

The minutes were confirmed on 23 June 2015 without amendment.

**Minutes of the 2<sup>nd</sup> Meeting of  
Yuen Long District Council in 2015**

Date: 21 April 2015 (Tuesday)

Time: 9:30 am-4:35 pm

Venue: Conference Room, 13/F, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long

<u>Present</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Chairman: Mr LEUNG Che-cheung, BBS, MH, JP	(At the start of the meeting)	(At the end of the meeting)
Vice-chairman: Mr WONG Wai-shun	(At the start of the meeting)	(At the end of the meeting)
Members: Mr CHAM Ka-hung, Daniel, BBS, MH, JP	(At the start of the meeting)	(At the end of the meeting)
Ms CHAN Mei-lin	(At the start of the meeting)	(At the end of the meeting)
Mr CHAN Sze-ching	(At the start of the meeting)	(At the end of the meeting)
Mr CHEUNG Muk-lam	(At the start of the meeting)	(At the end of the meeting)
Mr CHING Chan-ming	(At the start of the meeting)	(At the end of the meeting)
Ms CHIU Sau-han	(At the start of the meeting)	(At the end of the meeting)
Mr CHONG Kin-shing	(At the start of the meeting)	(At the end of the meeting)
Mr CHOW Wing-kan	(At the start of the meeting)	(4:10 pm)
Mr KWOK Hing-ping	(At the start of the meeting)	(At the end of the meeting)
Mr KWOK Keung, MH	(At the start of the meeting)	(4:00 pm)
Mr KWONG Chun-yu	(At the start of the meeting)	(3:50 pm)
Mr LAI Wai-hung	(At the start of the meeting)	(At the end of the meeting)
Ms LAU Kwai-yung	(At the start of the meeting)	(At the end of the meeting)
Mr LEE Yuet-man, MH	(At the start of the meeting)	(At the end of the meeting)
Mr LEUNG Fuk-yuen	(At the start of the meeting)	(2:15 pm)
Mr LUI Kin	(At the start of the meeting)	(At the end of the meeting)

Mr LUK Chung-hung	(At the start of the meeting) (4:25 pm)
Mr MAK Ip-sing	(At the start of the meeting) (At the end of the meeting)
Mr MAN Kwong-ming	(At the start of the meeting) (At the end of the meeting)
Mr MAN Ping-nam, MH	(At the start of the meeting) (2:15 pm)
Mr SHUM Ho-kit	(At the start of the meeting) (At the end of the meeting)
Mr SIU Long-ming	(At the start of the meeting) (At the end of the meeting)
Mr TAI Yiu-wah, Robert, MH, JP	(At the start of the meeting) (At the end of the meeting)
Mr TANG Cheuk-him	(At the start of the meeting) (At the end of the meeting)
Mr TANG Cheuk-yin	(At the start of the meeting) (2:15 pm)
Mr TANG Hing-ip	(At the start of the meeting) (At the end of the meeting)
Mr TANG Ho-nin	(At the start of the meeting) (2:15 pm)
Mr TANG Ka-leung	(At the start of the meeting) (At the end of the meeting)
Mr TANG Kwai-yau	(At the start of the meeting) (At the end of the meeting)
Mr TANG Kwong-shing, MH	(At the start of the meeting) (At the end of the meeting)
Mr TANG Lai-tung	(At the start of the meeting) (2:15 pm)
Mr TANG Shui-man	(At the start of the meeting) (2:15 pm)
Mr TSANG Shu-wo	(At the start of the meeting) (2:15 pm)
Ms WONG Wai-ling	(At the start of the meeting) (11:50 am)
Mr WONG Wai-yin, Zachary	(At the start of the meeting) (At the end of the meeting)
Ms YAU Tai-tai, BBS, MH	(At the start of the meeting) (At the end of the meeting)
Ms YUEN Man-yee	(At the start of the meeting) (At the end of the meeting)

Secretary:	Mr KONG Kwok-piu, Bill	Senior Executive Officer (District Council), Yuen Long District Office
Assistant Secretary:	Miss LAM Ka-hing, Alexis	Executive Officer I (District Council), Yuen Long District Office

In attendance

Mr MAK Chun-yu, Edward, JP	District Officer (Yuen Long)
Mr WONG Chi-wah, Steve	Assistant District Officer (Yuen Long) 1
Mr CHOI Chung-lam, Timothy	Assistant District Officer (Yuen Long) 2

Mr LAU Wing-kam	Chief Engineer/NTW 1(NTW), Civil Engineering and Development Department
Mr CHAN Fu-man	Chief School Development Officer (Yuen Long), Education Bureau
Mr TSANG Chi-chung	Superintendent of Environmental Health (Yuen Long)(Atg), Food and Environmental Hygiene Department
Mr TSANG Cheung-tat	District Commander(Yuen Long), Hong Kong Police Force
Ms SHIU Wan-yee	Yuen Long District Police Community Relations Officer, Hong Kong Police Force
Mr CHIU Pak-lung	Senior Housing Manager (Yuen Long), Housing Department
Ms CHIU Lee-lee, Lily	District Lands Officer (District Lands Office, Yuen Long), Lands Department
Mr WONG Kin-wai, Kelvin	Administrative Assistant (District Lands Office, Yuen Long), Lands Department
Ms OR Wai-yee, Wendy	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Miss CHEUNG Wai-ying, Olivia	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Mr LAM Chi-man, David	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Miss CHEUNG Lai-kuen, Jessica	Assistant District Social Welfare Officer (Yuen Long)2, Social Welfare Department
Miss LEUNG Pui-yin, Wendy	Chief Transport Officer/New Territories North West, Transport Department

## **Item 2**

Ms Bernadette LINN, JP	Director of Lands
Mr LAM Yam-on, Jim	Senior Estate Surveyor/Technical Information (Technical Information Unit), Lands Department

**Item 3**

Mr HUI Siu-wai, JP	Director of Buildings
Mr YEE Wing-kan	Senior Structural Engineer/C3, Buildings Department
Ms NG Ka-yin, Pamina	Administrative Assistant /Director of Buildings, Buildings Department

**Item 4**

Ms CHIN Man-yi, Maggie	District Planning Officer/FS&YLE, Planning Department
Mr YUEN Shing-yip, Kepler	Senior Town Planner/YLE 2, Planning Department
Miss LEONG Yee-tak, Yvonne	Town Planner/YLE 5, Planning Department
Mr Lam CHAN	Senior Manager/Projects and Property Management, MTR Corporation Limited
Mr NG Ka-wah	Senior Town Planning Manager, MTR Corporation Limited
Mr Steven HO	Technical Director (Transportation Engineering), MVA Hong Kong Limited

**Item 5**

Miss CHEUK Hau-kwan, Elsa	Chief Town Planner/Housing & Office Land Supply, Planning Department
Mr CHEUNG Wa-on, Derek	Senior Town Planner/Housing & Office Land Supply 4, Planning Department
Mr IP Wing-cheung	Chief Engineer/NTW 2(NTW), Civil Engineering and Development Department
Mr LAU Tse-fung	Senior Engineer/1 (NTW), Civil Engineering and Development Department

**Item 6**

Ms LAU Kwok-mei, Mary      Regional Officer/New Territories West,  
Independent Commission Against Corruption  
Ms CHOW Man-wing, Larissa      Senior Community Relations Officer  
Independent Commission Against Corruption

**Item 7**

Mr LI Sing-pak      Executive Secretary  
Yuen Long Town Hall Management Committee Ltd  
Mr William LIU      Director of ARK Associates Limited  
Mr Jimmy LUK      Associate Director of ARK Associates Limited

**Absent**

Mr CHUI Kwan-siu      (Absent with apologies)  
Mr WONG Cheuk-kin  
Mr YIU Kwok-wai

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**Opening Remarks**

The Chairman welcomed Members and representatives from government departments to the 2<sup>nd</sup> meeting of Yuen Long District Council (“YLDC”) in 2015. He especially welcomed two ex-officio Members, viz. Mr MAN Ping-nam, MH and Mr TANG Shui-man, and thanked two outgoing Members, viz. Mr MAN Chi-sheung and Mr TSANG Hin-keung, MH, for serving YLDC. The Chairman also welcomed Mr TSANG Chi-chung, Superintendent of Environmental Health (Yuen Long)(Atg), Food and Environmental Hygiene Department, who stood in for Mr CHEUNG Pui-chung, Superintendent of Environmental Health (Yuen Long), Mr CHIU Pak-lung, Senior Housing Manager (Yuen Long), Housing Department, who stood in for Mr LEE Yeung-to, Chief Manager/ Management (Tuen Mun & Yuen Long), and Miss Jessica CHEUNG, Assistant District Social Welfare Officer (Yuen Long)<sup>2</sup>, Social Welfare Department, who stood in for Ms Michelle LAM, District Social Welfare Officer (Yuen Long).

2 ·        The Chairman said that the item “Funding provision for YLDC in 2015-2016” proposed by Mr Zachary WONG and Mr KWONG Chun-yu had been discussed and endorsed at the Finance Committee (“FC”) meeting on 17 March 2015. It was proposed that Ms YAU Tai-tai, BBS, MH, Chairlady of FC, would provide any supplementary information when the progress report of FC was discussed at this meeting. As regards the item “the agriculture and fisheries sector as well as the catering industry may face the issue of cruelty to animals” proposed by Mr YIU Kwok-wai, it was proposed that the Culture, Recreation, Community Service and Housing Committee (“CRCS&HC”) would follow up.

3 ·        Mr Zachary WONG asked whether the budget for YLDC in 2015-2016 would be submitted to DC Full Council after being endorsed by FC.

