

**Minutes of the Third Meeting of Town Planning and Development Committee  
under the Seventh Term Yuen Long District Council in 2024  
Hong Kong Special Administrative Region**

Date: 13 June 2024 (Thursday)

Time: 2:30 p.m. to 4:55 p.m.

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

Present

Chairman : Mr TANG Ho-nin, MH

Vice Chairman : Mr LI Kai-lap, Riben

Members : Mr MAN Yick-yeung

Mr MAN Luk-sing, MH

Mr MAN Ka-ho, Donald, JP

Mr WONG Hiu-shan

Mr SZE TO Chun-hin

Mr YU Chung-leung

Mr LUI Kin, MH

Ms LI Ching-yee

Mr LAM Chung-yin

Mr LAM Wai-ming

Mr LAM Tim-fook

Ms LAM Wai-ming

Mr SEI Chun-hing

Mr CHUI Kwan-siu

Mr TSUI Wai-ngoi

Ms YUEN Man-yee, MH

Mr CHEUNG Wai-sum

Mr LEUNG Ming-kin

Mr LEUNG Yip-pang

Mr CHONG Kin-shing, MH, JP

Mr KWOK Wing-cheong

Mr CHAN Ka-fai

Ms CHAN Yin-kwan, Yankie

Mr CHAM Ka-hung, Daniel, BBS, MH, JP

Mr TONG Tak-chun

Mr CHING Chan-ming

Mr FUNG Chun-wing

Mr WONG Yuen-tai, MH

Mr WONG Siu-chung

Mr WONG Wing-ho, Allan

Ms LAU Kwai-yung

Mr TANG Che-keung, MH

Mr TANG Sin-hang

Mr TANG Yung-yiu, Ronnie

Mr TAM Tak-hoi

Mr SO Yuen

Secretary	: Miss WONG Cheuk-ying, Cherry	Executive Officer I (District Council), Yuen Long District Office
<b><u>In Attendance</u></b>		
	Mr YIU Kwok-wai, MH	
	Ms CHUI Po-ling, Polly	Senior Liaison Officer (2), Yuen Long District Office
	Mr TO Kai-cho, Joe	Engineer/16 (West), Civil Engineering and Development Department
	Mr SHUM Lok-yin	Engineer/New Territories West (Distribution 5), Water Supplies Department
	Mr TSUI Yat-him, Henry	Engineer/New Territories West (Distribution 3), Water Supplies Department
	Mr CHU Lap-hung	Administrative Assistant/Lands (District Lands Office, Yuen Long), Lands Department
	Mr CHIU Chi-yeung, Eric	Senior Town Planner/Yuen Long West 2, Planning Department
<b><u>Item II</u></b>		
	Mr IP Chi-wai	Engineer/Yuen Long South, Transport Department
<b><u>Item III</u></b>		
	Mr SIT Fung-sing	Chief Engineer/Housing Projects 3, Civil Engineering and Development Department
	Mr LAM Chung-kin, Terence	Senior Engineer/1, Housing Projects 3 Division, Civil Engineering and Development Department
	Miss CHAN Yuen-sin, Rachael	Engineer/8, Housing Projects 3 Division, Civil Engineering and Development Department
	Mr LEE Siu-chung, Allen	Senior Architect (15), Housing Department
	Ms CHAN Wing-sze	Architect (T210), Housing Department
	Mr LAW Ho-yin, Ronnie	Civil Engineer (16), Housing Department
	Mr WONG Pak-ho, Matthew	Planning Officer (27), Housing Department
	Mr Leo LO	Deputy Project Manager, AECOM Asia Company Limited
	Mr WAT Hiu-yan (transliteration)	Senior Engineer, AECOM Asia Company Limited
<b><u>Item IV</u></b>		
	Mr LEUNG Chui-choi, Dennis	Principal Regulatory Affairs Manager (Market & Competition 12), Office of the Communications Authority
	Mr CHEUK Chi-kin, Gap	Senior Regulatory Affairs Manager (Regulatory 13)2, Office of the Communications Authority
	Mr TSANG Chun-tung, Derrick	Regulatory Affairs Manager (Regulatory 23)2, Office of the Communications Authority
<b><u>Absence</u></b>		
	Mr SHUM Ho-kit, BBS, JP	

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## **Opening Remarks**

The Chairman welcomed Members and departmental representatives to the third meeting of the Town Planning and Development Committee (“TPDC”) under the seventh term Yuen Long District Council (“YLDC”) in 2024.

