Department
Mr NG Kwok-lun, Wilson	District Environmental Hygiene Superintendent (Tsuen Wan), Food and Environmental Hygiene Department
Mr HO Kai-ho, Stanley	Chief Engineer/West 4, Civil Engineering and Development Department
Ms LIM Ting-ting, Sylvia	Chief Leisure Manager (New Territories West), Leisure and Cultural Services Department
Ms NG Kam-yim	District Leisure Manager (Tsuen Wan), Leisure and Cultural Services Department
Mr LIM Kuen (Secretary)	Senior Executive Officer (District Council), Tsuen Wan District Office
Miss LEUNG Tsz-wai, Apple	Executive Officer I (District Council), Tsuen Wan District Office

## Action

### I Opening Remarks and Introduction

The Chairman welcomed Members and representatives from government departments to the 7<sup>th</sup> meeting of the Tsuen Wan District Council (TWDC).

2. The Chairman stated that according to the requirements stipulated in the Tsuen Wan District Council Standing Orders (the “Standing Orders”), if a District Council (DC) Member found that he/she had any direct personal or pecuniary interests in a discussion item or relevant matters when attending a meeting of the Council or dealing with matters related to the Council, the DC Member should declare the interests. The Secretariat had not received any declaration of interests prior to

the meeting. The Chairman enquired whether Members had to make declarations of interests immediately. No Member made a declaration of interests immediately.

3. The Chairman stated that Members could speak once and make supplementary remarks once on each agenda item at the meeting. Each Member could speak up to two minutes in the first round of speeches and up to one minute in the second round of speeches.

## II Item 1: Confirmation of Minutes of the 6<sup>th</sup> Meeting held on 24.9.2024

4. The Chairman stated that the Secretariat had not received any proposed amendments prior to the meeting. The Chairman enquired whether Members had to put forth proposed amendments immediately. No Member put forth a proposed amendment immediately. Members unanimously endorsed the minutes.

## III Item 2: Matters Arising from the Minutes of the Previous Meetings

5. The Chairman stated that there were no matters arising from the minutes of the previous meeting.

6. The Chairman asked Assistant District Officer (Tsuen Wan) (ADO(TW)) of the Tsuen Wan District Office (TWDO) to report on the up-to-date progress of certain issues discussed at the previous meeting. These issues included the matters relating to the enhancement of the facilities at the playground on the podium of Tsuen Wan Market and other facilities nearby, the latest status of the cessation of operation of the Airport Core Programme Exhibition Centre (the “Exhibition Centre”), and the report on the activities in celebration of the anniversary of the founding of the People’s Republic of China organised in Tsuen Wan district.

7. ADO(TW) of the TWDO reported as follows:

- (1) Members had put forth proposed improvements at the TWDC meeting held on 24 September 2024. Since then, the TWDO had been coordinating the work of the departments concerned, including the Leisure and Cultural Services Department (LCSD), Food and Environmental Hygiene Department (FEHD), Architectural Services Department (ArchSD) and Hong Kong Police Force (HKPF). The TWDO had conducted two inter-departmental meetings and finalised the details of the improvement works. The TWDO had also invited the operators of the two community living rooms to attend the said meetings in order to listen to their views and requests. Good progress had been made in implementing the improvement works so far. The LCSD and ArchSD were carrying out the improvement works for the playground on the podium, including the formation and renovation works for part of the podium, repainting of the podium and enhancement of the lighting system of the playground on the podium.

Besides, the FEHD and ArchSD would install additional signs at Tsuen Wan Market and enhance the lighting facilities at staircases of the market in phases with a view to bringing convenience to users heading for the community living rooms and related facilities. The entire improvement works project was expected to be completed in the first quarter of 2025 at the earliest. The TWDO would share the latest progress and details of the works with Members in a timely manner;

- (2) the TWDO had briefed Members on the latest arrangements for the cessation of operation of the Exhibition Centre at the previous meeting of the TWDC. The closing ceremony of the Exhibition Centre had been subsequently scheduled for 18 December 2024. The Exhibition Centre would cease operation after 31 December 2024. It would then be handed over to the Development Bureau to undergo renovation works and be revitalised into CNHE Youyou Villa. The Secretariat had previously issued invitations to Members for inviting them to attend the closing ceremony; and
- (3) all activities in celebration of the 75<sup>th</sup> anniversary of the founding of the People's Republic of China in Tsuen Wan district had concluded successfully. Since mid-September 2024, a total of nearly 30 activities had been organised in Tsuen Wan district to celebrate the anniversary of the founding of the People's Republic of China. The total number of participants exceeded 140 000. The TWDO thanked the Tsuen Wan Preparatory Committee of National Day Celebration, district groups, DC Members and members of the community for supporting and actively participating in organising the activities in celebration of the anniversary of the founding of the People's Republic of China.

8. The Chairman asked the Secretary to report on the matters related to the preparation of fai chun and red packet envelopes of the TWDC.

9. The Secretary stated that the Secretariat was arranging the preparation of fai chun and red packet envelopes of the TWDC. The fai chun and red packet envelopes were expected to arrive in early January 2025, and would be allocated to Members before mid-January 2025 for distribution to the public. Members would be notified of the quantities of fai chun and red packet envelopes to be allocated to them and the related arrangements in due course.