4 ·        The Chairman said that previous budgets for YLDC had not been endorsed by the Full Council. The budgets would be reported to the Full Council in the form of progress reports of FC. Members could raise questions regarding the budgets when vetting the progress reports.

5 ·        The Secretary supplemented that FC was responsible for endorsing the budgets for YLDC. The budgets would be reported to the Full Council in the form of progress reports of FC annually. Members could raise questions regarding the budget for YLDC in 2015-2016 when vetting the progress report of FC at this meeting.

- 6 · Members raised no objection to the agenda of the meeting.

**Item 1: Confirmation of the minutes of the 1<sup>st</sup> meeting of Yuen Long District Council in 2015**

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- 7 · The minutes of the 1<sup>st</sup> meeting of the YLDC in 2015 were confirmed.

**Item 2: Meeting with the Director of Lands**

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- 8 · The Chairman welcomed the following representatives of the Lands Department (“LandsD”) to the meeting:

Director of Lands	Ms Bernadette LINN, JP
Senior Estate Surveyor/Technical Information (Technical Information Unit), Lands Department	Mr Jim LAM
District Lands Officer (District Lands Office, Yuen Long), Lands Department	Ms Lily CHIU

- 9 · Ms Bernadette LINN, JP briefed Members on the work of LandsD in Yuen Long district, and she hoped to listen to their views.

- 10 · The Vice-chairman said that a footbridge would be built to connect West Rail Yuen Long Station with Long Yat Road and Castle Peak Road — Yuen Long. He suggested LandsD require the developer to provide an access to the footbridge as well as a lift in the land lease for the convenience of residents. He also pointed out that most of the

private housing courts had not provided dog toilets and dogs would foul public places with faeces. He hoped that LandsD would require developers to provide dog toilets in common areas of private housing courts at where tenants were allowed to keep dogs.

11 · Mr Daniel CHAM, BBS, MH, JP commended that the Pilot Scheme on Enhancement of District Administration through District Management Committees (“Pilot Scheme”) had achieved positive outcome in clearing of illegally parked bicycles. However, he opined that LandsD had encountered difficulty in enforcement under the Land (Miscellaneous Provisions) Ordinance (Cap 28). Pursuant to the Ordinance, LandsD had to serve notice on the illegally parked bicycles for not less than 24 hours before it might remove the bicycles concerned. He suggested LandsD should amend the enforcement guidelines and the Ordinance with a view to shortening the notice period. They also said that some shops had involved in unauthorised shop front extensions on government land. He thought LandsD would take law enforcement actions to deal with the situation under relevant ordinances. Besides, he was pleased to note that LandsD had adopted a strong attitude in tackling unauthorised occupation of government land, including issuance of warning letters and resumption of land. Also, if private land was used for purposes in compliance with the “uses always permitted” in the outline zoning plan (“OZP”), for example, construction of an open storage, obtaining the planning approval from the Town Planning Board (“TPB”) should not be a pre-requisite for applying a short-term waiver. He hoped LandsD would rationalise the processing procedures.

12 · Mr CHEUNG Muk-lam said that reconstruction of small houses did not involve land boundary issue, and he hoped LandsD would deploy more manpower to process the applications for small houses with a view to shortening the waiting time. He also suggested LandsD resume village land for the purpose of allowing the Drainage



Services Department to carry out drainage works and solve the flooding problem. He said that the drainage channels in villages were completed several decades ago. He enquired whether the Government would waive the requirement of obtaining approval from the land owner before works could be carried out with the aim of speeding up the works progress. Besides, he hoped LandsD would enhance monitoring of unauthorised display of banners by shops which had caused danger to drivers and road users.

13 · Mr CHING Chan-ming said that the waiting time for small house applications was long. In view of the heavy workload of the Yuen Long District Lands Office (DLO), he hoped more staff would be deployed to cope with it. He also said that the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation” covered sites in Yuen Long South, which was an important development area in future. As lands in Yuen Long South and its periphery were mainly derelict agricultural lands, he suggested LandsD exercise discretion in handling the applications of change of land use.

14 · Mr CHOW Wing-kan commended the quality map service provided by LandsD. He suggested the capabilities of computers be enhanced with a view to shortening the printing time. He also reflected that many educational institutions and social welfare organisations intended to hold Community Garden Programme and green activities at the government land in Yuen Long, which would make good use of idle land, beautify the environment and promote a sense of belonging in the community. However, as the waiting time would be as long as three months, he hoped LandsD would streamline the application procedures. He also pointed out that many partitioned flats could be found in Yuen Long district. The tenants of these flats in Pat Heung and remote rural areas were mostly South Asians and Africans. Some of these flats, which were converted from containers, were not provided with sewage outfalls. These flats might also give rise to

adverse effects on public order and environmental hygiene. Since the rentals of partitioned flats in Yuen Long town had increased, some young people rented the partitioned flats in the vicinity to West Rail Yuen Long Station and Wang Chau, Ping Shan Heung. He hoped LandsD would address the issue as soon as possible.

15 · Mr KWOK Keung, MH supported the land control actions taken by LandsD to strengthen regulation of unauthorised occupation of government land. He suggested LandsD resume the land being illegally occupied. As regards illegally parked bicycles, he proposed LandsD to serve notice at locations where these bicycles were found instead of serving notice on each of these bicycles for ease of taking enforcement action immediately.

16 · Mr KWOK Hing-ping reflected that a senior citizen had built a squatter on government land many years ago and it was being reconstructed in recent years. LandsD then informed that the squatter had to be cleared. He hoped LandsD would exercise discretion in handling the case and withhold actions to resume the land.

17 · Mr LEE Yuet-man, MH agreed that LandsD should take enforcement actions against illegally parked bicycles with flexibility. He also proposed LandsD to provide its staff with enforcement guidelines in respect of the Land (Miscellaneous Provisions) Ordinance (Cap 28). Besides, he pointed out that LandsD had granted short term tenancy for the Kowloon Motor Bus Company (1933) Limited (“KMB”) to build and operate a depot in Tin Shui Wai previously. He enquired whether the short term tenancy had allowed KMB to build petrol filling station and maintenance facilities. He pointed out that some hawkers had placed carts loaded with goods on government land for a prolonged

period of time at Tin Yan Road, Tin Shui Wai. He hoped LandsD would strengthen regulation of unauthorised occupation of government land by itinerant hawkers for storage of goods.

18 · Mr LEUNG Fuk-yuen commended and supported the efforts of LandsD in the district, especially its work regarding the application for small house. He also appreciated the work performance of YLDO and LandsD under the Pilot Scheme. Besides, he was pleased to note that LandsD had allowed time for villagers to remove unauthorised structures and he hoped that LandsD and rural committees would continue to strengthen communication.

19 · Mr MAK Ip-sing called on LandsD to employ additional staff. He pointed out that LandsD had erected fence on government land in Yuen Long district to prevent unauthorised occupation. However, this gave rise to weeds and mosquitoes which affected environmental hygiene. He hoped LandsD would address the problem. He also opined that LandsD should relocate the liquefied petroleum gas filling station at Fung Heung Street, Yuen Long because the area had been developed as a residential area. Besides, he said that Yuan Fu Guan had been moved to the agricultural land next to Grand Del Sol and Residence 88 in 2000. Now it had caused inconvenience to residents when religious rituals were performed. He urged LandsD to check whether the agricultural land could be used as a Taoist monastery. Moreover, he said that as pet keeping became more and more popular in Yuen Long district, he asked whether LandsD would release land in Yuen Long Town for relevant departments to provide pet gardens.

20 · Mr MAN Ping-nam, MH pointed out that since the Government had failed to provide sufficient storage land for the logistics industry of the Mainland and Hong Kong, many private agricultural lands in the New Territories had been used as open storages. He opined that even if regulatory standards had not been met by the operators of open storages, the law-enforcement departments should not cut off all external transport links of the land which had been planned as open storages. For example, it was unacceptable to remove the bridges or to erect fence at the vacant government land next to the open storages concerned. He said that as logistics industry was of paramount importance to the economy of the Mainland and Hong Kong, he hoped that LandsD would exercise flexibility in the regulation of open storages as well as provide more land for the industry.

21 · Mr MAN Kwong-ming opined that the OZP of San Tin Heung should be revised in light of its latest development. He said that squatter policy could not keep pace with the times. Since the building materials of squatters used by the residents nowadays had contravened the regulations concerned, LandsD had resorted to demolish the reconstructed squatters. He hoped LandsD would review the relevant policies and legislations. He also hoped that LandsD would follow up on a villager's application for establishment of missing lot. Besides, he hoped LandsD would look into issues and legislations regarding adverse possession of private land.

22 · Mr TANG Hing-ip commended the efforts of YLDO and LandsD under the Pilot Scheme. He thought that positive outcomes had been achieved and hoped that the departments concerned would continue to cooperate closely. He proposed LandsD to impose heavier penalties to cases of repeated contraventions. Besides, he considered unreasonable for resumption of land from tso and tong because the Government always refused to grant compensation owing to objections raised by a small group of people. He urged LandsD to review the relevant arrangements.

23 · Ms CHAN Mei-lin said that the management of “display of roadside non-commercial publicity materials” had been contracted out by LandsD to private consultancy since the last DC Election. She hoped LandsD would oversee the efficiency of the contractual surveyors. She also noticed that the publicity materials displayed near zebra-crossings had violated the relevant requirements. She wished to know the management criteria of display of these materials. Besides, she reflected that some members of the public opined that old and damaged banners had affected the cityscape. She urged LandsD to tighten the regulation of publicity materials displayed at roadside railings.