2. The Chairman welcomed Mr YIU Kwok-wai, MH to the meeting and the following representatives of government departments to the meeting for the first time:

- (1) Mr Eric CHIU, Senior Town Planner/Yuen Long West 2 of the Planning Department (“PlanD”), who stood in for Mr MAK Weng-yip, Alexander, Senior Town Planner/Tuen Mun 2 of the PlanD, to attend the meeting; and
- (2) Mr CHU Lap-hung, Administrative Assistant/Lands (District Lands Office, Yuen Long) of the Lands Department (“LandsD”), who stood in for Ms KOU Yee-fung, Kit, Professional Secretary (District Lands Office, Yuen Long) of the LandsD, to attend the meeting today.

The Chairman thanked Mr Alexander MAK for his assistance rendered to the TPDC in the past.

3. The Chairman said that Mr SHUM Ho-kit, BBS, JP was unable to attend the meeting due to other commitments.

### **Item I: Confirmation of minutes of the second meeting of the TPDC in 2024 held on 18 April 2024**

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4. Members unanimously confirmed the minutes of the second TPDC meeting in 2024 held on 18 April 2024.

### **Matters Arising:**

**Item II: Mr CHAM Ka-hung, Daniel proposed a discussion on “Discussing the change of land use in the approved Outline Zoning Plans of Yuen Long District as amended by the Town Planning Board, as well as the cumulative number of units and population for public and private housing approved for construction under Section 16 of the Town Planning Ordinance” (TPDC Paper No. 7/2024)**

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5. The Chairman said that Members had discussed the subject item at the last meeting and requested the Transport Department (“TD”) to provide the proposals of traffic improvement measures associated with the housing development projects in Yuen Long District for further discussion at the next meeting. The Secretariat had forwarded the written reply from the TD to Members on 29 May 2024.

6. The Chairman welcomed Mr IP Chi-wai, Engineer/Yuen Long South of the TD to the meeting.

7. Members' views and enquiries on the item were summarised as follows:
- (1) It was hoped that the TD would distribute the introductory plan to Members for detailed perusal after the meeting;
  - (2) Members opined that the Government and private developers had only conducted traffic assessments and proposed traffic improvement measures for individual housing development projects, and enquired whether the TD had conducted any macro assessment and planning for the overall traffic condition in Yuen Long District, such as assessing whether the traffic capacity of major roads, roundabouts and junctions in the district was adequate to cope with the additional traffic flow brought about by the completion of all the housing development projects;
  - (3) Members were concerned whether the conversion of the junction of Tin Wah Road/Lau Fau Shan Road/Ping Ha Road into a roundabout would be effective in diverting the traffic flow, and considered that the conversion would cause inconvenience to large vehicles and might further aggravate the traffic congestion in the area;
  - (4) Members considered that the provision of merely one additional carriageway for the housing development project in Tin Tsz Road would be insufficient to cope with the additional traffic flow;
  - (5) It was noted that the TD proposed to carry out nullah decking works in Kiu Hing Road. Members suggested that similar works could be carried out in other locations in Yuen Long to increase car parking spaces and widen the road;
  - (6) Members pointed out that the conversion of a section of San Tam Road from near the junction of Castle Peak Road – Tam Mei Section/San Tam Road to the roundabout of Fairview Park from a two-lane to a three-lane to four-lane carriageway would easily confuse motorists, and suggested that the whole section of San Tam Road should be standardised to a four-lane carriageway;
  - (7) It was hoped that the TD would provide plans of the road works for the Yuen Long South First Phase Development to assist Members in understanding how the new roads would improve the traffic condition and the progress of the works concerned;
  - (8) It was suggested that the TD should ensure that adequate ancillary transport facilities in the vicinity were in place prior to the intake by residents of the new housing development projects;
  - (9) It was suggested that the Government should draw up penalties for delays in works when awarding contracts to contractors; and
  - (10) Members enquired about the details of other traffic improvement measures and transport infrastructure which were not covered in the paper, including the road planning from Kung Um Road to So Kwun Wat, the plan for the elevated pedestrian corridor in Yuen Long Town connecting Long Ping Station, the traffic improvement plan after the Government's takeover of the Tai Lam Tunnel upon the expiry of its franchise, the works schedule for the Park YOHO roundabout, the arrangements for rural roads involved in the housing projects in Sha Po, Shap Pat Heung and Tai Kei Leng in Yuen Long, the ancillary transport facilities for the San Tin Technopole, the schedule for opening of the six flyovers proposed for the Yuen Long South