IV Item 3: Discussion on Assisting the Government in Developing Tourist Hotspots

10. Ms WONG Shuk-fan, Luparker proposed engaging students from primary schools and secondary schools in the district to assist the Government in developing tourist hotspots. Students should be encouraged to put together tourism proposals

for introducing country trails and temples in Tsuen Wan district and draw up itineraries of local tours. They could also become key opinion leaders (KOLs) to recommend attractive spots of Tsuen Wan to elders so as to promote harmony across generations. Besides, she proposed that local schools should arrange students' visits to different attractions in Tsuen Wan (e.g. Ma Wan which was a scenic area). Students could therefore learn more about the community during the visits. Also, she recommended schools to enrich their respective mobile applications with information on various attractions in the district, helping students to gain a deeper understanding of the local characteristics of Tsuen Wan.

11. Mr MOK Yuen-kwan pointed out that a mode of tourism known as “special forces-style” had been trending in recent years. People would travel in a highly efficient manner, i.e. they would visit as many attractions as possible while spending the least amount of time and money. While opining that the economic benefits of “special forces-style” tourism would be limited, he believed that it could be leveraged to tell good stories of Tsuen Wan. On the other hand, he held that “silver-haired” tourism demonstrated great potential. He proposed organising local tours suitable for silver-haired visitors and providing more barrier-free visitor facilities in Tsuen Wan.

12. Mr CHAN Hiu-chun indicated that there were many attractions with special themes in Tsuen Wan district. For instance, Panda Hotel was painted with panda motifs on its external walls. Numerous members of the public and tourists were attracted to visit Panda Hotel and take photos with it. Besides, Nina Park near Nina Hotel Tsuen Wan West was an urban park which currently housed the largest wood fossil collection in Asia. Also, Noah's Ark, a theme park in Ma Wan, was another tourist attraction in the district. He suggested that the planning and promotion of one-day and multi-day tours should be enhanced to attract tourists to stay in Hong Kong as far as possible, thereby boosting the revenue of the retail and hotel industries. Besides, Tsuen Wan was also home to beautiful beaches and waterfront areas. He held that the district was an ideal place for organising sunset boat rides. In addition, he recommended that briefings should be given to travel agents and the hotel industry so as to acquaint them with various attractions in the district. The Hong Kong Tourism Board (HKTB) should also be invited to promote special attractions and travel routes of Tsuen Wan on its website, thereby enhancing the publicity among the public and tourists. Moreover, he suggested that according to the respective characteristics of the attractions in Tsuen Wan, maps of travel routes with different themes should be prepared and uploaded to social media platforms such as Xiaohongshu, WeChat, Instagram and Facebook for publicity purposes. Tourists and the public from other districts could therefore pick travel routes based on their preferences, enabling them to get to know about Tsuen Wan from different perspectives.

13. Dr LEUNG Cheong-ming, Raymond suggested that as Tsuen Wan district covered an extensive area, a range of sightseeing bus routes should be provided for tourists so that they could visit a greater number of attractions within a shorter period of time. In addition, tourists transferring at the Hong Kong International Airport (HKIA) would stay in Hong Kong for five to six hours on average. The proximity of Tsuen Wan to HKIA could attract a proportion of transit/transfer passengers to visit Tsuen Wan on the day of their stay. Moreover, he opined that apart from the attractions, the cultural features and “soft power” of the district were crucial in attracting tourists. Hence, he proposed enhancing the service standard of restaurants and shops, as well as assisting merchants in publicity. Finally, he suggested that by drawing reference from a tourist experience of climbing the iconic Sydney Harbour Bridge, Tsing Ma Bridge should be transformed into a new tourist landmark and opened to tourists for climbing activities. He believed that this proposal would attract tourists from all over the world to come to Tsuen Wan for sightseeing and experiencing the climbing of Tsing Ma Bridge.

14. Mr WONG Kai-chun opined that many tourist attractions and hiking routes in Tsuen Wan district were worth promoting. For example, tourists should be recommended to visit Shing Mun Reservoir and Shing Mun Redoubt. They could learn more about the history of the district while admiring the scenery. Also, he proposed making good use of the beaches in Tsuen Wan to organise a greater diversity of activities, e.g. beach music festivals or beach volleyball competitions.

15. Mr NG Chun-yu opined that Tsuen Wan district had quite a number of tourism strengths. For example, the district was in close proximity to the HKIA, Hong Kong-Zhuhai-Macao Bridge and hotels of theme parks. It was also home to a myriad of special attractions, e.g. the country trails and tea houses in Chuen Lung, a large-scale art installation which would be set up in Shing Mun Country Park, a number of country trails and traditional temples, Yeung Uk Road Market which was hailed as the Hong Kong version of the Tsukiji fish market, Tsuen Wan Jewellery and Goldsmith Square, and Tsuen Wan harbourfront. He suggested preparing brochures and maps of travel routes by collating relevant information, and inviting local hotels to assist in the distribution of these brochures and maps as well as the publicity work.

16. Mr KOO Yeung-pong pointed out that Yuen Yuen Institute and Shing Mun Country Park were the filming locations of many Hong Kong martial arts dramas and films. He proposed that the related publicity work should be enhanced, attracting tourists to visit and take photos at the said attractions.