24 · Mr Zachary WONG enquired whether LandsD had reviewed the manpower of DLO. He said that inadequate manpower would diminish efficiency and cause a drop in government revenue. Delay in processing short term tenancy applications would result in decrease in rental income. He also pointed out that DLO would not charge rent from people who illegally occupied government land once they stopped occupying it. He enquired whether it was because of shortage of manpower or it was based on legal requirements. Besides, he pointed out that squatter policy had been outdated and applications for reconstruction of squatters took a very long time. He hoped LandsD would review squatter policy especially in respect of building materials. Moreover, he said that LandsD had required the domestic premises of YOHO Midtown to be completed on a certain date but there was no such requirement on its non-domestic premises. The shopping mall of the said development had not started operation so far. He requested that LandsD should require the domestic and non-domestic premises of a development project to be operated at the same time upon completion.

25 · Ms YUEN Man-yee called on LandsD to handle land resumption issues properly when implementing the “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation”, as well as to construct standard roads connecting future housing developments in Yuen Long South. Besides, she was concerned about the progress of the sections of cycle track network in the New Territories which would connect Yuen Long, Tuen Mun and Nam Sang Wai.

26 · Mr CHAN Sze-ching commended DLO's efficiency in approving the tenancy of his mobile DC Member's Office.

27 · Mr KWONG Chun-yu hoped to know more about the actions of DLO in combating parallel trading activities in industrial buildings in the district, and the proposed shopping centre in Lok Ma Chau to be operated by the private sector.

28 · Ms Bernadette LINN, JP gave a consolidated reply as follows:

- (1) She said that there was constraint in dealing with illegal parked bicycles under the Land (Miscellaneous Provisions) Ordinance (Cap 28). The Government was exploring whether there were other cost-effective ways in dealing with the issue, for example, to place fixed penalty tickets on illegally parked bicycles;
- (2) Not all unlawful behaviors found on government land were to be dealt with by LandsD. For example, obstructions caused by unauthorised occupation of streets and pavements with goods would be dealt with by the Food and Environmental Hygiene Department ("FEHD"). The government departments concerned would strengthen communication with a view to addressing the problem of occupation of government land and street obstruction;
- (3) She thanked Members' support for enforcement actions taken by LandsD in respect of unauthorised structures on private agricultural land. LandsD also noticed that some non-government organisations had recommended ethnic minorities to rent "partitioned flats" which were converted from containers. To address the problem more effectively, LandsD and the Social Welfare Department ("SWD") had established notification mechanism through which the former would refer information on unauthorised structures to the latter for follow-up actions;
- (4) Under the established squatter policy, squatters were tolerated structures

which would be scrapped with the progressive development of the society. Therefore, occupants must use temporary building materials for renovation and reconstruction of squatters;

- (5) LandsD would regularly review the manpower of District Lands Offices. As contraventions of the Land (Miscellaneous Provisions) Ordinance (Cap 28) might involve criminal prosecutions, LandsD required additional staff to carry out land control duties and gather evidence for prosecution. Through exchange of experience with the Department of Justice and the Police, it was hoped that works relating to recording of land control actions and gathering of evidence would be performed more efficiently;
- (6) LandsD regulated private land use through land lease conditions and the government departments concerned would handle breaches of land use in accordance with relevant legislations under their purview. For agricultural lands used as open storage, no breach of land lease was involved unless unauthorised structure was built thereon. However, relevant departments would take enforcement action if the use did not comply with the legislations concerned;
- (7) As regards inclusion of dog toilets in the land lease, the government would consider two issues. Firstly, the land lease should not be made too complicated. Secondly, the feasibility and suitability of the inclusion should be examined holistically but not on a district basis. LandsD would explore the feasibility of the issue in light of views collected from the community;
- (8) As regards shopping centre in Lok Ma Chau border, it was proposed by private landowners and the application had to obtain approval from TPB. After that, a short term waiver had to be obtained from LandsD for erection of structures on private land. Application for a short term tenancy for use of adjacent government land was also required. LandsD would follow up on the matter upon receipt of the relevant applications; and

- (9) Compensation for resumption of lands from tso and tong would be granted in accordance with the relevant legal framework. LandsD would review the processing mechanism as appropriate.

29 · The Chairman thanked Ms Bernadette LINN, JP, for exchanging views with Members. He said that YLDC would continue to cooperate closely with LandsD and handle the land issues in Yuen Long district appropriately.

**Item 3: Meeting with the Director of Buildings**

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30 · The Chairman welcomed the following representatives of the Buildings Department (“BD”) to the meeting:

Director of Buildings	Mr HUI Siu-wai, JP
Senior Structural Engineer/C3, Buildings Department	Mr YEE Wing-kan
Administrative Assistant /Director of Buildings, Buildings Department	Ms Pamina NG

31 · Mr HUI Siu-wai, JP briefed Members on the work of BD.

32 · Mr Zachary WONG said that registered contractors must be held responsible for the safety of windows for a period of five years under the Mandatory Window Inspection Scheme (“MWIS”). This made the contractors charge a high fee for inspection and related works. He suggested BD set standard charges for owners’ reference. He also said that building seepage cases had been on the increase but the consultancy engaged by BD had handled the cases very slowly. He suggested BD engage additional consultancies to expedite the related work. He pointed out that some owners of partitioned flats refused government staff’s request for inspection, making it impossible for the staff to check whether unauthorised conversion was involved in the flat. He hoped



BD would study how to curb the problems arising from partitioned flats. Moreover, he said that some owners of village houses had turned a blind eye to relevant legal requirements and erected illegal structures on the village houses.

33 · Mr TSANG Shu-wo said that cracks appeared in some 30 village houses in Kiu Tau Wai, Ping Shan Heung, owing to factory demolition works in the vicinity. BD had told the villagers that the structure was safe at the moment. Since he noted that piling works would be carried out by the contractor later, he urged BD to follow up on the structural safety of the village houses concerned.

34 · Mr TANG Hing-ip said that regarding the factory demolition works mentioned above, BD had delayed in sending staff for inspection. He called on BD to investigate into the matter and ascertain who should be held responsible. He also suggested BD consult with the villagers before approving demolition works in future.

35 · Mr Robert TAI, MH, JP said that he had lodged a complaint to BD about an owner who altered the roof of a property into three partitioned flats for rent. Though BD said that advisory letters had been issued to the owner, the partitioned flats were still being rented by tenants. He opined that BD was not progressive in enforcing the law which resulted in the rising number of illegal structures and partitioned flats.

36 · Mr MAN Ping-nam, MH said that the lease had stipulated no restriction on building height of old houses in villages. However, some officials said that the exemptions had been withdrawn under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121). He hoped to know more about the Ordinance. He thought BD had held an ambiguous attitude towards the unauthorised building works (“UBW”) in village houses in the New Territories. Those UBW would be retained if it had not posed danger to the structure and the building concerned had proved to be safe by qualified personnel. However, the villagers did not accept that UBW would be retained temporarily, and they urged BD to allow UBW which had been verified safe by qualified personnel to be retained permanently.

37 · Mr MAN Kwong-ming said that “Reporting Scheme for UBW in New Territories Exempted Houses (“NTEHs”) (“Reporting Scheme”) had ended on 31 December 2012. He wished to know the progress of the scheme. He would also like to know the background of the exemptions previously enjoyed by indigenous villagers but being withdrawn under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121). He said that it was reasonable for villagers to build shelters in their houses. He hoped BD would make reference to the example of other countries and allow UBW to be retained if it posed no building risk.

38 · Mr MAK Ip-sing said that the efficiency of the Joint Offices for Investigation of Water Seepage Complaints (“Joint Offices”) was low. He also pointed out that BD failed to solve the problem of seepage in buildings arising from improper water pipe works carried out in partitioned flats. He also thought that it was inappropriate to require registered contractors to be responsible for the safety of windows for a period of five years. It was because the contractors would replace all the components of the windows and charge a high fee. Besides, he said that the Fire Safety (Buildings) Ordinance (Cap. 572) required buildings to provide fire service facilities that met modern standards. However, many owners, especially those of tenement buildings, found it difficult to comply with the fire safety instructions of BD and the Fire Services Department owing to the size or structural constraints of the buildings concerned.

39 · Mr KWOK Keung, MH opined that BD should exercise discretion in handling UBW. UBW with low risk and which had been inspected by qualified personnel should be allowed to stay, but owners concerned had to pay fees in this regard. Besides, he noted that the Joint Offices had handled many cases but the test equipment was outdated. He suggested BD purchase advanced equipment with a view to expediting actions relating to seepage cases.

40 · Mr CHOW Wing-kan said that rental of partitioned flats in Yuen Long had surged in recent years because parents wanted their children to enroll in schools in the

district. He said that apart from structural risk, partitioned flats also posed danger in terms of sewage, hygiene, fire safety and electricity supply. He hoped BD would devote more resources in eradicating partitioned flats and unauthorised structures. He said that BD currently took actions against unauthorised signboards in light of their risk level and the process would take about two to three years to complete. He suggested BD outsource prosecution work in relation to unauthorised signboards. Besides, he pointed out that some shops had illegally occupied the verandah of tenement buildings for extension of business area. He hoped BD would resume the land which had been illegally occupied and use it as footpath with a view to relieving congestion in streets of Yuen Long district.

