

The minutes were confirmed on 14.10.2025 without amendment.

Minutes of the Tenth Meeting of the Seventh Term Yuen Long District Council
Hong Kong Special Administrative Region

Date: 29 July 2025 (Tuesday)
Time: 2:30 p.m. to 7:20 p.m.
Venue: Conference Room, Yuen Long District Council, 13/F., Yuen Long Government Offices,
2 Kiu Lok Square, Yuen Long

Present

Chairman : Mr WU Tin-yau, Gordon, JP
Members : Mr MAN Yick-yeung
Mr MAN Luk-sing, MH
Mr MAN Ka-ho, Donald, JP
Mr WONG Wai-leung
Mr WONG Hiu-shan
Mr SZE TO Chun-hin
Ms HO Hiu-man
Mr YU Chung-leung
Mr LUI Kin, MH
Mr LI Kai-lap, Riben
Ms LI Ching-yee
Mr SHUM Ho-kit, BBS, JP
Mr LAM Chung-yin
Mr LAM Wai-ming
Mr LAM Tim-fook, MH
Ms LAM Wai-ming
Mr YIU Kwok-wai, MH
Mr SEI Chun-hing
Mr CHUI Kwan-siu
Mr TSUI Wai-ngoi
Ms YUEN Man-yee, MH
Ms MA Shuk-yin, 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
Ms WONG Wai-ling
Mr WONG Wing-ho, Allan
Ms CHIU Sau-han, MH
Ms LAU Kwai-yung
Mr TANG Che-keung, MH
Mr TANG Sin-hang

Mr TANG Ho-nin, MH
 Mr TANG Yung-yiu, Ronnie
 Ms LAI Yuet-kwan, Fennie
 Mr TAM Tak-hoi
 Mr SO Yuen

Secretary	:	Ms TAM Yu-yan, Maggie	Senior Executive Officer (District Council), Yuen Long District Office
Assistant Secretary	:	Miss WONG Cheuk-ying, Cherry	Executive Officer I (District Council), Yuen Long District Office

In Attendance

Mr TSANG Churn, Roy	Assistant District Officer (Yuen Long) 2
Miss LAU Sze-nga, Vivicia	Senior Liaison Officer (1), Yuen Long District Office
Ms CHUI Po-ling, Polly	Senior Liaison Officer (2), Yuen Long District Office
Ms OR Lai-kum, Christina	Senior Liaison Officer (3), Yuen Long District Office
Mr LAU Hiu-lap, Frederick	Senior Liaison Officer (4), Yuen Long District Office
Mr KWOK Sin-hang, Kenny	Senior Engineer/4 (West), Civil Engineering and Development Department
Mr CHAN Chak-sum, Jason	District Lands Officer/Yuen Long (District Lands Office, Yuen Long), Lands Department
Mr CHEUNG Ho-man	Administrative Assistant/Lands (District Lands Office, Yuen Long), Lands Department
Mr WONG Chun-hung, Samuel	Chief Manager/Management (Tuen Mun & Yuen Long), Housing Department
Mrs SHEK CHAN Lai-wah, Judy	District Social Welfare Officer (Yuen Long), Social Welfare Department
Mr KWOK Ming-gon	District Environmental Hygiene Superintendent (Yuen Long), Food and Environmental Hygiene Department
Mr CHAN Yun-kwan	Chief Health Inspector (Yuen Long) ³ , Food and Environmental Hygiene Department
Mr LEUNG Pak-ho	Acting Deputy District Commander (Yuen Long), Hong Kong Police Force
Ms LAU Hung-yin	Police Community Relations Officer (Yuen Long), Hong Kong Police Force
Ms TAM On-kei, Susan	Chief Leisure Manager (New Territories North), Leisure and Cultural Services Department
Mr LAM Chi-kin	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Ms YOUENG Wai-sze, Sally	Chief School Development Officer (Yuen Long), Education Bureau
Mr AU Hei-fan, Raymond	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Mr CHEUNG Chi-yeung, Fabian	Chief Transport Officer/New Territories North West, Transport Department

Item II

Ms CHOR Kin-lan, Anna	Principal Assistant Secretary for Environment & Ecology (Food) ³
Mr MA Wai-chung, Peter	Assistant Director (Agriculture), Agriculture, Fisheries and Conservation Department
Mr LOK Wai-shing, Edward	Senior Agricultural Officer (Agri- Park & Land), Agriculture, Fisheries and Conservation Department