17. Mr KOT Siu-yuen opined that Tsuen Wan district had considerable tourism resources and travel routes. For instance, a cycle track in the district ran past Homi Villa was a popular spot for enjoying sunset among tourists. The orange-red noise barrier tunnel on Hoi Shing Road (known as the Hong Kong version of Senbon Torii)

was also another tourist attraction in Tsuen Wan. He recommended the preparation of brochures for tourists to collect stamps at various attractions. Souvenirs should also be made available for tourists' redemption upon collection of a designated number of stamps, thereby attracting tourists to visit the attractions in Tsuen Wan.

18. Mr CHAN Sung-ip indicated that the opening of Ma Wan Park Phase 2 was around the corner. Dozens of old village houses near the park would be revitalised into a row of colourful houses. He proposed that apart from introducing the history of Ma Wan to the public in Ma Wan Park, consideration should also be given to adding a diversity of art, historical and cultural elements to the park. For example, Ma Wan Park should be developed into a tourist spot through the introduction of retail shops and restaurants which exhibited the cultural characteristics of the Greater Bay Area or various provinces and municipalities in the Mainland.

19. Mr LAU Chung-kong said that Chai Wan Kok Cooked Food Market (the "Market") was located in the town centre. There was a stunning waterfront view nearby and sufficient space for the parking of large coaches. He proposed that the restaurants in the Market should be encouraged to operate during dinners and late-night hours. The Market could therefore be developed into a night market, attracting tourists to the area concerned.

20. Mr CHU Tak-wing held that the coastline of Ma Wan and the beaches in the district should be put into good use. For example, a water sports centre should be set up at Ma Wan Public Pier or the beaches along Castle Peak Road by drawing reference from the mode of operation of Chong Hing Water Sports Centre in Sai Kung. The proposed centre could offer water sports activities such as canoeing and windsurfing for participation by the public and tourists. Promotional and educational events could also be held at the centre to raise the public's awareness of water sports safety. Besides, he suggested that additional resources should be allocated for the construction of a cycle track along the coastline, thereby capitalising on the tourism strengths of the district.

21. Ms WAH Mei-ling proposed deepening the understanding of Tsuen Wan among tourists and the public from other districts by enhancing the publicity work. She indicated that Tsuen Wan had an abundance of natural resources. Citing Shing Mun Reservoir, Yuen Tsuen Ancient Trail and Shek Lung Kung as examples, she said that these natural attractions were highly popular among city dwellers. She suggested allocating resources to the formulation of different travel routes in Tsuen Wan, e.g. travel routes along which tourists could explore Tsuen Wan East, Tsuen Wan West and the temples in the district. These travel routes should also be promoted on social media platforms such as Xiaohongshu.

22. Ms LAM Yuen-pun suggested that merchants in Tsuen Wan district should be

encouraged to enhance their service quality, as well as to join the Quality Tourism Services (QTS) Scheme and become QTS Scheme merchants. Moreover, she proposed that the pace of redevelopment of old buildings in Tsuen Wan district should be expedite to keep in line with the tourism and development needs, thereby increasing the attractiveness of the district among tourists. Additionally, she said that a video game was immensely popular in the Mainland in recent days. The local authorities took advantage of the opportunity to publicise the tourist attractions and Chinese traditional culture featured in the video game, attracting many tourists to visit the locations concerned. Hence, she proposed conducting a study on the promotion of tourist attractions in Tsuen Wan district with the aid of video games. Finally, she proposed organising travel activities with the themes of health and sports. She also held that professional guides should be arranged to give details about the local culture and characteristics to tourists. In her opinion, this approach could effectively enhance the travel quality and further enrich tourists' travel experiences.

23. Ms CHEUNG Man-ka suggested inviting KOLs from Hong Kong and the Mainland to promote tourist attractions unique to Tsuen Wan on social media platforms.

24. Mr TSANG Tai opined that the organisation of festive celebrations or major competitions in Tsuen Wan could help increase the popularity of the district. He proposed requesting the organiser to extend the course of the Standard Chartered Hong Kong Marathon to Tsuen Wan district. He believed that Ting Kau Bridge, Tsing Ma Bridge and the coastline scenery of Tsuen Wan would be deeply admired by runners.

25. Mr CHOW Sum-ming recommended capitalising on artificial intelligence technology to showcase special attractions in Tsuen Wan to tourists, e.g. Sam Tung Uk, Kwong Pan Tin Village and the waterfront scenery of the district, thereby attracting them to these attractions.

26. Mr WONG Wai-kit said that Tsuen Wan was generally lesser known among tourists visiting Hong Kong because it was not a popular tourist spot. In his view, the existing tourism resources of Tsuen Wan should be consolidated and the publicity work should be enhanced. For instance, the promotional contents should be precisely uploaded to social media platforms targeting viewers from the Mainland or overseas countries. Efforts should also be made to increase the popularity of Tsuen Wan in collaboration with KOLs and travel bloggers. He noticed that many tourists enjoyed hiking in country parks of Hong Kong. He thus opined that the promotion of the natural tourism resources of Tsuen Wan should be enhanced. In addition, he proposed that short-term activities held in the district (e.g. Design District Hong Kong (#ddHK) which was underway in recent days) should be promoted with the assistance of the HKTB, drawing overseas tourists to Hong Kong to participate in those



activities.