41 · Mr CHAN Sze-ching pointed out that partitioned flats existed in housing courts of Home Ownership Scheme (“HOS”). He enquired if there was any ordinance in force to deal with these cases. Besides, he thought the performance of the Joint Offices had slightly improved but its efficiency and effectiveness were still unsatisfactory. He hoped BD would study other options to address the issue. As regards “Operation Building Bright”, Mandatory Building Inspection Scheme (“MBIS”) and MWIS, he thought BD should improve its regulation of the contractors concerned. For example, there were cases where registered contractors of MWIS had set up a number of companies and delayed in commencing the works after owners had paid the fees.

42 · Mr Daniel CHAM, BBS, MH, JP reflected that many members of the public did not understand MWIS and its requirements, and the inspectors they appointed did not meet the relevant requirements or had charged a high fee. He hoped BD would strengthen regulation of these contractors and enhance the scheme, as well as appoint professionals to supervise minor works companies. Regarding building seepage, he said that though the courts had accepted results obtained from infrared detectors and microwave detectors as evidence, the Joint Offices continued to use dye-tracing test which was time-consuming and the test results were always unclear. He hoped BD would adopt more advanced testing methods and streamline processing procedures. He said that some new shops had ignored the Validation Scheme for Unauthorised Signboards and displayed signboards illegally. He hoped BD would step up regulation of these shops.

43 · The Vice-chairman said that Shun Fung Building, Yuen Long, had conducted testing on its smoke stop doors during building maintenance. Report of the test had been submitted to BD and he hoped BD would provide feedback on the test results. In respect of an accident that happened in Yuen Long last year in which a child fell from height, he opined that BD should review the safety guidelines regarding window sill and window grille. He urged BD to formulate guidelines for the industry and stakeholders' reference, as well as consult the public on whether regulation of window sills by law-making was necessary.

44 · Mr HUI Siu-wai, JP thanked Members for their questions and valuable views. He gave a consolidated reply as follows:

- (1) MBIS and MWIS were preventive measures with the aim of carrying out inspection and maintenance in buildings before they posed danger, thus ensuring building safety as a whole in Hong Kong. The schemes had been implemented for three years by now and BD had strengthened publicity and education with a view to familiarising various stakeholders, including owners, inspectors, contractors and management companies with the schemes. BD had issued Code of Practice for MWIS and provided detailed guidelines on inspection and repair works required under the scheme. BD had distributed relevant information to all registered inspectors and issued Practice Notes to all parties concerned as necessary. BD clarified that MWIS did not require registered inspectors to ensure that the safety of the windows concerned for a period of five years. Instead, after a notice (the preceding notice) has been complied with, a fresh notice in respect of the same window must not be served under the MWIS. Under normal circumstances, if registered inspectors carried out inspection and repair works in accordance with the requirements of the scheme, no accident would happen in five years if the windows were used properly. BD had uploaded the cost reference for window inspection and common window repair items obtained from the quotations/advertising pamphlets provided by the Qualified Persons (QPs)/Registered Contractors on its website for reference and comparison. Through publicity and education, BD would inform the public possible problems that they might encounter during window inspection. Recently, BD informed members of the public

through radio and television that owners might choose to accept or not to accept the opinions of the registered inspectors under the scheme;

- (2) The Joint Offices were set up in 2006 in the form of a pilot scheme. They became a permanent office in 2014 with more than half of its staff being civil servants. The efficiency had thus enhanced since then, in face of a large number of complaint cases. The Joint Offices had been authorised to enforce the relevant provisions of the Public Health and Municipal Services Ordinance (Cap. 132). Where the source of seepage was identified, the person concerned would be issued with a Nuisance Notice. The standard of proof required by the Joint Offices was thus higher than professionals engaged by owners. BD had used infrared detectors and microwave detectors for identifying source of seepage on trial basis since 2013, and these detectors were also used as proof for law enforcement. Though the results obtained were usually more precise, the time taken was longer and cost higher. Generally speaking, BD would use traditional methods such as dye-tracing test, while infrared detectors and microwave detectors would be used in handling more complicated cases;
- (3) Partitioned flats were prolific in many districts and the Government had taken a number of measures to address the problem. BD would take enforcement actions against unauthorised works that would affect structural safety of the building. Regarding partitioned flats found in HOS courts which were regulated by the Buildings Ordinance (Cap. 123), BD had delegated the authority of law enforcement to the Housing Department;
- (4) Regarding the alleged case in which cracks were found in premises owing to factory demolition works in Kiu Tau Wai, BD had noted that the site contractor and villagers were in the process of negotiating the compensation proposals. Before commencement of the works, BD had vetted the relevant reports and evaluated that the preventive measures would be appropriate. BD had subsequently approved the demolition works. When BD noted that cracks appeared in the adjacent premises, it had sent staff to inspect the site and the premises concerned. Since some buildings were pending for inspection, BD would try to complete the inspection process as soon as possible and closely

monitor the situation. As regards the piling works of the reconstruction works to be carried out in the site, the architects and structural engineers concerned would choose a suitable option to carry out the construction works;

- (5) The Buildings Ordinance (Application to the New Territories) Ordinance (Cap.121) governed NTEH which had simple structure and fewer storeys. The applicant would have to submit application for construction of village houses to LandsD, and prior approval from BD or appointment of authorised person was not required. If the village houses did not meet the requirements of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap.121) and the exemption became invalid, BD would take actions against the UBW under authority conferred by the Buildings Ordinance (Cap. 123). Under the Reporting Scheme, owners should appoint qualified personnel to conduct inspections and verify the safety of the UBW every five years for the purpose of safeguarding the structural safety of these houses;
- (6) BD estimated that about 120,000 signboards were made without approval in the territory. At present, BD attached priority in dealing with unauthorised signboards which were new and large. Since last year, BD had tackled unauthorised signboards in the same street concurrently in the hope of addressing the problem more effectively; and
- (7) Since the implementation of the Minor Works Control System, many owners of signboards had applied for carrying out building works in the form of minor works. The records would facilitate BD in supervising the works and the signboards concerned.

45 · The Chairman thanked Mr HUI Siu-wai, JP for introducing BD's work and answering Members' enquiries. He said that since BD's work was closely related to issues handled by Members, he hoped they would maintain close communication with a view to addressing the concerns of the public.

**Item 4: Proposed Rezoning of Some Land in Kam Tin South to Housing and Related Development Use**  
**(YLDC Paper No. 27/2015)**

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46 · The Chairman asked Members to take note of the Paper No. 27/2015, which was about the proposed rezoning of some land in Kam Tin South to housing and related development use. Members' views on the proposal were sought.

47 · The Chairman welcomed the following representatives to the meeting:

Planning Department ("PlanD")

District Planning Officer/FS&YLE	Ms Maggie CHIN
Senior Town Planner/YLE 2	Mr Kepler YUEN
Town Planner/YLE 5	Miss Yvonne LEONG

MTR Corporation Limited

Senior Manager/Projects and Property Management	Mr Lam CHAN
Senior Town Planning Manager	Mr NG Ka-wah

MVA Hong Kong Limited

Technical Director (Transportation Engineering)	Mr Steven HO
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48 · Ms Maggie CHIN and Mr Kepler YUEN briefed Members on the paper.

49 · Mr Zachary WONG said that as Items 4 and 5 were related to rural development, he suggested DC discuss the main principle and then refer the details for discussion by the Town Planning and Development Committee ("TP&DC").

50 ·        The Chairman said that a motion in respect of Item 4 was received. Subject to the discussion outcome and if the motion was being carried forward, the item might not be referred to TP&DC. He suggested Mr Zachary WONG consider proposing to discuss the item in TP&DC in light of the situation.

51 ·        The Chairman said that a motion was moved by Mr LAI Wai-hung, Mr TANG Cheuk-yin, Mr TANG Ho-nin, Mr TANG Kwai-yau and Mr TANG Shui-man and seconded by Mr WONG Wai-shun, Mr Daniel CHAM, BBS, MH, JP, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr CHEUNG Muk-lam, Mr CHING Chan-ming, Ms CHIU Sau-han, Mr CHONG Kin-shing, Mr CHOW Wing-kan, Mr KWOK Hing-ping, Mr KWOK Keung, MH, Ms LAU Kwai-yung, Mr LEE Yuet-man, MH, Mr LEUNG Fuk-yuen, Mr LUI Kin, Mr MAK Ip-sing, Mr MAN Kwong-ming, Mr MAN Ping-nam, MH, Mr SHUM Ho-kit, Mr SIU Long-ming, Mr Robert TAI, MH, JP, Mr TANG Cheuk-him, Mr TANG Hing-ip, Mr TANG Ka-leung, Mr TANG Kwong-shing, MH, Mr TANG Lai-tung, Mr TSANG Shu-wo, Ms WONG Wai-ling, Ms YAU Tai-tai, BBS, MH, Ms YUEN Man-yee. The motion was as follows:

“The Planning Department consulted YLDC on the land use review of Kam Tin South and Pat Heung on 24 June 2014. A motion moved by DC Members of Kam Tin and Pat Heung requesting the Government to immediately finalise the schedule of widening the entire Kam Sheung Road and Kam Tin Road to four-lane roads and of constructing the West Rail Northern Link, open up new roads to ease traffic congestion in the district, and then seek opinion from Kam Tin and Pat Heung Rural Committees was passed at the meeting. The Planning Department then consulted the Kam Tin and Pat Heung Rural Committees respectively on 13 April and 15 April 2015. However, it had no intention to widen the entire Kam Sheung Road and Kam Tin Road. Neither did it have any concrete proposal for opening up new roads.