Development, the link works between Yuen Long Highway and Tai Tong Road, Kung Um Road, Tai Shu Ha Road West and Tai Kei Leng Road, etc.

8. A consolidated reply provided by Mr IP Chi-wai of the TD was as follows:

- (1) The TD would make use of the Base District Traffic Models (“BDTMs”) to evaluate traffic impacts of different works projects. Upon receipt of the traffic impact assessment (“TIA”) submitted by project proponents for their development projects, the TD would incorporate the relevant data into the BDTMs for the purpose of conducting an overall district traffic evaluation. Besides, the TD would also request project proponents to take into account the existing development projects in the vicinity when conducting the TIA, so as to assess more comprehensively the traffic impact of the proposed project on the local traffic;
- (2) The project proponent had proposed traffic improvement measures for Tong Yan San Tsuen Interchange, Tin Shui Wai West Interchange and Shap Pat Heung Interchange in its TIA report. It was expected that upon completion of the improvement works, the new development project would not have any significant impact on the traffic of the above three interchanges;
- (3) Members might enquire with the engineers responsible for different districts about the vehicle/capacity (“V/C”) ratio or design flow to capacity (“DFC”) ratio of individual roads/roundabouts/junctions. A V/C ratio or DFC ratio less than one indicated that the traffic condition was acceptable, while a DFC ratio greater than one indicated that there would be traffic congestion;
- (4) The introductory plan would be distributed to Members for perusal via the Secretariat after the meeting;

(Post-meeting note: The Secretariat forwarded the plan provided by the TD to the TPDC on 9 July 2024.)

- (5) Road widening works would be carried out at the junction of Tin Wah Road/Lau Fau Shan Road/Ping Ha Road to increase the capacity and it was believed that the provision of a roundabout there would not cause traffic congestion;
- (6) The decking of nullahs would reduce the drainage capacity. Therefore, relevant departments had carried out drainage diversion works prior to the nullah decking works in Kiu Hing Road to ensure adequate drainage capacity of the nullah at that location;
- (7) It was learnt that the conversion of San Tam Road from near the junction of Castle Peak Road - Tam Mei Section/San Tam Road to the roundabout of Fairview Park from a two-lane to a three-lane to four-lane carriageway instead of a standardised four-lane carriageway involved technical and land issues. Members’ enquiries would be referred to the project proponent for follow-up action;
- (8) In response to Members’ enquiries on the ancillary transport facilities for the San Tin Technopole and the plans of the road works for the Yuen Long South First Phase Development, the TD would refer them for the Civil Engineering and Development Department (“CEDD”)’s follow-up action with Members;

- (9) The Government's principle of "infrastructure-led" would be followed with the aim of implementing the transport infrastructure before increasing housing supply; and
- (10) The Yuen Long South development would be implemented in three to four phases, with the first phase of development expected to be completed by 2028 and the whole development project expected to be completed by 2039.

9. The Chairman concluded that the traffic congestion problem in Yuen Long Town and rural areas had existed for a long time and considered that the Government should improve the road network before implementing new development projects. He invited representatives of relevant departments to follow up with individual Members after the meeting on questions which could not be answered at the meeting.