27. The Chairman summarised the views of Members. Their views could be broadly divided into two categories: short-term proposals for enhancing the publicity work and long-term proposals for developing tourist hotpots in the district. In his opinion, the existing tourism resources of Tsuen Wan should be consolidated first. Publicity brochures and maps of travel routes should then be prepared to promote the tourist attractions of Tsuen Wan among the public and tourists. The decision as to whether to adopt other proposals should only be made after taking into account the availability of resources and giving careful consideration to the feasibility and effectiveness of the proposals. He asked the Working Group on Boosting Local Economy to further explore the proposal for preparing and distributing maps of Tsuen Wan travel routes having regard to the contents of the discussion at this meeting.

V Item 4: Information Papers

Report on the Progress of District Work in Tsuen Wan by Relevant Government Departments for the Third Quarter of 2024

(TWDC Paper No. 21/24-25)

28. Mr NG Chun-yu said that the Transport Department (TD) had previously taken road closure measures in tandem with the installation works of signal-controlled pedestrian crossing facilities on Tai Ho Road near MTR Tsuen Wan West Station. He pointed out that during the initial implementation period of the road closure measures, chaos had broken out due to vehicle-pedestrian conflicts at the location concerned. The TD had reacted swiftly and adopted contingency arrangements within a short period of time, closing another carriageway and turning it into a temporary pedestrian crossing. He commended the TD in this regard. Moreover, he said that prior to this meeting, he had conducted an inspection at the said location and found that the road section concerned had been reopened. He thus enquired of the TD about the progress of the installation works.

29. Ms LAM Yuen-pun noted that certain road sections connecting the junction of Cheung Pei Shan Road eastbound and the slip road leading to Tsuen Kam Interchange had been subject to a temporary speed limit imposed by the TD from 10:00 p.m. to 5:30 a.m. of the following day on Mondays, Tuesdays, Thursdays and Saturdays from 26 July to 1 September 2024. She enquired about the detailed arrangements of the temporary speed limit, and whether drivers had been able to adapt to such arrangements.

30. Chief Transport Officer/New Territories South West of the TD responded as follows:

- (1) regarding the works project mentioned by the Member above, the TD's staff would contact the Member concerned for follow-up after the meeting; and

- (2) generally speaking, the TD's staff would scrutinise the proposed traffic management measures (including speed limits) submitted by works contractors. The TD's staff would also take into consideration the actual road conditions. The objective of the TD's imposition of the temporary speed limit was to require drivers to slow down when travelling past the road sections concerned. The TD would also erect traffic signs as appropriate to alert drivers to the temporary speed limit.

31. Mr WONG Kai-chun said the property management company of Ocean Pride had previously conveyed to him that as a concessionary parking fee was offered by the car park of OP Mall, vehicles often queued up for parking spaces of that car park on Hoi Hing Road. Inconvenience was thus caused to residents travelling to/from their home via Hoi Hing Road. Hence, he had jointly conducted an on-site inspection at Hoi Hing Road with Mr KOT Siu-yuen, Mr WONG Wai-kit, Mr CHAN Hiu-chun and the HKPF, as well as the representatives from the property management company of Ocean Pride and the management company of OP Mall. They had discussed solutions to the blockage problem caused by vehicles waiting on Hoi Hing Road. Upon coordination, the property management company of Ocean Pride had put up a notice at the entrance of the car park on Hoi Hing Road, notifying drivers that vehicles were not allowed to stay on Hoi Hing Road if the car park was full. It had also arranged security guards to maintain order at the scene. Besides, the Police had deployed manpower to assist in regulating the traffic on Hoi Hing Road. With the assistance of various parties, the traffic flow on Hoi Hing Road had become smooth again.

32. Mr CHAN Hiu-chun said that a joint meeting had been promptly arranged, thanks to the sophisticated coordination work of the TWDO and the Police. Various parties could therefore put forward solutions at the meeting, swiftly smoothing out the blockage problem caused by vehicles waiting on Hoi Hing Road. He held that if similar situations arose in the future, reference could also be drawn from the aforesaid approach.

33. Mr KOT Siu-yuen said he attached great importance to the blockage problem caused by vehicles waiting on Hoi Hing Road. He also thanked the Traffic New Territories South and Tsuen Wan District Police Community Relations Office under the HKPF for their assistance. This incident demonstrated that DC Members maintained good communication with government departments and various groups (including the property management company of Ocean Pride and the MTR Corporation Limited). He was pleased that the problem had been properly resolved.

34. Mr WONG Wai-kit expressed his gratitude for the support and assistance of the Police to alleviate the blockage problem caused by vehicles waiting near OP Mall on Hoi Hing Road. He suggested that efforts should be continuously made to

monitor the situation at the location concerned and maintain close liaison with the Police. Moreover, he thanked the FEHD and LCSD for carrying out anti-rodent work around Hoi Hing Road. In his view, the authorities should constantly pay attention to and address the rodent problem there. He advised the departments concerned to continue to closely monitor the rodent situation in collaboration with the property management companies of housing estates near the said location, thereby solving the rodent problem in the long run.