Item III

Mr YIP Hung-ping, Joe	Deputy Project Manager (W), Civil Engineering and Development Department
Mr YIU Wai-kei, Ricky	Senior Engineer/3 (W), Civil Engineering and Development Department
Mr HO Chi-chung (transliteration)	Executive Director (Land Supply / Municipal), AECOM Asia Company Limited

Item IV

Mr TANG Wai-lap, Dino	Senior Town Planner/Yuen Long West 1, Planning Department
Mr CHOW Man-hong, Mann	Head of Land Sharing Office, Development Bureau
Mr CHAN Chung-yun, Stephen	Senior Town Planner (Planning & Lands), Land Sharing Office, Development Bureau
Mr HAR Sung-fu, Steven	Senior Engineer (Planning & Lands), Land Sharing Office, Development Bureau
Mr LAM Tsz-chiu, George	Engineer/Research & Development 2, Drainage Services Department
Mr Dickson HUI	Director (Planning), Llewelyn-Davies Hong Kong Limited
Mr Man HO	Assistant Director (Planning), Llewelyn-Davies Hong Kong Limited
Mr WONG Yuen-cheung	Director, Larry H C Tam & Associates Limited
Ms Rebecca CHAN	Director (Transport Engineering), MVA Hong Kong Limited
Mr WAN Wai-kong (transliteration)	Assistant Director (Engineer), (Land Supply / Municipal, Hong Kong), AECOM

Item VI

Ms CHEUNG Shuk-fun	Senior Social Work Officer 2, Social Welfare Department
Mr YU Kai-lap	Social Work Officer 8, Social Welfare Department

Item VIII

Dr WONG Yick-him, Simon	Veterinary Officer (Avian Influenza Surveillance), Agriculture, Fisheries and Conservation Department
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Opening Remarks

The Chairman welcomed Members and department representatives to the tenth meeting of the seventh term Yuen Long District Council (“YLDC”).

2. The Chairman said that Director XIA Baolong had met with District Council (“DC”) Members, Care Teams and representatives of the three district committees during his inspection visit to Hong Kong in late June. Director XIA demonstrated a clear understanding and full affirmation of district work conducted by each entity, and even improvised a poem to praise the DCs, which read: “Amid the countless duties of the day, the DCs serve with compassion’s ray. No task too great, no detail too small, every effort is made for the good of all.” (千頭萬緒區議會，胸有大愛善良心，事無巨細皆為大，做好每件只為民。) Director XIA’s affirmation and praise for district work extended to the entire district governance teams, including the DCs, Care Teams, and the three district committees. The Government of the Hong Kong Special Administrative Region was deeply moved by Director XIA’s recognition of district efforts. The Chairman hoped that all YLDC Members would go the extra mile, put the aspirations and spirit embodied in Director XIA’s poem into concrete actions. He encouraged them to continue serving the public diligently and to enhance the sense of happiness and fulfilment for the people, thereby living up to Director XIA’s encouragement and the public’s trust.

3. On behalf of the YLDC, the Chairman welcomed the following government department representatives to the meeting:

- (1) Mr LEUNG Pak-ho, Acting Deputy District Commander (Yuen Long) of the Hong Kong Police Force (“HKPF”), who stood in for Miss CHAN Kam-kuk, Tammy, District Commander (Yuen Long), to attend the meeting; and
- (2) Mr Kenny KWOK, Senior Engineer/4 (West) of the Civil Engineering and Development Department (“CEDD”), who stood in for Mr LAM Chung-yin, Samson, Chief Engineer/West 1, to attend the meeting.

Item I: Confirmation of the minutes of the ninth meeting of the YLDC held on 27 May 2025

4. Members confirmed the minutes of the ninth meeting of the YLDC held on 27 May 2025.

Discussion Items

Item II: Facilitate the use of quality farmland for agricultural purposes

5. The Chairman welcomed the following representatives of the Environment and Ecology Bureau (“EEB”) and the Agriculture, Fisheries and Conservation Department (“AFCD”) to the meeting:

Principal Assistant Secretary for Environment &
Ecology (Food)³

Ms Anna CHOR

Assistant Director (Agriculture), AFCD

Mr Peter MA

Senior Agricultural Officer (Agri- Park & Land), AFCD

Mr Edward LOK

6. Ms Anna CHOR of the EEB briefed Members on the policy to facilitate the use of quality farmland for agricultural purposes.