### **Questions Raised by Members:**

**Item III: Mr TANG Che-keung proposed a discussion on "PWP Item No. B860CL site formation and infrastructure works for a public housing development near Tin Tsz Road, Tin Shui Wai – relocation of proposed sewage pumping station" (TPDC Paper No. 10/2024)**

10. The Chairman referred Members to Paper No. 10, the written reply from the CEDD and the reference materials provided by Mr TANG Che-keung at the meeting. He also welcomed representatives of the following departments and consultancy to the meeting:

#### CEDD:

Chief Engineer/Housing Projects 3  
Senior Engineer/1, Housing Projects 3 Division  
Engineer/8, Housing Projects 3 Division

Mr SIT Fung-sing  
Mr Terence LAM  
Miss Rachael CHAN

#### Housing Department:

Senior Architect (15)  
Architect (T210)  
Civil Engineer (16)  
Planning Officer (27)

Mr Allen LEE  
Ms CHAN Wing-sze  
Mr Ronnie LAW  
Mr Matthew WONG

#### AECOM Asia Company Limited:

Deputy Project Manager  
Senior Engineer

Mr Leo LO  
Mr WAT Hiu-yan

11. Members' views and enquiries about the item were summarised as follows:

- (1) It was considered that the consultation process for the public housing development project near Tin Tsz Road, Tin Shui Wai ("the Proposed Project") was rushed, and that the Ping Shan Heung Rural Committee ("PSHRC") as well as the villagers of Ha Mei San Tsuen and Fung Ka Wai who were affected by the land resumption had not been fully consulted on the Proposed Project, thereby causing dissatisfaction among affected villagers;
- (2) In the 1980s, the Government had promised the villagers of Ha Mei San Tsuen, whose land had been resumed by the Government, that it would implement the Village Expansion Area ("VEA") Scheme in the Tin Shui Wai New Town Development Area

for them to apply for the construction of small houses. Members hoped that the Government would resume the implementation of the VEA Scheme before proceeding with the Proposed Project;

- (3) Members raised objection to the department's proposal to construct a sewage pumping station in front of the shrine of Ha Mei San Tsuen, stating that the sewage pumping station was an obnoxious facility which would adversely affect the fung shui and environmental hygiene of the village as well as the physical and mental health of the villagers;
- (4) Members suggested that the proposed sewage pumping station should be relocated to the north-western part of the Proposed Project site in accordance with the "user pays" principle, and urged the department to seriously examine the suggestion;
- (5) In principle, Members supported the Government's construction of public housing, but considered that the Government should attach importance to the views of original residents in the community and should fully consult the relevant Rural Committees before consulting the District Council to address their concerns and build consensus;
- (6) Members opined that the department should take into account the impact of the facilities' location on residents' livelihood and propose improvement measures to address the impact, as well as the traditional customs and fung shui issues of the villages;
- (7) Members suggested that the carriageway of Ha Mei San Tsuen should be connected to the proposed link road of the Proposed Project to facilitate villagers' access;
- (8) Members expressed that it was necessary to take into account the flooding and drainage problems of the neighbouring villages in the Proposed Project; and
- (9) Members suggested that the original location of the proposed sewage pumping station should be turned into a leisure facility as this would be beneficial to the villagers and would avoid the reduction in the number of flats to be provided in the Proposed Project due to the relocation of the proposed sewage pumping station.

12. A consolidated reply provided by Mr SIT Fung-sing, Mr Terence LAM and Mr Joe TO of the CEDD was as follows:

- (1) Representatives of the CEDD had conducted a site visit with the chairman and representatives of the PSHRC before the meeting and noted their suggestions on the location of the proposed sewage pumping station. The CEDD would actively explore the feasibility of the suggestion with relevant departments;
- (2) The CEDD had consulted the Housing Committee ("HC") and the TPDC of the YLDC on the planning of the Proposed Project in 2021, and subsequently presented and consulted the HC of YLDC on the design, road works and drainage of the Proposed Project at its meeting on 23 February 2024. The CEDD had also attended the meeting of the PSHRC twice to elaborate on the project and listen to the views of members on the relevant project. The CEDD was aware of and would seriously consider the views expressed by members of the PSHRC and those expressed at this meeting;