35. Mr KOT Siu-yuen said DC Members hoped that the Housing Department (HD) would regularly communicate with them about the situation of public rental housing (PRH) estates in the district. While the replacement of lifts was currently underway at Fuk Loi Estate, the lift service had been temporarily suspended during the works period. The incident had been properly dealt with, thanks to the coordination work of the TWDO and the prompt follow-up of the HD. He pointed out that since the dissolution of Estate Management Advisory Committees (EMACs), there had been a lack of channels for regular communication between the HD and related groups as well as residents' representatives. Hence, he suggested that the HD should establish a mechanism for conducting regular meetings. Under this mechanism, DC Members would regularly invite the estate offices and stakeholders concerned (e.g. representatives from security and cleaning service contractors) to attend meetings with a view to enhancing the communication about management affairs of PRH estates.

36. Mr FUNG Cheuk-sum said that the Government had announced earlier that it would enclose the louvres facing internal corridors in old PRH estates, and the enclosure works would commence in Fu Shan Estate first. Since most PRH estates in Tsuen Wan district were old housing estates, he expressed concern over the timetable and implementation of the enclosure works. He proposed that publicity and explanatory work targeted at residents should be carried out before the commencement of the works. He also advised that the HD should learn from the experience of the works being taken forward in Fu Shan Estate so as to be well prepared for carrying out the enclosure works in PRH estates in Tsuen Wan district. Besides, he was concerned about the frequent breakdowns of street lamps off Shek Wai Kok Commercial Centre. Residents might be exposed to dangers easily when they returned home in the dark at night. He therefore proposed that a thorough inspection to the street lights concerned should be conducted. In addition, both Members and the Care Teams were concerned about the recent incident of power outage caused by an malfunctioned internal installation of the HD at Shek To House in Shek Wai Kok Estate. He suggested that the HD should conduct an investigation on the cause of the power outage expeditiously and inspect the power supply systems on other floors at Shek To House thoroughly so as to prevent the recurrence of similar incidents. Lastly, it was shown in the captioned progress report that the works of providing a covered walkway at the road section between Lei Muk Shue Estate Block

2 and “Tai Chi Square” was expected to be completed by the end of 2024. As the project concerned had been postponed twice, he urged the HD to complete the works as scheduled.

37. Chief Manager/Management (Wong Tai Sin, Tsing Yi and Tsuen Wan) (CM/M(WT&T)) of the HD responded as follows:

- (1) the EMACs had ceased operation since January 2023. The HD had no plan to resume the mode of operation concerned for the time being;
- (2) the HD had all along been maintaining good communication and a cordial cooperation relationship with district stakeholders. If Members needed to hold discussions on individual matters of concern, the HD would arrange meetings in a flexible manner;
- (3) some flats in old PRH estates had louvres facing the public corridor. In the event of a fire outbreak in a flat, such louvres were ineffective in preventing smoke or fire from passing through, which might pose danger to residents. The HD had always been maintaining close liaison with the Building Department and Hong Kong Fire Services Department, and would arrange for the works to be carried out as soon as possible in accordance with priority upon confirmation of the proposal;
- (4) the HD would let residents gain better understanding of the arrangement details of the enclosure works using different means, which included disseminating the latest news about the works to tenants through the bi-annual Estate Newsletter and installing samples for demonstration at selected flats in the affected buildings to introduce the works concerned to various stakeholders before its commencement;
- (5) the HD had received different views in regard to the enclosure works in Fu Shan Estate. It would put up notices and photos at lift lobbies on the ground floor and other floors of the affected buildings, display mock-ups of the louvre enclosure in the estate and disseminate relevant messages to tenants by sending letters to every household;
- (6) the HD would delve deeply into the breakdowns of street lamps off Shek Wai Kok Commercial Centre and the power outage at Shek To House to avoid the recurrence of similar incidents; and  
(Post-meeting note: Upon confirmation, it was found that the street lamps concerned belonged to the property owner of Shek Wai Kok Commercial Centre. The estate office of the HD had requested the property owner concerned to take follow-up action in writing. Besides, regarding the power outage at Shek To House, the HD had already completed relevant inspections in the estate to ensure normal power supply.)
- (7) the rainy weather, coupled with the discrepancy found between the drawings and the actual situation during the construction period, had

caused delay to the completion of the works of providing a covered walkway near Lei Muk Shue Estate Block 2. The HD would discuss with relevant departments and urge the contractor to complete the works by December 2024.

38. Mr LAU Chung-kong said that Lei Muk Shue Estate was the largest PRH estate in Tsuen Wan district. Members and the Care Teams would participate in the day-to-day affairs of the housing estate concerned. They would also reflect residents' complaints or views to the HD from time to time. He commended the HD and the staff of the property management company for being responsive upon receipt of residents' requests for assistance, and suggested that the arrangement of regular meetings should be resumed to strengthen the communication between Members and the estate office as well as the property management company of the estate through formal channels and occasions. Besides, there were two basketball courts adjacent to Lei Muk Shue Estate Block 3, where a primary school and a hostel for persons with disabilities were located in the vicinity. Given the venue constraint of the school premises, the primary school concerned had to use the basketball court for teaching sometimes, yet the surface of the basketball court was severely cracked. He had visited the site for inspection and communicated with the staff of the HD, and believed that the cracks might stem from rainwater seeping into the ground or uplifted tree roots. He said that the issue concerned had existed for long, and the cracks would appear again soon after maintenance, which was undesirable. He advised the HD to follow up. Lastly, there was a wild bee nest about the size of a basketball on a tree near Kwai Shue House in Lei Muk Shue Estate. As it was close to the residential premises, he had contacted the staff of the HD in this regard, who had replied that they had started the quotation exercise on the removal of the wild bee nest. He suggested expediting the completion of the quotation exercise.