We move the following motion and reiterate our stance: The rezoning of land in Kam Tin South to housing use will involve Kam Tin and Pat Heung areas and the scale of development will be large. Therefore, the request by rural committees that the Government should finalise the schedule of widening the



entire Kam Sheung Road and Kam Tin Road to four-lane roads and of constructing the West Rail Northern Link, open up new roads, and then seek opinion from Kam Tin and Pat Heung Rural Committees to forge a consensus must be acceded to before the proposal is to be resubmitted to YLDC for approval. Besides, rezoning of land must also create more job opportunities, provide amenities and green space to develop a balanced community where residents' daily needs could be satisfied in the district. Though YLDC supports in principle the rezoning of land in Kam Tin South and Pat Heung to increase housing supply, the planning of transport facilities of the proposal must be improved or YLDC will resolutely oppose it.”

52 ·        The Chairman proposed that Paper No. 27/2015 and the above motion be discussed together. There was no objection.

53 ·        Mr TANG Shui-man said that PlanD consulted the Pat Heung Rural Committee regarding the planning development of Kam Tin South and Pat Heung on 6 June 2014 and 15 April 2015. He made an amendment at the meeting that in the letter recently sent by Pat Heung Rural Committee to PlanD, the phrase “...the total population will be 300 000” should be amended to read “...30 000 to 40 000”. Besides, he proposed that the Item “Proposed Rezoning of Some Land in Kam Tin South to Housing and Related Development Use” be revised to include “Pat Heung” for the purpose of showing that the rezoning would involve both Kam Tin Heung and Pat Heung.

54 ·        Mr TANG Kwai-yau opined that comprehensive transport facilities were a prerequisite of development. The relevant departments should consider arrangements to widen Kam Sheung Road and Kam Tin Road. He pointed out that the said roads were very narrow and the buses could only move slowly on them. It resulted in congestion and vehicles had to take 30 minutes to travel along Kam Sheung Road. He urged PlanD to finalise the schedule of widening the two roads promptly.

55 · Mr LAI Wai-hung said that though YLDC had passed a motion regarding widening of the entire Kam Sheung Road and Kam Tin Road to four-lane roads and opening up new roads, PlanD had failed to provide a schedule. He said that with the rapid population growth in Kam Tin Heung and Pat Heung over the past decades, Kam Sheung Road and Kam Tin Road would not cope with the increase in traffic flow. The lanes had reached their capacities and were always congested during peak hours. Traffic accidents happened from time to time owing to overtaking. Besides, he reflected that during the morning peak hours, passengers at West Rail (“WR”) Kam Sheung Road Station had to wait for several trains before they could board the trains due to overcrowding. Upon completion of the Northern Link, Kam Sheung Road would become an interchange station of WR Line and the Northern Link. The number of vehicles travelling on Kam Sheung Road and Kam Tin Road would significantly increase. Though he supported the Government in increasing housing supply, he worried that the existing transport facilities could not meet the needs of the new population. He opined that the Transport and Housing Bureau (“THB”) should have the responsibility to improve the road network including widening Kam Sheung Road and Kam Tin Road as well as opening up new roads before implementing any development project in Kam Tin South and Pat Heung, or else Members and the local residents would not support the development project.

56 · Mr TANG Ho-nin had reservation about TD’s estimation that the new population would only have insignificant traffic impact on the areas east of Kam Tin Heung and Pat Heung. He pointed out that space was limited in Kam Sheung Road Bus Station and even if the carrying capacity of WR was increased, the congestion in Kam Sheung Road might not be relieved. Moreover, he hoped PlanD would explore the possibility of revitalising the villages and preserving village culture when planning for the development of Kam Tin South and Pat Heung areas.

57 · Mr TANG Cheuk-yin said that the “Land Use Review for Kam Tin South and Pat Heung” involved the use of 14 pieces of land. He opined that PlanD should consider providing more transport facilities to address the issues in Kam Tin Heung, for example, passengers in Kam Sheung Road Station had to wait for several trains before they could board the trains owing to overcrowding during the morning peak hours, parking spaces were inadequate at Kam Sheung Road Station and Kam Tin Road was prone to congestion

due to frequent occurrence of traffic accidents. He called on PlanD to enhance the transport facilities in Kam Tin Heung with a view to meeting the needs of the new population of about 20 000 as well as the demand arising from the completion of the Northern Link. Moreover, he proposed the Government to explore the possibility of rezoning the bird conservation area to a wetland park for public use.

58 · Mr Daniel CHAM, BBS, MH, JP raised concern about the total plot ratio of around 3 at the Pat Heung Maintenance Centre, subject to a maximum building height of 109 metres above the Hong Kong Principal Datum (“mPD”) or around 38 storeys. He wondered whether it had exceeded the permitted height limit for rural areas. He also pointed out that the tracks of Pat Heung Maintenance Centre had been incorporated in the scope of planning and the plot ratio could be used in the scope of the development, thereby raising the total plot ratio to that of 4 to 5. He was concerned whether the development density was too high and the owners had to bear the maintenance cost of the tracks in future. He further stated that the above development would bring about an increase in traffic flow between Kam Tin Heung and Kowloon, and more vehicles would use the link roads of Pat Heung Road to enter Route 3. He proposed to widen the road sections concerned. He also said that the planning development in Kam Tin South, Pat Heung, Yuen Long South and Hung Shui Kiu implemented by the Government would provide more than 100 000 residential units and about a population of 500 000 in the next decade. In this connection, he proposed PlanD and TD to jointly conduct transport and environmental assessment on Yuen Long for the purpose of evaluating whether the transport facilities in the district could cope with the new population as well as the feasibility of enhancing the capacities of such facilities. Furthermore, he suggested the introduction of public-private partnership in the WR Kam Sheung Road Station and Pat Heung Maintenance Centre development project, and the Government should encourage developers to construct public leisure and cultural facilities for the management by the Government. The Leighton Hill Community Hall in Happy Valley was an example.

59 · Mr CHEUNG Muk-lam supported the Government’s policy direction of increasing housing supply. However, he thought the existing transport facilities in Yuen Long district might not be able to cope with the new population. He urged relevant departments to jointly plan for the development in Kam Tin South and Pat Heung and

review the transport network in Yuen Long district as a whole.

60 · Mr KWOK Keung, MH supported the Government to rezone land for increasing housing supply. He opined that the Government should improve the transport facilities before implementing any development projects in Kam Tin Heung and Pat Heung. He also stated that if financial resources were available, the Government should improve the road network of Yuen Long district and finalise the schedule of widening Kam Sheung Road and Kam Tin Road.

61 · Mr KWOK Hing-ping thought that PlanD should closely liaise with relevant departments. In the planning for housing development, more transport services should be provided, for example, widening of roads and increasing of train frequency. More schools and markets should be provided too.

62 · Mr LEUNG Fuk-yuen supported the Government in implementing major development project to address housing demand. He opined that the Government should further improve the transport infrastructure and other community service facilities in Yuen Long district.

63 · Mr LUK Chung-hung supported the Government's development plans in Kam Tin South and Pat Heung areas, as well as at WR Kam Sheung Road Station and Pat Heung Maintenance Centre. He also thought that Kam Tin Road had reached its maximum capacity. Besides, he enquired whether the proposed rezoning involved land resumption and he suggested PlanD should take into account the land not yet resumed in its planning of the overall transportation network and community facilities in Kam Tin South and Pat Heung. He further pointed out that the proposed community and recreational facilities could not effectively meet the needs of the new population. He proposed to introduce public-private partnership in operating the facilities with a view to fully utilising the land and providing adequate facilities to meet the needs of the new population.

64 · Mr MAK Ip-sing said that the development projects to be implemented at WR Kam Sheung Road Station and Pat Heung Maintenance Centre would be private housing instead of public housing. He thought the Government should improve the transport facilities in the adjoining areas and fully consult the Kam Tin Rural Committee and Pat Heung Rural Committee. If the Government failed to do so, he would raise objection to TPB and request the plot ratio of the said development projects be lowered.

65 · Mr MAN Kwong-ming hoped PlanD would forge a consensus with Kam Tin Rural Committee, Pat Heung Rural Committee and YLDC in respect of the planning development in Kam Tin South and Pat Heung before implementing the work concerned.

66 · Mr TANG Kwong-shing, MH urged the Government to construct appropriate road network for coping with the needs of the existing residents, new population as well as the sustained rural development when implementing development projects in rural areas. He also hoped that PlanD would strike a balance between residential development projects and road networks for the purpose of maximizing the benefits for Yuen Long district.

67 · Mr Zachary WONG proposed the item be further discussed in TP&DC. He said that PlanD had engaged a consultancy to conduct a comprehensive study on the land development in Kam Tin South and Pat Heung, whereas WR Kam Sheung Road Station and Pat Heung Maintenance Centre were the priority projects. He enquired when PlanD would proceed to implement other developments at the proposed sites in the study. Besides, he opined that PlanD had not provided adequate roads and community service facilities for the above developments. He urged PlanD to make detailed plans in respect of transport and community facilities for Kam Tin South and Pat Heung areas.

68 · Mr TANG Hing-ip said that the development projects to be implemented at WR Kam Sheung Road Station and Pat Heung Maintenance Centre would be private housing development projects. He was concerned about the private development-oriented trend of other land development projects in Yuen Long district. He urged the Government to pay heed to the aspirations of Yuen Long residents regarding transport facilities in the

district. He also hoped that PlanD would improve the transport facilities in the district in order to gain the support of Members for all development plans.

69 · Mr KWONG Chun-yu said that in developing Tin Shui Wai, ancillary facilities, transport network and employment opportunities needed to be improved at the beginning. Before implementing the development projects at WR Kam Sheung Road Station and Pat Heung Maintenance Centre, PlanD should widen the roads and provide adequate employment opportunities in the district first or else Members would not give support to the plans.