7. Mr Daniel CHAM, BBS, MH, JP enquired whether quality farmland as mentioned by the EEB included only active farmland and said that much of the farmland in the New Territories had been abandoned, converted to other uses, or had only limited potential for rehabilitation. Moreover, he enquired whether the proposed subsidy arrangement mentioned by the EEB would be disbursed annually or as a lump sum, and whether landowners could still apply to the Town Planning Board (“TPB”) for changes to land use after receiving the subsidy. He also enquired whether Yuen Long District had land suitable for large-scale rehabilitation and suggested drawing on the example of Long Valley Nature Park’s extensive revitalisation of farmland to achieve economies of scale. Furthermore, he expressed concern over the development of leisure farming and said that numerous operators of leisure farms within the district had applied to the TPB for planning permissions, but their applications were rejected on the grounds that the proposed developments involved commercial or accommodation elements. He recommended that the Government relax the relevant regulations to encourage the revitalisation of farmland and promote recreational and economic development. On the other hand, he understood that the Government had previously opposed applications for rezoning submitted by villagers and landowners for certain farmland, on the grounds that they retained potential for rehabilitation. He expressed concern that such policies might restrict the development potential of privately-owned land. Finally, he suggested that the Government should make reference to the approach set out in TPB Planning Guideline No. 13G to group farmland in the New Territories into different categories. For farmland not falling within specific categories, appropriate relaxation of land use restrictions should be considered to enhance the transparency and flexibility of the regulatory framework.

8. Mr TANG Ho-nin, MH considered that development of agriculture was susceptible to the impacts of climate change and offered limited economic benefits. Currently, much farmland had been converted to other uses, while some areas had become difficult to be cultivated due to soil contamination. Besides, he pointed out that the water supply in the Kam Tin area was unstable, farmers might need to use tap water for irrigation. He also highlighted that, under the current framework, farm owners faced difficulties in obtaining permissions to add accommodation facilities to their farms. He recommended that the Government relax the relevant regulatory framework to support the development of leisure farms.

9. Mr CHING Chan-ming said that many landowners worried that the land use of their farmland might be restricted due to its delineation as quality farmland, and enquired whether they would still be able to apply for changes to land use in future. To make effective use of land resources, he recommended that the Development Bureau (“DEVB”) and the Planning Department (“PlanD”) adjust the criteria for approving applications to change land use as appropriate, taking into account the future agricultural development.

10. Mr WONG Yuen-tai, MH declared his involvement in agriculture-related business. He considered that the relevant policy was beneficial to agricultural development and suggested that the Government consult with stakeholders regarding the selection of quality farmland. With considerable farmland and fish ponds being utilised for residential development, conflicts had frequently occurred between farmers and fishermen, and neighbouring residents. He therefore enquired about the Government’s measures to balance agricultural and rural development. On the other hand, he highlighted the Long Valley Nature Park as a successful case of agricultural rehabilitation, yet noted that current policies prohibited open-flame cooking within farm premises, which he believed had restricted the development of leisure farms. He proposed drawing on experience from Chinese Mainland to enhance the “Agri enJoy” Scheme and relax restrictions on open-flame cooking, thereby better integrating culinary experiences with nature-based activities.

11. Mr YU Chung-leung was in favour of the policy and recommended opening abandoned fish ponds to the public for recreational activities such as fishing and barbeque, while enhancing surrounding facilities to promote diversified development.

12. Mr CHAN Ka-fai supported facilitating the use of quality farmland for agricultural purposes and suggested that the Government improve water and electricity supporting facilities for fishermen and farmers to reduce their operational costs and encourage the resumption of cultivation. Besides, he supported converting portions of the farmland for recreational purposes, for example, mini soccer pitches with artificial turf. Lastly, he highlighted the lack of sales outlets for agricultural products near farmers in Lau Fau Shan, noting that their vegetable crops must be transported to the wholesale market for agricultural products in Fanling for sale, incurring substantial transportation costs. He recommended that the Government increase the number of sales outlets for agricultural products.