39. Ms CHAN Shun-shun agreed that a regular liaison mechanism similar to the EMACs should be resumed. She said that the ownership was relatively complicated in Shek Wai Kok Estate. Members had to communicate with the HD and the property owner of the commercial centre occasionally. The establishment of a regular liaison mechanism would be conducive to maintaining communication among various stakeholders on issues such as the slippery floors in Shek Wai Kok Commercial Centre and retrofitting of handrails to staircases, etc. Besides, she suggested that government departments should notify all Members or representatives as far as possible and avoid omissions when inviting Members or the Care Teams to participate in activities.

40. Mr CHAN Chun-chung enquired about the details of the number of "Flat Recovered" under "Number of Cases on Tenancy Matters in PRH Estates" in the captioned paper and the reasons for the flats to be recovered by the HD in those cases. He said that except situations where tenants were in breach of the terms of the tenancy

agreements, if there were individual cases involving special hardships, he hoped that the HD would provide assistance to such cases.

41. CM/M(WT&T)) of the HD responded as follows:

- (1) the HD would convey Members' wishes for convening regular meetings to the headquarters and arrange meetings on matters of greater concern to Members as soon as possible;
- (2) the HD would look into the cause of the cracking issue at the basketball courts in Lei Muk Shue Estate and arrange for repair works as soon as possible;  
(Post-meeting note: The repair works of the surface of the basketball ball courts had already commenced and was expected to be completed by March 2025.)
- (3) the HD would expedite the quotation exercise on the removal of the wild bee nest; and  
(Post-meeting note: The contractor had arranged to remove the wild bee nest concerned on 23 December 2024.)
- (4) regarding the number of flats recovered by HD, in addition to the situations where tenants were in breach of the terms of the tenancy agreements, such number also included internal transfer and tenants purchasing flats under the Home Ownership Scheme. For cases involving special hardships (such as medical and social welfare reasons), the HD would consider exercising discretion before issuing the Notice-to-Quit (NTQ). Moreover, the Housing Ordinance stipulated the mechanism that allowed tenants to make an appeal, and tenants could appeal to the Appeal Panel (Housing) no later than 15 days after the date on which the NTQ was issued. They should state the grounds of the appeal for consideration by the Appeal Panel. Taking a case where a tenant had failed to settle rent on schedule as an example, the Appeal Panel (Housing) had given the tenant a grace period of several months to settle all the outstanding rent arrears before cancelling the NTQ.

42. Mr KOO Yeung-pong pointed out that there were a total of 1 190 deception cases between the period from January to September 2024, which represented an increase compared with that of the corresponding period in 2023. He enquired about the types of deception cases and the age distribution of victims. He also suggested stepping up publicity efforts, such as directing more resources to promote the mobile application on anti-fraud, in order to reduce the number of crimes in the coming season. Besides, the captioned report showed that the FEHD had conducted anti-rodent campaigns in two phases from January to March and from July to September respectively. He enquired whether more anti-rodent campaigns would be implemented.

43. Ms WONG Shuk-fan, Luparker said that she had inspected the environment near Fuk Loi Estate together with other Members and the staff of the FEHD earlier, through which residents had been able to reflect their needs to them immediately and the outcome had been satisfactory. She therefore suggested the FEHD arrange inspections at PRH estates in the district together with Members again so as to improve the level of comfort and happiness of residents. In addition, she said that the education sector was deeply concerned about an emerging drug commonly called “space oil”, and hoped that the Police would strengthen publicity to prevent such drug from entering campuses. Lastly, she said that the problem of rodent infestation in the district was serious recently. Rodents had been spotted at some schools and traces of rodents could be found even in the daytime. The number of rodents spotted had increased significantly these days when compared with that recorded in previous winters. She suggested enhancing anti-rodent operations.

44. Mr CHU Tak-wing gave his compliment and gratitude to the HKPF for its work on the prevention of crimes. The Police had visited the chambers of commerce in the district earlier. Also, they had briefed owners of local gold shops, watch shops and dried seafood shops on the situation of recent burglaries as well as information on crime and fraud prevention by, for example, conducting demonstrations, reminding merchants to be careful of burglars who would sneak into nearby vacant units and advising merchants to install anti-theft devices as well as CCTV systems, so as to get prepared for winter precaution.

45. Dr LEUNG Cheong-ming, Raymond enquired whether there was a trend of unlicensed massage and vice establishments in Tsuen Wan district operating in a systematic manner.