70 · Mr LUI Kin said that upon the completion of major housing developments in Yuen Long Town South, main roads connecting the highways in the district became very congested during peak hours. For example, motorists travelling to and from Park Signature had to use Kung Um Road and congestion was resulted in Yuen Long Town South. He pointed out forward-looking plans for transport facilities were critical in coping with population growth successfully. While he supported the Government's policy direction of increasing housing supply, he called on the Government to enhance the road networks in the district including widening of Kam Sheung Road.

71 · Ms Maggie CHIN gave a consolidated reply as follows:

- (1) The "Land Use Review for Kam Tin South and Pat Heung" proposed to develop 14 pieces of land with potential, which would provide about 16 900 public and 16 800 private housing units. PlanD had consulted district personalities and stakeholders from April to December last year and understood their concerns about transport facilities and infrastructure. Owing to the constraints imposed by existing infrastructure including roads and sewerage treatment, the Government would implement developments in the lands with potential in Kam Tin South and Pat Heung by stages. The proposed priority projects would be the ones at WR Kam Sheung Road Station and Pat Heung Maintenance Centre, mainly because the railway at the sites would be fully utilised as mass transit system,

major infrastructure was available to facilitate development, detailed technical assessment had been completed and the feasibility of development had been confirmed. As regards the proposed public housing site, the Civil Engineering and Development Department (“CEDD”) was studying the required roads and facilities to cope with the development. The study results would be reported to DCs in due course;

- (2) The consultancy had reviewed the traffic impacts of the site developments on the district, and would report to the meeting later. The Government was studying ways to improve the traffic conditions at Kam Sheung Road and Kam Tin Road, including provision of additional passing places for buses. TD would also continue to implement improvement works and pay close attention to the traffic conditions in the district, and would report the progress to DCs in due course;
- (3) As regards ancillary facilities, a shopping mall of 43 000 m<sup>2</sup>, a secondary school, a primary school and a kindergarten were proposed for the two sites. Land had been reserved for the construction of four primary schools, two secondary schools, a sports centre, a clinic and other community facilities in the Kam Tin South and Pat Heung development project. Overall speaking, the Government would provide appropriate facilities in accordance with “The Hong Kong Planning Standards and Guidelines (“HKPSG”)”;
- (4) The height of the residential development at Pat Heung Maintenance Centre would be about 26 storeys. Visual impact assessment study and air circulation assessment study of the development projects had been conducted to ensure that no adverse effects would be brought to the vicinity. Landscaped pedestrian link would be provided at the original track in the north to facilitate residents travelling to and from WR Kam Sheung Road Station.

72 ·        Mr Steven HO said that the consultancy had conducted traffic impact assessment studies on the two priority development projects. Vehicular accesses of the WR Kam Sheung

Road Station development project would be provided at Kam Ho Road and Tung Wui Road, whereas those of the Pat Heung Maintenance Centre project would be provided at Pat Heung Road, Kam Ho Road and Kam Po Road with a view to diverting the traffic flow. The proposed development projects would have minimal traffic impacts on Kam Sheung Road as the vehicles heading to Tai Lam Tunnel, San Tin Road and highways in Yuen Long would mainly use Pat Heung Road, Kam Ho Road or Kam Tin Road. The traffic impact assessments also proposed to carry out improvement works at Pat Heung Road and the link roads, as well as the junction of Kam Tin Road heading to Tsing Long Highway for the purpose of facilitating development.

73 ·        The Chairman asked Members to vote on the motion.

74 ·        Members voted on the motion by a show of hands and open ballot. Mr WONG Wai-shun, Mr Daniel CHAM, BBS, MH, JP, Ms CHAN Mei-lin, Mr CHAN Sze-ching, Mr CHEUNG Muk-lam, Ms CHIU Sau-han, Mr CHONG Kin-shing, Mr CHOW Wing-kan, Mr KWOK Hing-ping, Mr KWOK Keung, MH, Mr KWONG Chun-yu, Mr LAI Wai-hung, Ms LAU Kwai-yung, Mr LEE Yuet-man, MH, Mr LEUNG Fuk-yuen, Mr LUI Kin, Mr MAK Ip-sing, Mr MAN Kwong-ming, Mr MAN Ping-nam, MH, Mr SHUM Ho-kit, Mr SIU Long-ming, Mr Robert TAI, MH, JP, Mr TANG Cheuk-him, Mr TANG Cheuk-yin, Mr TANG Hing-ip, Mr TANG Ho-nin, Mr TANG Ka-leung, Mr TANG Kwai-yau, Mr TANG Kwong-shing, MH, Mr TANG Lai-tung, Mr TANG Shui-man, Mr TSANG Shu-wo, Mr Zachary WONG, Ms YAU Tai-tai, BBS, MH, Ms YUEN Man-yee voted for the motion.

75 ·        The Chairman announced that with 35 Members voted for it, no Member voted against it and no Member abstained from voting, the above motion was passed with an absolute majority.

76 ·        The Chairman thanked Ms Maggie CHIN and her team for briefing the meeting on the proposed rezoning of some land in Kam Tin South and Pat Heung to housing and related development use. He hoped PlanD would continue to listen to Members' views



and address the aspirations of Yuen Long residents in respect of improving the transport facilities in the district.

(Post-meeting note: YLDC Secretariat had written to PlanD on 28 April 2015 to invite it to follow up on and respond to the motion passed by Members. The reply from PlanD had been relayed to Members on 27 May 2015.)

**Item 5: Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas  
(YLDC Paper No. 14/2015)**

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77 · The Chairman asked Members to take note of the Paper No. 14/2015, which was about the “Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas” (“the Study”) to be commenced by CEDD. He asked Members to express their views.

78 · The Chairman welcomed the following representatives to the meeting:

Planning Department

Chief Town Planner/Housing & Office Land Supply	Miss Elsa CHEUK
Senior Town Planner/Housing & Office Land Supply 4	Mr Derek CHEUNG

Civil Engineering and Development Department

Chief Engineer/NTW 2(NTW)	Mr IP Wing-cheung
Senior Engineer/1 (NTW)	Mr LAU Tse-fung

79 · Mr Derek CHEUNG briefed Members on the paper and invite Members to give their views.

*[The Chairman left the meeting temporarily at 2:30pm and the Vice-chairman chaired the meeting.]*

80 · Mr Daniel CHAM, BBS, MH, JP enquired whether the orientation of the Study was to increase housing supply. He was concerned that the increase in housing supply would impose pressure on transport infrastructure, community facilities, job opportunities and environment of Yuen Long district. If the site next to Yuen Long Highway was developed into residential units, PlanD had to address the noise problem arising from the highway. Besides, he supported the Government to develop cavern into sewage treatment works so as to minimise the environmental impact. He proposed PlanD to conduct in-depth assessment in respect of the transport, infrastructure, environment and employment of Yuen Long district.

81 · Mr MAK Ip-sing supported the plan to develop cavern for the purpose of fully utilising land resources. He suggested relocating the more controversial facilities, for example, sewage treatment works, columbarium and bus depot into the cavern. He also hoped the Government would devise comprehensive plans for the transport facilities in Yuen Long.

82 · Mr Zachary WONG enquired about the orientation and the scope of the Study. He said the Study included two cavern zones, one of which was located in Tai Lam Country Park and adjacent to a planned tunnel as well as Lam Tei Irrigation Reservoir. He wished to know the reason for it and if approval from the Country and Marine Parks Board had been obtained. He suggested land outside the country park area should be chosen for development.

83 · Mr TANG Ka-leung suggested once the land use for Lam Tei Quarry and the adjoining areas had been confirmed, PlanD should conduct detailed planning for the

transport facilities in the surrounding areas with a view to ensuring the development would dovetail with the Hung Shui Kiu New Development Area.

84 · Mr LUK Chung-hung supported the Government to develop land and believed that development of quarry and cavern would cause relatively less impact to nearby areas and residents. However, the Government should assess thoroughly the demand for community and transport facilities in land development. Besides, he suggested PlanD relocate major public facilities such as sports ground, sports centres and libraries into the cavern. He also enquired about the cost of cavern development, operating cost and energy consumption of facilities inside the cavern.

85 · Miss Elsa CHEUK gave a consolidated reply as follows:

- (1) The Study was a preliminary land use study jointly commenced by CEDD and PlanD. The Study had adopted a creative and open approach to review the development potential of the site and cavern zones concerned. The Study would then propose possible land use for further detailed studies. DCs would be consulted before these studies commenced. The Study would also conduct initial technical assessments on transport facilities and infrastructure. Upon completion of the Study, detailed assessments would be conducted in future planning and works feasibility studies;
- (2) The “Enhanced Use of Underground Space in Hong Kong Feasibility Study” completed by CEDD in 2011 had pointed out that two natural terrains by the side of Lam Tei Quarry were very suitable for cavern development. In the Study, PlanD had adopted an open attitude in

examining the possibility of land development in the two cavern zones and the adjoining sites, as well as the synergy effect that might achieve by the development. Upon completion of the Study and after views of various parties had been gauged, PlanD and CEDD would proceed to commence detailed planning and works feasibility study in the next stage;

- (3) At present, Lam Tei Quarry was still operating and the contract would expire in 2022. PlanD was examining the long-term development and use of Lam Tei Quarry and the adjoining areas. The scope of the proposed sites in the Study was based on the boundary as shown in the Lam Tei Quarry contract, as well as the adjoining areas with potential. Since part of the land of the quarry was located in Tai Lam Country Park, one of the cavern zones in the Study was situated in Tai Lam Country Park; and
- (4) Hong Kong had precedents of cavern development and possessed sophisticated techniques. The Government was studying relocation of the Shatin Sewage Treatment Works into the cavern. Though the cost of cavern development was higher than that above the ground, cavern development would provide additional land for accommodating major facilities such as sewage treatment works and refuse transfer station. More land resources would thus be released for other development purposes.