- (3) If the proposed sewage pumping station was relocated to the development site of the Proposed Project, it might result in a reduction in the number of public housing units to be built. Besides, the completion of public housing would be delayed due to the time required for revising the development project, thus affecting the supply of housing. The CEDD needed to examine the proposals with relevant departments for comprehensive consideration and discussion of the detailed proposals, and therefore could not give an immediate reply to Members' suggestions;
- (4) Infrastructural works for the Proposed Project included road improvement works in Tin Fuk Road and the construction of a large culvert as the major drainage facility. According to the drainage impact assessment, the Proposed Project would not cause unacceptable impact on the existing drainage system or increase the risk of flooding in the neighbouring areas after the implementation of the proposed works; and
- (5) The Development Bureau ("DEVB") was examining the re-activation of the VEA Scheme, and the CEDD would actively complement the DEVB's policy.

13. The Chairman concluded that both the TPDC and the PSHRC had strongly opposed to the proposed location of the sewage pumping station under the Proposed Project. They had also made suggestions on the location of the sewage pumping station and hoped that the CEDD would give serious consideration to the proposals.

**Item IV: Mr CHING Chan-ming, Mr SHUM Ho-kit and Mr LAM Tim-fook proposed a discussion on "Request for practical planning and support for comprehensive fibre-based network services in rural villages" (TPDC Paper No. 11/2024)**

14. The Chairman referred Members to Paper No. 11 and a written reply from the Office of the Communications Authority ("OFCA"), and welcomed the following OFCA representatives to the meeting:

Principal Regulatory Affairs Manager (Market & Competition 12)	<u>Mr Dennis LEUNG</u>
Senior Regulatory Affairs Manager (Regulatory 13)2	<u>Mr Gap CHEUK</u>
Regulatory Affairs Manager (Regulatory 23)2	<u>Mr Derrick TSANG</u>

15. Members' views and enquiries on the item were summarised as follows:

- (1) Some villages in Yuen Long had not yet been included in the rollout of fibre-based networks, resulting in poor network signals and unstable reception for local residents. It was hoped that the Government would seek to improve the quality of network services in these areas;
- (2) Following the completion of new housing developments in the neighbourhood, a number of villagers reported a loss of mobile phone signal in their localities. Similarly, residents of San Tin and those residing in private housing estates in the vicinity of Tong Yan San Tsuen also expressed concerns about unstable network reception;
- (3) In view of the limited cost effectiveness, telecommunications service providers



(“TSPs”) did not allocate resources towards the deployment of fibre-based networks or the construction of radio base stations in rural areas. A question was raised concerning the likelihood of the Government implementing measures that would encourage TSPs to undertake further network infrastructure development in these regions;

- (4) It was proposed that OFCA should spearhead the deployment of fibre-based backbone networks in rural areas, while TSPs would be responsible for connecting the fibre-based networks to individual rural users;
- (5) It was observed that the stability of network services in rural areas was crucial in driving rural development. Given the considerable time and resources that would be required for the deployment of fibre-based networks, it was proposed that OFCA consider referencing the practice on the Mainland of substituting fibre-based networks with radio base stations as a means of accelerating the coverage of 5G networks in rural regions;
- (6) While permission from the LandsD was required for the installation of radio base stations on private lots, the vetting and approval process could take one to two years, which slowed down construction progress. To improve efficiency, it was suggested that the relevant vetting and approval procedures be streamlined to enable the expeditious construction of base stations in villages; and
- (7) Given that only five villages in Yuen Long District had been retrofitted with fibre-based networks under the Subsidy Scheme to Extend Fibre-based Networks to Villages in Remote Areas (“the Subsidy Scheme”), it was hoped that OFCA would encourage TSPs to accelerate the deployment of fibre-based networks. Furthermore, the ambiguity surrounding the definition of “villages in remote areas” led to the expectation that the Subsidy Scheme should be expanded to encompass a greater number of villages in Yuen Long District.