13. Mr SHUM Ho-kit, BBS, JP enquired whether the Government had delineated specific sites as quality farmland, and whether owners of non-agricultural land might apply to participate in the relevant scheme. Moreover, he suggested that the Government consider relaxing restrictions on open-flame cooking under the “Agri enJoy” Scheme.

14. Mr LEUNG Ming-kin declared his involvement in agriculture-related business. He enquired the Government on whether the aim of the policy was to increase the supply of locally grown vegetables, whether it would construct multi-storey livestock farms on quality farmland, and the land use classification for quality farmland in the outline zoning plan. Moreover, he enquired whether owners of quality farmland could apply to develop their farmland into leisure farms in future, and suggested lowering the application threshold for farm owners to operate their farms as home-stay lodgings to promote eco-tourism. Furthermore, he enquired whether the Government would incorporate “organic farming”, “locally sourced and freshly delivered” and “low-carbon practices” as operational principles for quality farmland. Finally, he suggested introducing agro-technology to quality farmland to advance the development of modern agriculture.

15. Mr MAN Luk-sing, MH noted that certain farmland in San Tin would be delineated as quality farmland. However, local residents and the San Tin Rural Committee were not informed of this matter in advance. He recommended that the Government consult with the relevant rural committee during land acquisition or site selection stage, so that stakeholders might be informed of such developments as early as possible.

16. Mr KWOK Wing-cheong said that Hong Kong currently lacked advanced agro-technology and skilled labour, which hindered agricultural development. He proposed developing leisure farms and relaxing the existing licensing requirements to permit the establishment of small retail outlets or the organisation of activities such as barbecues within farm premises.

17. Mr MAN Yick-yeung was in favour of the policy and cited the Long Valley Nature Park as a successful example. He further suggested that additional facilities be provided, such as parking spaces, dining areas, air-conditioned rest areas, toilets and rain shelters, to enhance its appeal.

18. Mr Ronnie TANG suggested that the Government enhance communication with applicants when processing applications for developing leisure farms, so that applicants were well informed of the application threshold and the information required to be submitted.

19. Mr TSUI Wai-ngoi supported facilitating the use of quality farmland for agricultural purposes and recommended the Government to provide appropriate assistance according to stakeholders' objectives for resuming cultivation (such as self-sufficiency, farm experience programmes or commercial sales). Moreover, he believed that agricultural development could tie in with the concept of "tourism is everywhere" to attract foreign visitors and boost the economy by making effective use of farmland resources in the New Territories.

20. Mr WONG Siu-chung enquired about the land use restrictions for quality farmland. He noted that quality farmland varied considerably in size and might be situated in locations unsuitable for cultivation, such as between two warehouses, rendering agricultural development difficult. He recommended that the Government consult with local stakeholders to jointly identify land sites suitable for delineation as quality farmland, while increasing land-use and development flexibility, for example, by permitting the construction of sunshades, the establishment of small retail outlets, or the organisation of activities such as barbecues.

21. Mr TANG Sin-hang said that sales of agricultural product from vegetable farmers in Pak Nai Tsuen had been influenced by the cessation of operations at the vegetable marketing co-operative society in Ha Tsuen. He endorsed the Government's agricultural policy direction, emphasising that relevant subsidies and grants should directly benefit grassroots farmers. He further recommended that the Government enhance supporting infrastructure such as vegetable transportation and sales channels to support sustainable agricultural development.

22. Mr LAM Tim-fook, MH enquired about the differences in financial and administrative support provided by the Government to farmers of quality farmland compared to those of ordinary farmland. Furthermore, noting that much farmland in the district had lain fallow, he sought specific details regarding the financial support offered by the Government to encourage farmers to resume cultivation. Finally, he enquired whether open-flame cooking was permitted within the premises of leisure farms.

23. A consolidated reply provided by Ms Anna CHOR of the EEB was as follows:

- (1) As in the "Consultancy Study on Agricultural Priority Areas" ("Consultancy Study") conducted earlier by the Government, delineation of Agricultural Priority Areas was proposed and activities to engage stakeholders were also organised by the end of 2024. The EEB recommended introducing support measures to encourage landowners to use quality farmland for cultivation purposes, while assisting farmers in upgrading and transforming their operations to increase the economic value and appeal of quality farmland;
- (2) The consultancy firm adopted a set of objective criteria in shortlisting quality farmland, including total farmland area, suitable soil, flat topography, road, electrical and water infrastructure, extent of impact from brownfield sites, ecological value and spatial distribution of farmland. Land earmarked for public development plans or falling within the boundary of "environ of a recognised village" had already been excluded;