46. District Environmental Hygiene Superintendent (Tsuen Wan) of the FEHD responded as follows:

- (1) the FEHD organised two phases of territory-wide anti-rodent campaigns every year to tackle the problem of rodent infestation in collaboration with different government departments;
- (2) since the end of 2022, the Pest Control Steering Committee had leveraged the strengths of various departments to take forward the “Cross-sectional Territory-wide Anti-rodent Action”, in which targeted anti-rodent work was carried out with Members and different groups at the district level;
- (3) as rodents would roam around, the FEHD would deploy resources appropriately for performing anti-rodent work. The FEHD had set up the overnight rodent control roving teams to install mousetraps at locations with more eateries in the town centre during the small hours, with a view to trapping rodents at their peak activity hours and thereby

reducing the number of adult rodents;

- (4) the anti-rodent work of the FEHD targeted three fundamental survival conditions of rodents, namely food, harbourage and passages. It included the elimination of food sources as well as hiding places of rodents and blockage of their dispersal routes. The FEHD would also strengthen publicity and education by regularly conducting health education and promotional activities at community centres, PRH estates and schools to encourage the public to take proper anti-rodent measures;
- (5) the FEHD welcomed Members to provide information on black spots of rodent infestation, and would allocate resources to handle the cases concerned; and
- (6) the influence of changes in weather conditions on rodent activity level was negligible at present, yet the FEHD had already directed additional resources to carry out anti-rodent work. The FEHD would contact Members after the meeting, and would inspect the situation of rodent infestation in individual areas together with Members and the staff of the estate offices, so as to formulate strengthened work plans for rodent control and prevention.

47. District Commander (Tsuen Wan) of the HKPF responded as follows:

- (1) as far as the HKPF knew, the concessionary parking fee offered by the car park of OP Mall would end in December. The blockage problem on Hoi Hing Road was temporarily resolved at present. The HKPF would continue to pay close attention to the traffic conditions of the road section concerned;
- (2) the HKPF had arrested six persons for driving motor-driven bicycles illegally in 2024. Among these cases, three had been prosecuted and the vehicles involved in the remaining three were currently under examination. The HKPF would stringently combat against illegal driving of motor-driven bicycles, and would take enforcement actions at targeted locations such as eateries during peak hours (for example, the periods when there were more patrons ordering takeaways);
- (3) a total of 485 deception cases had been recorded in Tsuen Wan district in the third quarter of 2024, accounting for 56% of the overall crime rate in Tsuen Wan. It was a 10% increase from the 441 deception cases recorded during the same period in 2023, which was in line with the upward trend in the overall deception cases in Hong Kong;
- (4) deception cases might involve overseas individuals or complex syndicate activities. The Police and various government departments would adopt targeted strategies to handle such cases;
- (5) victims of deception cases ranged from primary school students to the elderly. Fraudsters would keep trying to make calls to individuals,



and they had a myriad of defrauding tricks, including the prevalent online shopping scams, false claims of soon-to-be-expired reward points in accounts and provision of low-interest loans, etc. They would also lure people to purchase wheelchairs or mattresses for charity so as to achieve their fraudulent purposes;

- (6) the HKPF would promote anti-deception messages among schools, members of the local community and the public through activities such as visits and workshops;
- (7) the HKPF advised members of the public to install the HKPF's mobile application "Scameter+" on their smartphones and make use of the functions in the application to help guard against suspicious calls. Besides, the HKPF encouraged members of the public to make effective use of the Anti-Scam Helpline 18222. Officers of the HKPF would immediately provide professional advice in regard to the enquiries or cases concerned after picking up the calls;
- (8) in terms of the overall crimes, a total of 867 cases had been recorded in Tsuen Wan in the third quarter of 2024, marking an increase of 80 cases (10.2%) compared with that in the second quarter. The overall crime figure in Hong Kong for the third quarter of 2024 was 24 700 cases, indicating a 3.5% increase over the same period in 2024. Excluding deception cases, the detection rate of crime cases across the territory in the third quarter was 42.3%, while that for the Tsuen Wan Police District was 55.4%;
- (9) the New Territories South Region had launched the "NTS • Project HomeSweetHome" earlier in July 2024, disseminating anti-deception messages to tenants of PRH estates through various promotional activities on anti-deception. The project had achieved remarkable results, as the number of deception cases had substantially dropped from 454 in July to 324 in September, marking a decrease of 28%. Moreover, the Tsuen Wan Police District had broadened the reach of its publicity campaigns to cover factory premises and private housing estates;
- (10) the HKPF attached great importance to cracking down on the drug commonly known as "space oil". "Space oil" was colourless and odourless, making it easy for young people to underestimate its harm during consumption. The HKPF had already visited ten schools in the district from September to November 2024 to promote and provide them with information on "space oil", including the signs and symptoms upon consuming "space oil" and the locations where students were more likely to take "space oil" near schools. At present, all schools in the district had explicitly prohibited students from vaping e-cigarettes;
- (11) the HKPF would conduct intelligence-led enforcement operations

carried out by uniformed or plainclothes police officers at black spots of vaping. The HKPF had also taken arrest actions at the units of commercial premises and private residential flats which had been used for storing “space oil”;