16. A consolidated reply provided by Mr Dennis LEUNG and Mr Gap CHEUK of OFCA was as follows:

- (1) The telecommunications market in Hong Kong was fully opened, and the Government consistently adopted a market-driven regulatory framework to promote competition. Under this framework, the coverage and speed of networks were subject to market demand and the commercial decisions of TSPs. To accelerate the rollout of fibre-based networks in remote areas by fixed network operators (“FNOs”), the Government introduced the Subsidy Scheme. The objective was to provide incentives in the form of subsidies for FNOs to deploy fibre-based networks in order to facilitate connectivity in rural communities;
- (2) The Subsidy Scheme focused on remote villages located at a considerable distance from the existing fibre-based backbone networks of FNOs. Nevertheless, a number of villages in Yuen Long District were not included in the Subsidy Scheme because the area around their entrances had already been served by fibre-based backbone networks at the time the Subsidy Scheme was introduced;
- (3) The expansion of fibre-based networks in remote areas gave rise to extensive construction activities, including road excavation and network facility installation.

Furthermore, the execution of individual projects in areas lacking road access or situated within country parks would result in a prolonged construction period;

- (4) The latest progress reports from FNOs indicated that high-speed broadband services were already available in five of the 12 Yuen Long villages covered by the Subsidy Scheme. A further six villages were expected to be connected to fibre-based networks within the current year, with the rollout of fibre-based networks in the remaining village expected to be completed by the middle of next year;
- (5) Upon the conclusion of the Subsidy Scheme, fibre-based backbone networks would be constructed around the entrances to all eligible villages in Yuen Long District. Villagers would be able to access high-speed broadband services on the condition that they consented to the deployment of fibre-based networks and the undertaking of fibre-based cabling works on their private lands and properties within the villages;
- (6) OFCA would draw the attention of TSPs to the network reception in the vicinity of Tong Yan San Tsuen as well as the considerable demand from rural residents for the provision of fibre-based and 5G networks; and
- (7) The issue of mobile network coverage in the villages situated along Tai Tong Road had been brought to the attention of the relevant mobile network operators (“MNOs”). According to the preliminary understanding, an MNO intended to provide additional radio base stations in the area in the future.

17. The Chairman concluded by expressing the hope that the Government would give high priority to encouraging TSPs to guarantee a stable and seamless supply of network services to rural communities.

**Item V: Ms LAU Kwai-yung, Mr LAM Chung-yin, Mr TANG Che-keung, Mr LI Kai-lap, Riben, Ms LI Ching-ye, Mr SEI Chun-hing, Mr TSUI Wai-ngoi, Mr CHAN Ka-fai, Ms CHAN Yin-kwan, Yankie, Mr WONG Wing-ho, Allan, Mr WONG Siu-chung, Mr WONG Yuen-tai, Mr CHAM Ka-hung, Daniel, Mr LUI Kin, Mr MAN Yick-yeung and Mr LAM Wai-ming proposed a discussion on “Concern over water supply planning in Yuen Long District and future development areas” (TPDC Paper No. 12/2024)**

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18. The Chairman referred Members to Paper No. 12 and a written reply from the Water Supplies Department (“WSD”).

19. Members’ views and enquiries on the item were summarised as follows:

- (1) In view of the imminent completion of several new development projects in Yuen Long District, it was anticipated that population growth would lead to an increase in water consumption. Members raised concerns over the future planning of the water supply system. Furthermore, they hoped that enhanced water supply facilities would be provided in new housing developments in view of the occasional water main bursts incidents in the district;
- (2) It was observed that the suspension of the flush water supply in Tin Heng Estate was not known until after the receipt of calls from residents of the housing estate

the previous day (Please refer to Paragraph 26). It was proposed that additional facilities for real-time monitoring of water supply to each building in Yuen Long District be provided. This would ensure that members of the public and District Council Members were promptly informed of any temporary suspension of fresh water/flush water supply in any of the buildings;

- (3) In the event of water main bursts or leakage in rural areas, the source of the problem often took a considerable length of time to identify. Members enquired whether the WSD had any plans to improve the existing water supply systems in rural areas. Furthermore, it was hoped that the WSD would streamline the application procedures for maintenance of water mains in villages, which were currently complicated and time-consuming;
- (4) A query was raised concerning the measures that the WSD would implement to reduce the frequency of water mains bursts in Yuen Long District and to reduce the time required for emergency repair works following such an incident;
- (5) The recent spate of water mains bursts in the vicinity of Wang Yip Street West resulted in a disruption to the fresh water supply. Given the large residential population in the area, it was hoped that the WSD would implement measures to minimise the occurrence of similar incidents and to enhance the stability of the water supply system;
- (6) An enquiry was made regarding the operation mode and locations of District Metering Areas (“DMAs”) under the Water Intelligent Network (“WIN”) programme, in addition to the installation plans in the Pat Heung area;
- (7) An update was requested on the progress of the works project to replace the water mains on Kam Sheung Road near Shek Sheung Road; and
- (8) An enquiry was raised concerning the responsibility and costs for repairing leaking water mains.