- (3) The policy aimed to pair farmers with landowners and to introduce voluntary support measures to encourage landowners to use quality farmland for agricultural purposes. The policy would not involve the acquisition of privately-owned farmland, and landowners could still retain ownership of their land;
- (4) The quality farmland shortlisted was expected to be used primarily for growing crops rather than rearing livestock;
- (5) For applications involving changes in land use of quality farmland, the AFCD would provide professional advice from the perspectives of agriculture and ecological conservation, and this was consistent with current practice;
- (6) To tie in with the development of leisure farming, the Government decided to relax the restrictions, after negotiation with the Food and Environmental Hygiene Department ("FEHD"), to allow non-flame cooking in participating farms under the "Agri enJoy" Scheme. Given the stringent requirements for restaurant licences involving open-flame cooking, restricting cooking methods to non-flame cooking would help streamline the application process;
- (7) The Government had previously consulted stakeholders on the Consultancy Study through briefing sessions and meetings. The measures presented by the EEB at the meetings were not yet finalised. The Government would continue to listen to the views of various stakeholders and further refine the proposed measures; and
- (8) At present, there were approximately over 700 hectares of active farmland in the New Territories, primarily located in the North District and Yuen Long District, comparable in size to the quality farmland recommended in the Consultancy Study. The EEB was keen to facilitate the development of such farmland for agricultural purposes and leverage technology to establish modernised farms.

24. A consolidated reply provided by Mr Peter MA of the AFCD was as follows:

- (1) The AFCD would discuss with relevant agricultural organisations, co-operative societies and farmers for solutions to address the transportation and marketing challenges of agricultural products faced by vegetable marketing co-operative societies and their members;
- (2) For planning applications, the AFCD had consistently provided professional advice from the perspectives of agricultural development and ecological conservation. The TPB would make decisions that balance the needs of various sectors of society after holistic consideration of opinions of various government departments and other relevant factors;
- (3) The AFCD had established "Farm Improvement Scheme" under "Sustainable Agricultural Development Fund" ("SADF") to provide direct grants to farmers for acquisition of small farming machinery and equipment. This initiative aimed to help farmers adopt modern farming equipment and facilities, thus improving their farming efficiency and productivity. The grant would be issued on a reimbursement basis and would cover up to 90% of the cost of each piece of eligible equipment and materials purchased (i.e. the successful applicant of the grant was required to bear at least 10% of the cost), with one grant capped at \$50,000;

- (4) Under the SADF, “Innovative Projects” involving commercial elements would be funded on a maximum of a two-dollar-for-a-dollar matching basis between the Government and the applicant, while “Application Projects” involving commercial elements would be funded on a maximum of a dollar-for-dollar matching basis. Meanwhile, non-profit-making agricultural projects might be eligible for full funding to develop relevant agricultural infrastructure or support services;
- (5) The AFCD had negotiated with the FEHD on relaxing restrictions on food factory licences, permitting non-flame cooking within crops farm for preparation of meals with self-grown crops. As for home-stay lodgings, with the full support of relevant departments, certain village houses in Lai Chi Wo had been granted guesthouse licences, and farms in the area had also participated in the “Agri enJoy” Scheme; and
- (6) Landowners might freely choose whether to participate in “Farmland Rehabilitation and Matching Scheme” and “Special Scheme of the SADF” introduced by the AFCD for quality farmland. The AFCD would provide financial and technical support to relevant parties to encourage and facilitate the use of quality farmland for long-term cultivation. The said measures were not compulsory and landowners could still apply to the TPB under the existing mechanism to undertake non-agricultural development projects on their land.

25. The Chairman concluded that Members noted the Government had implemented various schemes to support agriculture and leisure farming development, and had refined measures in light of the sector’s developments. He hoped that the EEB and the AFCD would further refine policies to promote agriculture and leisure farming development.

Item III: Development of the Loop – Eastern Connection Road (YLDC Paper No. 50/2025)

26. The Chairman referred Members to Paper No. 50 and welcomed the following representatives from the CEDD and AECOM Asia Company Limited (“AECOM”), to the meeting:

Deputy Project Manager (W), CEDD	<u>Mr Joe YIP</u>
Senior Engineer/3 (W), CEDD	<u>Mr Ricky YIU</u>
Executive Director (Land Supply / Municipal), AECOM	<u>Mr HO Chi-chung</u>

27. Mr Joe YIP and Mr Ricky YIU of the CEDD briefed Members on the “Development of the Loop – Eastern Connection Road” project.