- (12) under the existing legislation, “space oil” was still classified as a Part 1 poison. The HKPF expected that the legislative amendment exercise would be completed in the first quarter of 2025, which would classify “space oil” as a drug in order to increase penalties and deterrence. The HKPF would also introduce test strips that could detect traces of “space oil”, with a view to probing and identifying drug abusers in a short time, thereby enhancing the enforcement efficiency;
- (13) based on past experience, winter was the peak season for burglaries. The HKPF had already shared relevant information in detail in a seminar earlier, and had specially provided high-risk shops with advice on the prevention of burglaries;
- (14) since the HKPF had made committed efforts against sexual offences and mounted arrest operations recently, the number of cases involving such offences was relatively high in the crime report. In addition, many property owners in Tsuen Wan district had refused to rent out their units to agents suspicious of engaging in vice activities, which had made it difficult for them to offer sexual services in Tsuen Wan district and had led to a substantial drop in the occurrence of relevant crimes;
- (15) the HKPF had conducted 71 anti-vice operations in the third quarter of 2024, which was 48 more compared with that in the third quarter of 2023 and was equivalent to an increase of 48%. 176 persons had been arrested in the operations. Moreover, the HKPF and Hong Kong Immigration Department had jointly carried out 39 anti-vice operations codenamed “Fire Wolf” during August to September 2024, in which 63 persons had been arrested;
- (16) the HKPF would continue to carry out enforcement actions and combat relevant crimes at source by targeting property owners and agents of rental units;
- (17) most persons engaging in vice activities were holders of two-way exit permits, while some were Hong Kong residents. The HKPF hoped to disseminate the message that the Police would strictly clamp down on businesses involving vice activities through obtaining closure order against illegal massage establishments and mounting arrest operations; and
- (18) the HKPF accorded a very high priority to cases involving sexual offences (such as sexual assaults and clandestine upskirt-photography), and would adopt proactive investigation strategies in this regard. For example, it would review CCTV footage to obtain evidence and conduct ambush operations to arrest suspects. 9 cases involving

sexual offences had been recorded in the third quarter of 2024 in Tsuen Wan district, among which 7 had been solved, indicating a detection rate of 77.8%.

48. Mr YAU Kam-ping said that some members of the public had reflected to him that the surface of some slab-paved pavements in the district was uneven, which had caused pedestrians to trip easily. As far as he knew, departments such as the Highways Department (HyD) would only handle such issue upon receipt of relevant reports. He suggested that the departments concerned should enhance the deployment of staff to carry out patrols at various locations in the district and proactively resurface the uneven pavements, with a view to improving pedestrian safety.

49. Mr CHENG Chit-pun said that Sham Tseng was a low-lying area in Tsuen Wan district and was prone to flooding during typhoons or rain. He commended the Drainage Services Department (DSD) for installing flood barriers outside the doors of the dwellings of dozens of residents in Sham Tseng San Tsuen for free. Besides, he learnt that the pavement levelling and resurfacing works in Sham Tseng had been completed, yet quite a number of residents had relayed to him that the pavement off Rhine Garden Shopping Centre had not been included in the works concerned. He suggested the HyD resurface the pavements in the aforementioned area. Lastly, the overnight rodent control roving team in Tsuen Wan district had conducted an anti-rodent exercise at Sham Tseng Temporary Market earlier. He suggested that the FEHD should put up photos indicating the successful results of the anti-rodent exercise in the market so as to publicise the effectiveness of the work carried out by the aforementioned team among merchants.

(Post-meeting note: The FEHD had included rodent control and prevention in the regular meeting agenda of the Market Management Consultative Committee of Sham Tseng Temporary Market.)

50. Mr CHAN Hiu-chun said that the walkway cover on Hoi Hing Road and Hoi On Road had been put into use on 1 November 2024, which had facilitated the access to and from Belvedere Garden and MTR Tsuen Wan West Station by residents. As far as he knew, the cover concerned had adopted the latest thermal insulation technology with the use of honeycomb-shaped panels. Members of the public would thereby feel cooler and more comfortable when travelling along the walkway. In addition, the contractor of the walkway cover had adopted innovative technologies to ensure construction safety. He thanked the HyD for its efforts and suggested that the innovative technologies concerned could also be adopted in similar works in the future.

51. The Chairman asked the Secretariat to convey the views concerned to the HyD

and DSD.

(Post-meeting note: The Secretariat conveyed Members' views to the HyD and DSD on 17 December 2024.)

(Post-meeting note: The Secretariat received the supplementary information for the Report on the Progress of District Work in Tsuen Wan for the Third Quarter of 2024 from the HyD after the meeting, and it was forwarded to Members for their perusal on 31 December 2024.)

VI      Item 5: Information Papers

Reports on Meetings of the Committees and Working Group under the Tsuen Wan District Council

(TWDC Paper No. 22/24-25)

52.      The Chairman said that the reports on the meetings of the six committees and a working group under the TWDC were set out in TWDC Paper No. 22/24-25.

53.      Members noted the captioned paper.

VII      Item 6: Any Other Business

54.      There was no other business at this meeting.

VIII      Item 7: Date of Next Meeting

55.      The Chairman said that the date of the next meeting was 22 January 2025. According to the Standing Orders, Members who wished to raise an item for discussion at a meeting were required to submit the paper with a notice in writing to the Secretariat ten clear working days before the meeting. Hence, the Chairman reminded Members that the deadline for submission of papers was 7 January 2025.

Tsuen Wan District Council Secretariat  
January 2025