86 · Mr Zachary WONG enquired whether the Government had decided not to renew the contract with Lam Tei Quarry in 2022, and whether the water treatment works and refuse transfer station at Site 5 in the Study would be relocated into the cavern. He further enquired whether the land released would be used for housing development.

87 · Ms YUEN Man-yee proposed the Government to construct a tunnel to link up Yuen Long South, Lam Tei and Hung Shui Kiu for the purpose of relieving the traffic congestion in Yuen Long district.

88 · Mr CHOW Wing-kan said that relocating Shatin Treatment Works into the cavern would be a good example of making good use of cavern. He suggested the Government relocate larger and more controversial facilities such as refuse transfer station and columbarium into the cavern.

89 · Miss Elsa CHEUK thanked for Members' views, and said that the quarrying contract of Lam Tei Quarry would expire in 2022. PlanD started to explore the long-term development of the quarry and the adjoining areas. As regards whether certain facilities would be relocated into the cavern and the use of land thus released, PlanD would have to examine the use of land suitable for development as well as to conduct technical assessments on transport facilities and infrastructure. Regarding whether the land would be used for housing development, factors including the location of land, housing demand and public opinion would have to be taken into account. Besides, she pointed out that the scope of Hung Shui Kiu New Development Area Planning and Engineering Study did not overlap with the Study.

90 · The Vice-chairman thanked the representatives of PlanD and CEDD for attending the meeting and explaining the content of the Study.

**Item 6: 2015-16 Workplan of ICAC Regional Office (NT North West)**

**(YLDC Paper No. 15/2015)**

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91 · The Vice-chairman asked Members to take note of the Paper No. 15/2015, which was about the ICAC Regional Office (New Territories North West) workplan for 2015-2016. He also asked Members to endorse the anti-corruption activities to be jointly organised by the above Office and YLDO and sponsored by YLDC.

92 · The Vice-chairman welcomed the following representatives to the meeting:

Independent Commission Against Corruption

Regional Officer/New Territories West

Ms Mary LAU

Senior Community Relations Officer

Ms Larissa CHOW

93 · Ms Mary LAU briefly introduced the content of the paper.

94 · Mr Zachary WONG suggested ICAC step up integrity education among young people and enhance their awareness of anti-corruption. He opined that when government departments and YLDC held activities for members of the public, the number of souvenirs and other publicity items to be distributed should be kept to the minimum with a view to enhancing public awareness of anti-corruption. As regards the major causes of the drop in corruption reports, he suggested ICAC step up publicity with a view to addressing the concerns of members of the public and boosting their confidence in reporting. He also opined that ICAC should be more specific in setting the theme of the annual integrity building management seminars and take the initiative to approach the buildings in which maintenance works would soon be carried out for the purpose of explicating relevant ordinances to the owners' corporations and preventing bid-rigging.

95 · In response, Ms Mary LAU said that ICAC aimed to disseminate anti-corruption messages to young people from their childhood, and the target recipients of integrity education would range from kids in kindergartens to university students as well as working young people. Some activities would incorporate parenting elements with an aim of encouraging parents to transmit positive values to their children. Besides, she said that no souvenirs had been produced and distributed to guests in recent years. If necessary, inexpensive souvenirs bearing simple anti-corruption messages would be distributed to ethnic minorities for publicity purpose. As regards the drop in the number of corruption reports, ICAC had introduced/ would introduce simple reporting procedures to members of the public through different channels such as face-to-face contact, mass media, internet and new media. ICAC would ensure that the complaints lodged by them would be treated in strict confidence so as to address their concerns. She urged Members to encourage the public to report corruption if they had reasonable doubt. Regarding integrity building management, ICAC had published the Building Maintenance Toolkit since 2010 and would approach newly established owners' corporations, those which had received BD's repair orders or Fire Services Department's fire safety directions and those which had participated in the "Operation Building Bright" to brief them on ICAC's corruption prevention services. In the past three years, ICAC had conducted about 230 visits, organised more than 200 seminars and some 80 building management seminars/workshops as well as other publicity/educational activities with a total attendance of 30 000 participants and 3 200 owners' corporations/building management organisations. The thematic website on integrity building management had recorded 1.6 million of visits of users during the past six years. In 2014, ICAC had handled 900 enquiries related to building management. She called on Members to encourage building management organisations to use ICAC's corruption prevention services.

96 · Mr LUI Kin proposed ICAC to strengthen communication with the Hong Kong Housing Society. He opined that ICAC should distribute publicity leaflets and organise anti-corruption seminars in buildings which would soon carry out repair works, for the purpose of preventing bid-rigging and protecting the benefits of residents.

97 ·        In response, Ms Mary LAU said that ICAC had written to about 10 000 owners' corporations and owner's committees in late 2013, inviting them to attend integrity building maintenance and the Building Maintenance Toolkit seminars. Apart from building management organisations, individual owners had attended these seminars. It showed that though building management organisations did not use the service of ICAC, owners might still obtain the relevant information through participating in district seminars held by ICAC or other channels. District organisations or DC Members' Offices might also approach ICAC for organising anti-corruption seminars relating to building management and maintenance.

98 ·        Mr Zachary WONG said that building management organisations opined that the anti-corruption services provided by ICAC would only be used in cases of bid-rigging. He suggested ICAC take the initiative to approach building management organisations which planned to perform maintenance works, with a view to carrying out publicity at the tendering stage.

99 ·        Ms Mary LAU said that ICAC also believed that it would be better to promote anti-corruption education among building corporations before the commencement of maintenance procedures. However, apart from buildings with newly established owners' corporations, those which had received BD's repair orders or Fire Services Department's fire safety directions and those which had participated in the "Operation Building Bright", ICAC did not have the list of buildings at which maintenance works was about to commence. She called on Members to relay information of those buildings to ICAC or ask the corporations to approach ICAC so that anti-corruption services would be provided to them.

100 ·       Mr Zachary WONG suggested ICAC request HAD to provide information of buildings in the district.



101 · Members noted the above workplan. They unanimously endorsed the anti-corruption activities to be jointly organised by the ICAC Regional Office (New Territories North West) and YLDO and sponsored by YLDC.

**Item 7: Progress Report of the Signature Project Scheme in Yuen Long District (YLDC Paper No. 16/2015)**

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102 · The Vice-chairman asked Members to take note of the Paper No. 16/2015, which was about the progress report of the Signature Project Scheme in Yuen Long District (“SPS”).

103 · The Vice-chairman welcomed the following representatives to the meeting:

Yuen Long District Office

District Officer (Yuen Long)

Mr Edward MAK, JP

Assistant District Officer (Yuen Long) 2

Mr Timothy CHOI

Yuen Long Town Hall Management

Committee Ltd.(Yuen Long Town Hall)

Executive Secretary

Mr LI Sing-pak

ARK Associates Ltd

Director of ARK Associates Limited

Mr William LIU

Associate Director of ARK Associates Limited

Mr Jimmy LUK

104 · Mr Edward MAK, JP reported the progress of SPS.

*[The meeting was chaired by the Chairman.]*

105 · Mr William LIU introduced the design of the proposed Yuen Long District Community Services Building (“the proposed building”).

106 · Mr LI Sing-pak reported the progress of the proposed building.

107 · Mr Zachary WONG enquired about the membership of the Working Group on “Signature Project Scheme” and its two subgroups, namely, “Planning and Project Sub-group” and “Service Agreement and Financial Plan Sub-group”, as well as the attendance rate of Members. He also suggested the large activity room of the proposed building be used as basketball court or badminton court, and a glass skylight should be provided over the atrium so that it could be used as an open air café.

108 · As regards the proposed glass skylight, Mr William LIU said that the load-bearing capacity and structure of the existing building of Yuen Long Town Hall (YLTH) had to be checked first. He also pointed out that retractable bleachers would be provided in the large activity room and the area of it would be similar to that of a badminton court. However, whether it could be used as a basketball court had yet to be confirmed.

109 · Mr LUI Kin proposed to state the open selection process of SPS and the justifications for selecting YLTH as the partner organisation in the paper to be submitted to the Legislative Council (“LegCo”).

110 · Mr Edward MAK, JP said that YLDO would state the selection process of SPS and the partner organisation in the LegCo paper, and the fairness and transparency of the selection process would be highlighted. For example, before deciding on the project, YLDO had organised two public forums in Yuen Long Town and Tin Shui Wai for local organisations, and had invited proposals by writing to non-profit-making organisations in the district as well as placing advertisements in website and newspapers. Moreover, YLDC had noted the establishment of two dedicated sub-groups, namely, “Planning and Project Sub-group” and “Service Agreement and Financial Plan Sub-group” at the meeting on 29 April 2014. The Secretariat could provide information on their membership and attendance rate of members for reference if necessary.

111 · Mr Zachary WONG enquired how the Government would deal with cost overrun of SPS.

112 · Mr Edward MAK, JP said that during the selection process, YLTH had submitted a financial report to prove that it had sufficient cash flow, as well as solid fixed assets and liquid assets. Surplus on recurrent account had also been recorded in recent years. Under the supervision of YLDC and government departments, YLTH had made estimation of the project cost prudently. In the proposal submitted, YLTH had also committed to bear any cost overrun. Moreover, YLTH had secured a donation of \$30 million with a view to expanding the scope of works.