28. Mr Daniel CHAM, BBS, MH, JP was in favour of the project. He raised concern over potential soil erosion and hence the impact on conservation of fish ponds caused by the construction of a shallow tunnel crossing the wetland conservation area. He enquired whether the scope of environmental impact assessment (“EIA”) for the project covered the noise levels during construction and the project’s impact on water and soil in the surrounding areas. He noticed that a section of the Eastern Connection Road of approximately 3 kilometres would be designed as a less common four-lane single carriageway, anticipating a higher vehicular speed along the road in future. He therefore enquired what measures the CEDD had in place to ensure road safety on this section and to facilitate safe connection to village roads with lower vehicular speed. He further recommended installation of sufficient noise barriers along the road. Moreover, he suggested that the Government

concurrently examine widening of Lok Ma Chau Road to connect with the four-lane carriageway of the Eastern Connection Road on one hand, and to connect the relevant section to San Tin Highway on the other, with a view to effectively diverting traffic flows to and from the Loop.

29. Mr MAN Ka-ho, JP was in favour of the project. However, he was concerned about the traffic congestion occurred frequently at San Tin Interchange and Sheung Shui Roundabout, and opined that the development of the Loop might aggravate local traffic issues. Although the proposed road served to alleviate future traffic pressures in the Loop, its dual four-lane design might be ineffective in connecting to the surrounding single-lane roads, thereby failing to divert traffic flow. He recommended that the Government find a comprehensive solution to mitigate existing and future traffic issues within the district.

30. Mr LAM Chung-yin was in favour of the project. He considered that the project not only enhanced the transport network in the Northern Metropolis but also bore strategic significance, as it could promote synergistic development of Kwu Tung North New Development Area and the Hetao Hong Kong Park, forming a technology corridor and strengthening the integration of industry chains within the Greater Bay Area. Additionally, he enquired about the noise mitigation measures to be implemented by the Government during construction of the project and after its commissioning.

31. Mr WONG Yuen-tai, MH said that existing roads in Lok Ma Chau had exceeded their capacity. Although a dual four-lane design would be adopted along the proposed Eastern Connection Road, the design might still be insufficient to accommodate the passenger and vehicle flows travelling between Chinese Mainland and Hong Kong via Lok Ma Chau Control Point. He recommended that the Government conduct a comprehensive assessment on the anticipated passenger and vehicle flows in the Loop, so as to optimise the overall road design.

32. Mr MAN Luk-sing, MH declared his land ownership nearby the Loop. He was in favour of the project but opined that the current planning, which relied heavily on the Northern Link and Lok Ma Chau Road, might be insufficient to meet actual transport demand in the future. Moreover, he said that the current dual two-lane design of Ha Wan Tsuen Road and Lok Ma Chau Road was no longer effective to accommodate the additional vehicle flow generated by the population increase in surrounding villages, resulting in frequent traffic congestion. He suggested that the Government open nearby roads for exclusive use by taxis to alleviate traffic congestion in the area. Additionally, he highlighted the severe shortage of parking spaces in the district, noting that queues of vehicles waiting for parking spaces had further aggravated traffic congestion.

33. Mr LEUNG Ming-kin reported that residents of Ha Wan Fisherman San Tsuen were required to demolish structures due to the Government's land acquisition. Moreover, he enquired about the connecting arrangements between the Eastern Connection Road and MTR San Tin Station and Kwu Tung Station. He also reported the recent recurrence of flooding in San Tin Heung and recommended that drainage works be undertaken in tandem with the project to resolve the flooding issue.

34. Ms YUEN Man-yee, MH was in favour of the project but had doubt about the single four-lane carriageway design due to the risk of overtaking, and therefore recommended provision of road dividers.

35. Mr YIU Kwok-wai, MH said that a single four-lane carriageway with a speed limit of 50 kilometres per hour was equivalent to a standard road. Additionally, the beautiful landscape of the wetlands along the proposed road was expected to attract many cyclists in the future, yet the proposed single four-lane carriageway design might jeopardise their safety. He enquired about the Government's view and safety considerations about permitting cyclists to use the relevant road during the design phase.