20. A consolidated reply provided by Mr SHUM Lok-yin and Mr Henry TSUI of the WSD was as follows:

- (1) The WSD had consistently engaged in comprehensive assessments and forward planning of the water supply situation in Yuen Long District, while maintaining continuous monitoring of the overall water demand and supply in the district. For new development projects in the district, the WSD would work with relevant departments to assess the water demand of these projects and develop water supply strategies with a view to ensuring the availability of sufficient water sources to meet the future water demand of the district;
- (2) The WSD would regularly collect samples of seawater used for toilet flushing for laboratory testing and inspection to monitor water quality. Seawater supply reservoirs and pumping stations would be subject to regular maintenance and cleansing, while routine monitoring of seawater quality would be conducted to adjust the dosage of chlorine added. Furthermore, low-flow mains in the supply system would be cleaned on a regular basis to ensure that water quality was in accordance with government standards;

- (3) It was the responsibility of private developers to design and develop internal water supply systems in private housing developments. The WSD was tasked with reviewing the designs of new housing developments to ensure that their internal water supply systems met government requirements;
- (4) The WSD observed water main leaks and regulated water pressure through the WIN programme, which entailed the establishment of 234 DMAs across Yuen Long District. By the end of February 2024, 149 DMAs had been completed, with the remaining 85 DMAs scheduled for completion in 2025. The establishment of DMAs facilitated the identification of leakage from water mains, thereby enabling prompt repairs to be carried out and reducing the risk of water main bursts;
- (5) Under the WIN programme, Yuen Long District was divided into more than 200 small DMAs, each of which was equipped with monitoring and sensing technology in the pipe network. In the event of an anomalous water consumption pattern being identified in a particular DMA, the WSD would send officers to inspect the water mains in that DMA. This would enable the swift and precise detection of any leakage in the DMA, along with the identification of its source. The WSD would provide additional information on the WIN to Members after the meeting;

(Post-meeting note: The Secretariat forwarded a written reply from the WSD to the TPDC on 22 July 2024.)

- (6) The WSD had implemented the Risk-based Asset Management Strategy for Water Mains. The Strategy was designed to assess the risk associated with individual water mains and to continuously prioritise improvement works for water mains that were deemed to be at high risk of leaking or bursting. In conducting the risk assessment of water mains bursting or leaking, a number of factors would be taken into consideration. These included the consequences of bursting and leaking, the age and material composition of the water mains, the record of previous bursts or leaks, the surrounding environment, and so on. Improvement works, including replacement and rehabilitation, would be carried out systematically as part of the Risk-based Improvement Programme of Water Mains;
- (7) In relation to the recent incident involving the rupture of water mains in the vicinity of Wang Yip Street West, it was noted that the improvement works, which were currently conducted in the Tung Tau Industrial Area as part of the Risk-based Asset Management Programme for Water Mains, were scheduled for completion in the first quarter of 2025. It was anticipated that the number of leakages in the area would be significantly reduced by that time. Furthermore, gratitude was extended to the Yuen Long Tung Tau Sub-district Care Team for its initiative to offer assistance to residents affected by the water mains burst incident at Wang Yip Street West, which caused interruption of fresh water supply;
- (8) In the event of any leakage in government-owned water mains, the WSD would assume responsibility for the repair works. However, the registered user or agent concerned would be held accountable for the repair of a water pipe within their private domain, along with any associated costs incurred; and
- (9) The CEDD would spearhead the design and construction of water supply systems for new development areas, including Lok Ma Chau, Hung Shui Kiu/Ha Tsuen and Yuen Long South. Once these systems were completed, the WSD would assume

responsibility for their repair and maintenance.