113 · Members noted the progress of SPS.

**Item 8: Progress Reports of Committees**

- (i) Yuen Long District Management Committee (YLDC Paper No. 17/2015)**
- (ii) District Facilities Management Committee (YLDC Paper No. 18/2015)**
- (iii) Culture, Recreation, Community Service and Housing Committee (YLDC Paper No. 19/2015)**
- (iv) Environmental Improvement Committee (YLDC Paper No. 20/2015)**
- (v) Finance Committee (YLDC Paper No. 21/2015)**
- (vi) Town Planning and Development Committee (YLDC Paper No. 22/2015)**
- (vii) Traffic and Transport Committee (YLDC Paper No. 23/2015)**

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114 · The Chairman asked Members to take note of Paper Nos. 17 to 23/2015, which were Progress Reports of Committees.

115 · Mr Steve WONG briefed the meeting on the progress of the Pilot Scheme.

116 · In a written question raised before the meeting, Mr Zachary WONG and Mr KWONG Chun-yu enquired about the increase/ decrease in funding provision for YLDC in respect of community involvement activities in 2015-2016 as compared with last year. Mr Zachary WONG said that the provision for “Major Arts and Cultural Promotional Activity” had been increased from \$1 million to \$2 million. As Yuen Long district had organised many major activities such as arts festival, sports festival, youth festival and national day celebrations every year, he enquired the reason for earmarking \$2 million for organising more major activities and how the funding would be used. He also said that in the past, the provision for the Yuen Long District Healthy City Association was \$200,000 each year. After the establishment of the Working Group on Building a Safe Community in Yuen Long and Working Group on Age-friendly Community in Yuen Long District, the provision for the three organisations was only \$210,000 in total. He enquired whether the amount of provision should be increased in light of the increase in workload. He also thought that the provision for the three Area Committees and six Rural Committees should be increased as the population they served had been increased. He opined that the provision for “Culture/Recreation and Sports/Community Service” should be increased too. He proposed that some of the provision for “Major Arts and Cultural Promotional Activity” should be reallocated for activities jointly organised by YLDC and ICAC, as well as for

promoting tourism and development of local community economy.

117 ·     The Chariman suggested Mr Zachary WONG join the FC or attend FC meetings for a detailed discussion on the above matters. The Chairman also invited Ms YAU Tai-tai, BBS, MH, the Chairperson of FC, to respond to the above enquiries.

118 ·     Ms YAU Tai-tai, BBS, MH invited Mr Zachary WONG and Mr KWONG Chun-yu to join FC. In response to the enquiries, she said that YLDC was granted with funding provision of \$25.19 million, including a supplementary provision of \$894,000 in 2014-2015. As the supplementary provision was less than expected, the total provision was insufficient to meet the expenditure of \$27.86 million due to over-commitment. The overspending of about \$2.7 million would have to be paid in 2015-2016. FC decided to uphold the principle of enhancing cost-effectiveness and adjust the provision for some of the activities in the year downwards with a view to reallocating the funding to meet the outstanding expenditure in 2014-2015. That said, FC had striven to maintain the provision of various services provided in the district, such as the provision for “Culture/Recreation and Sports/Community Service” and arts festival, as well as increase the provision to \$210,000 for the “Healthy, Safe and Elderly-friendly City Scheme”. The Chief Executive announced in his 2015 Policy Address that \$20.80 million would be earmarked as an annual additional funding for further strengthening the support for District Councils in promoting arts and cultural activities in the districts for 5 years from 2015-16 to 2019-20. Yuen Long District thus obtained an additional funding of \$1.4 million. Of this funding, FC decided to use \$1 million for organising major arts and culture promotional activities and one-third of the remaining funding would be used for other promotional activities. DC would consider using the additional funding for co-organising major arts and culture promotional activities with renowned organisations in the district or inviting organisations to apply for part of the funding.

119 ·     The Secretary supplemented that the provision for “Culture/Recreation and Sports/Community Service” was set at \$6 million in light of actual expenditure in the past,

and it had not been reduced owing to downward adjustments of provisions for other items.

120 · Mr Zachary WONG suggested the provision of \$1 million for organising major arts and culture promotional activities in light of the Policy Address be allocated for Yuen Long Arts Festival, and the provision of \$1 million originally earmarked for Yuen Long Arts Festival be reallocated for other purposes.

121 · The Chairman said that the additional funding mentioned in the Policy Address was earmarked for designated purpose, and FC had prepared the budget for YLDC in accordance with relevant requirements.

122 · The Secretary supplemented that the additional funding mentioned in the Policy Address was earmarked for further strengthening the support for District Councils in promoting arts and cultural activities in the districts. The Home Affairs Department (“HAD”) would also monitor the use of the additional funding.

123 · Members noted the progress reports of DMC and the six committees under YLDC. They also noted the latest development of the Pilot Scheme.

#### **Item 9: Funding provision for YLDC in 2015-16**

##### **(YLDC Paper No. 24/2015)**

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124 · The Chairman asked Members to take note of the Paper No. 24/2015, which was about the funding provision for YLDC in 2015-16. He also asked Members to consider endorsing the arrangement to reserve central funding under HAD’s block vote for district minor works projects.

125 · Members noted that the funding provisions for community involvement activities and district minor works projects for YLDC in 2015-16 were \$25.70 million and \$23.812 million respectively. Members also endorsed the arrangement to reserve central funding and coordinate the payment of consultancy fee and resident site staff costs by HAD under the block vote for district minor works projects in 2015-16.

**Item 10: Invitation for YLDC to participate in the “Occupational Safety and Health Promotional Campaign 2015”**  
**(YLDC Paper No. 25/2015)**

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126 · The Chairman asked Members to take note of the Paper No. 25/2015, which was about a written invitation extended by the Occupational Safety and Health Council (“OSHC”) for YLDC to participate in the “Occupational Safety and Health Promotional Campaign 2015”. He asked Members to consider whether the invitation, as well as a grant of \$40,000 provided by OSHC for YLDC and district organisations to organise occupational safety and health promotional activities, should be accepted.

127 · Members unanimously endorsed acceptance of the invitation and agreed that the grant of \$40,000 be handed to the Working Group on Building a Safe Community in Yuen Long under YLDC for follow-up and arranging the relevant activities.

**Item 11: Matters relating to new Ex-officio Members of YLDC joining the Committees under YLDC and Members withdrawing from the Committees under YLDC**

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128 · The Chairman asked Members to endorse Mr MAN Ping-nam, MH, joining District Facilities Management Committee (“DFMC”), Environmental Improvement Committee (“EIC”), FC, TP&DC and Traffic and Transport Committee (“T&TC”); Mr TANG Shui-man joining DFMC, EIC, TP&DC and T&TC; and Mr CHUI Kwan-siu

withdrawing from EIC.

129 · Members unanimously endorsed Mr MAN Ping-nam, MH, and Mr TANG Shui-man joining the Committees under YLDC and Mr CHUI Kwan-siu withdrawing from EIC.

130 · The Chairman said that since the posts of EIC Chairperson and TP&DC Vice-chairperson had been vacant temporarily, he asked Members to agree to hold elections for the two posts at the meetings of the said Committees on 6 May 2015 and 27 May 2015 respectively. The elections would be chaired by EIC Vice-chairperson and TP&DC Chairperson respectively. The Secretariat would inform Members of the two Committees of the relevant election and nomination arrangements in due course.

131 · Members unanimously agreed on the above election arrangements.

**Item 12: Invitation for YLDC to co-organise celebration activities of the 66<sup>th</sup> anniversary of the founding of the People's Republic of China  
(YLDC Paper No. 26/2015)**

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132 · The Chairman asked Members to take note of Paper No. 26/2015, which was about an invitation extended by the Federation of Yuen Long Associations and the Six Rural Committees in Yuen Long for YLDC to co-organise celebration activities of the 66<sup>th</sup> anniversary of the founding of the People's Republic of China. He suggested appoint YLDC Chairman as ad hoc convenor of the organising committee for the captioned activities and two to eight Members to join the committee. He also proposed to allocate \$67,350 for employing a Project Officer for a term of six months with effect from 1 June 2015. The Project Officer would commence preparation work for the events.



133 · Members unanimously endorsed the above arrangements and the appointment of YLDC Chairman as ad hoc convenor of the organising committee. They also endorsed the appointment of Mr CHEUNG Muk-lam, Ms CHIU Sau-han, Mr SIU Long-ming, Mr TANG Kwong-shing, MH, and Ms YUEN Man-yee (five Members) as YLDC's representatives to join the committee. The employment of Project Officer and an allocation of \$67,350 were also endorsed.

(Post-meeting note: Mr CHUI Kwan-siu and Ms WONG Wai-ling said that they were willing to join the organising committee after the meeting. A total of seven Members of YLDC joined the organising committee.)

**Item 13: Any Other Business**

**Funding application for Yuen Long Youth Festival**

**(YLDC Paper No. 28/2015)**

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134 · The Chairman asked Members to take note of Paper No. 28/2015, which was about the funding application for the 7<sup>th</sup> Yuen Long Youth Festival organised by the Yuen Long Youth Festival Co-ordinating Committee.

135 · The Chairman welcomed Mr LI Sing-pak, Executive Secretary of the Yuen Long Town Hall Management Committee Ltd, to the meeting.

136 · Mr LI Sing-pak introduced the above paper.

137 · Members unanimously endorsed the funding application of \$600,000 for the 7<sup>th</sup> Yuen Long Youth Festival.

138 · There being no other business, the meeting was adjourned at 4:35pm.

Yuen Long District Council Secretariat  
June 2015