36. Mr Ronnie TANG opined that a speed limit of 50 kilometres per hour on a four-lane single carriageway was too low, which might distract motorists and increase the risk of traffic accidents. He therefore recommended that the limit be raised to 70 kilometres per hour to suit the driving habits of the general public. Moreover, he doubted the Government's claim that the cut-and-cover method would not cause soil erosion and quoted the example of the High Speed Rail project, in which a number of fish ponds had suffered soil erosion due to tunnel excavation. He considered that the cut-and-cover method could not entirely prevent such occurrences and therefore recommended that the Government strengthen preventive measures to avoid impacting wetlands and fish ponds.

37. Mr TSUI Wai-ngoi was in favour of the project but raised concerns that the area around San Tin was already experiencing traffic congestion. Since the project was scheduled for completion in 2031, it would not resolve the issue in time. Moreover, in view of the significant future population growth, he recommended that the Government undertake comprehensive planning of the road network to accommodate long-term transport demand. He also highlighted that environmentalists were concerned about the impacts of the cut-and-cover method on fish ponds and wetlands, and that backfilling after excavation was unlikely to fully restore wetland ecology, potentially compromising environmental conservation. He enquired how the Government would ensure the effectiveness of conservation efforts. Furthermore, he considered that an enclosed four-lane carriageway with a speed limit of 50 kilometres per hour posed challenges for motorists' concentration, particularly at night. He recommended that the Government review the proposed speed limit to ensure road safety.

38. A consolidated reply provided by Mr HO Chi-chung of AECOM was as follows:

- (1) The consultancy firm recommended employing the cut-and-cover method for constructing a shallow tunnel. The tunnel measured approximately 10 metres in depth. During construction, excavation would be carried out first, followed by the installation of support structures. Upon completion of the tunnel, backfilling would be undertaken and the fish ponds would be restored. The construction techniques employed were sophisticated, capable of protecting the environment around the ground level and effectively controlling soil erosion;
- (2) The consultancy firm had conducted a comprehensive traffic assessment, the results of which indicated that a dual four-lane carriageway would be sufficient to accommodate the traffic flow once the Hetao Hong Kong Park became fully operational; and
- (3) The consultancy firm was currently conducting an EIA for the project, which included an assessment of noise impacts. Depending on the findings of the EIA, the consultancy firm would propose various mitigation measures, including reserving space for the construction of noise barriers where necessary.

39. A consolidated reply provided by Mr Joe YIP and Mr Kenny KWOK of the CEDD was as follows:

- (1) The proposed Eastern Connection Road would adopt a single four-lane carriageway design, with its alignment passing through fish ponds and hillsides. The preliminary design had taken into account factors such as land acquisition, the impact on fish ponds, and construction costs;
- (2) The speed limit for the Eastern Connection Road was determined following an assessment by the consultancy firm and the Transport Department (“TD”);
- (3) The Eastern Connection Road and the direct road connecting Lok Ma Chau Station could divert some vehicle flows from the Western Connection Road of the Loop, thereby alleviating traffic pressure on Lok Ma Chau Road and the interchange concerned; and
- (4) The CEDD and the consultancy firm would deliberate on Members’ views during subsequent design stage to refine the design of the Eastern Connection Road.

40. Mr Fabian CHEUNG of the TD said that the TD and relevant departments had already examined the project’s traffic impact assessment (“TIA”) and evaluated the associated traffic conditions.

41. The Chairman concluded that Members were generally supportive of the Eastern Connection Road project in the Loop. He urged the CEDD to consider Members’ views on wetland conservation, traffic safety, and the widening of Lok Ma Chau Road during the subsequent design phase, and to consult the DCs in due course.