21. The Chairman concluded that Members were concerned about the incidents of water mains bursts in the district. He hoped that the WSD would replace the defective water mains in a proactive manner.

**Item VI: Mr LUI Kin, Mr YU Chung-leung, Mr CHUI Kwan-siu, Mr CHAN Ka-fai and Mr LI Kai-lap, Riben proposed a discussion on “Request for pre-construction progress reports and lists of major development areas in Yuen Long District” (TPDC Paper No. 13/2024)**

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22. The Chairman referred Members to Paper No. 13 and a written reply from the CEDD.

23. Members’ views and enquiries on the item were summarised as follows:

- (1) The CEDD was praised for including comprehensive information in the progress reports regarding works of concern to residents, such as the existing facilities to be demolished due to construction. Furthermore, the CEDD was also credited for its role in co-ordinating the progress of works undertaken by different departments. This allowed Members to follow up with the relevant departments on individual works projects;
- (2) It was proposed that the CEDD should provide regular updates on the progress of works, ensuring that Members were kept informed of the developments. Additionally, it was suggested that the CEDD should disseminate information to residents in a timely manner;
- (3) Following the commissioning of an at-grade pedestrian link, it was deemed unnecessary to provide a lift for the footbridge (Structure No. NF383) spanning Wetland Park Road, which was in close proximity to Wetland Park Station. In light of the associated repair and maintenance costs, it was proposed that the Government reconsider the necessity of proceeding with the lift retrofitting works;
- (4) An enquiry was made about the progress of the lift retrofitting works at the footbridge (Structure No. NF341) spanning Tin Shui Road and Tin Sau Road. It was hoped that the works could be concluded as early as possible;
- (5) An enquiry was made about the progress of the construction of the Elevated Pedestrian Corridor in Yuen Long Town connecting with Long Ping Station;
- (6) It was proposed that the aforementioned report should include the timetables for the construction of public housing developments at Tai Kei Ling and Shap Pat Heung, as well as for the improvement of the Yuen Long Town Nullah;
- (7) A query was made concerning whether the lift retrofitting works at the footbridge (Structure No. NF143) spanning the Yuen Long section of Castle Peak Road in proximity to Sun Kong Hotel would be completed within the scheduled timeframe;
- (8) It was proposed that the CEDD should include the commencement dates of individual

works projects in the updates to the works progress reports; and

- (9) It was observed that the CEDD had retrofitted lifts at several footbridges with relatively low pedestrian traffic. These included the footbridge spanning the Yuen Long section of Castle Peak Road near Sun Kong Hotel (Structure No. NF143) and the footbridge spanning San Tin Highway near Fortune Garden (Structure No. NF259). A query was raised as to whether the CEDD had plans to retrofit lifts at all footbridges.

24. Mr Joe TO of the CEDD responded that, given the considerable number of works projects included in the reports, it was not feasible to discuss each and every one of them in details at the meeting. The CEDD had taken note of the views and enquiries raised by Members about individual works projects and would forward them to relevant departments for follow-up and response after the meeting.

25. The Chairman concluded that the Government had consulted with the YLDC on the planning of each works project prior to implementation. He thanked the CEDD for preparing the works progress reports and advised Members to contact responsible departments directly with any comments on specific works project.

#### **Item VII: Any other business**

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26. In response to a query from a Member regarding Item V: the interruption of the flush water supply to Tin Heng Estate, Mr Henry TSUI of the WSD added that, according to the records, the interruption to the flushing water supply to Tin Heng Estate on the previous day was caused by the rupture of a flushing water main at a local primary school situated within the estate. This prompted the Housing Department to close the valve in the estate to facilitate the repair works. With the exception of this incident, there had been no other instances of rupture in government mains that had occurred in Tin Heng Estate.

#### **Item VIII: Date of next meeting**

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27. The Chairman said that the next TPDC meeting would be held in the YLDC Conference Room at 2:30 p.m. on 1 August 2024.

28. There being no other business, the meeting ended at 4:55 p.m.

Yuen Long District Council Secretariat  
July 2024