Item IV: Proposed amendments to “Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20”, the proposed housing development and proposed road and sewerage works at Wing Ning Tsuen, Yuen Long under the Land Sharing Pilot Scheme (“LSPS”) (YLDC Paper No. 51/2025)

42. The Chairman referred Members to Paper No. 51 and welcomed the following representatives from the PlanD, Land Sharing Office of the DEVB and the consultancy firms, to the meeting:

Senior Town Planner/Yuen Long West 1, PlanD	<u>Mr Dino TANG</u>
Head of Land Sharing Office, DEVB	<u>Mr Mann CHOW</u>
Senior Town Planner (Planning & Lands), Land Sharing Office, DEVB	<u>Mr Stephen CHAN</u>
Senior Engineer (Planning & Lands), Land Sharing Office, DEVB	<u>Mr Steven HAR</u>
Engineer/Research & Development 2, Drainage Services Department (“DSD”)	<u>Mr George LAM</u>
Director (Planning), Llewelyn-Davies Hong Kong Limited	<u>Mr Dickson HUI</u>

Assistant Director (Planning),
Llewelyn-Davies Hong Kong Limited

Mr Man HO

Director, Larry H C Tam & Associates Limited
Director (Transport Engineering),
MVA Hong Kong Limited

Mr WONG Yuen-cheung
Ms Rebecca CHAN

Assistant Director (Engineer), (Land Supply /
Municipal, Hong Kong), AECOM

Mr WAN Wai-kong

43. Mr Raymond AU and Mr Dino TANG of the PlanD briefed Members on the proposed amendments to “Approved Ping Shan Outline Zoning Plan No. S/YL-PS/20”, including the proposed housing development and proposed road and sewerage works at Wing Ning Tsuen, Yuen Long under the LSPS.

44. Mr Daniel CHAM, BBS, MH, JP was in favour of the LSPS. He reported that a private developer had previously applied to construct private residential buildings or a driving school on the land site under Amendment Item A2. However, the PlanD recommended the TPB reject the application, citing the site’s planning intention as a “Green Belt” and potential traffic concerns. He enquired why the site was now permitted for residential development. Additionally, he noted the Government’s plan to widen Long Ping Road, yet Shui Pin Wai Interchange was not within the site area. He enquired how the private developer would carry out the improvement works and expressed concern over whether Shui Pin Wai Interchange could adequately handle the transport demand of the increased population. Moreover, he noted the project’s proximity to the Tuen Ma Line (“TML”) and enquired what measures would be adopted to minimise the railway’s noise impact on residents. Furthermore, he noted that the plot ratio of the project was not specified in the paper. However, based on the ratio of the area of developable land to the gross floor area, he estimated the plot ratio to be 6.5, which was higher than the 5.0 for Yuen Long Town and Tin Shui Wai, and comparable to that of the Hung Shui Kiu New Development Area. Given that the site was on the urban fringe, the proposed building height of 175 metres (approximately 60 storeys) was relatively high. He recommended a detailed review of the proposed plot ratio, building height, and layout to ensure integration with the surrounding environment. He also said that Amendment Item D, situated on Ping Ha Road, had been approved by the TPB. However, vehicles travelling from the site to Castle Peak Road had to pass through a Light Rail junction, where traffic capacity might be overloaded. Finally, he noted that the plot ratio for Amendment Item D was 4.98, while Amendment Item E, rezoned from a Comprehensive Development Area (“CDA”) to “Residential (Group E) 1” (“R(E)1”), featured a plot ratio of merely 1, which was significantly lower than that of Amendment Item D. Since vehicles relied on Ping Ha Road to travel from both Amendment Items D & E to Castle Peak Road, the lower plot ratio of Item E might fail to effectively attract developers to convert the industrial site for residential use.

45. Mr TANG Che-keung, MH said that Ping Shan Heung supported the Government taking forward the housing development project. He also suggested that the relevant departments enhance ancillary transport facilities in the vicinity of the project, coordinate with and reasonably compensate the affected villagers of Wing Ning Tsuen.

46. Mr SZE TO Chun-hin expressed concern over the ancillary transport facilities for the project. He said that Wing Ning Tsuen and its surrounding area were quite far away from MTR

Long Ping Station and Tin Shui Wai Station and the roads leading to Tin Shui Wai and the section between Long Ping Road and Fung Chi Road had been very congested. The proposed housing development was expected to provide over 4 000 new units. It was anticipated that the existing road capacity would not be able to cope with the significant increase in the local population. He also considered that the green minibus and feeder bus services proposed by the consultancy firms were not sufficient to solve the problem. He recommended that the DEVB, in conjunction with the TD, re-examine the feasibility of providing new roads and public transport interchanges to satisfy commuting needs of residents. Moreover, he noted the project's proximity to the TML and enquired what measures would be adopted to minimise the noise impact of the railway to residents.

47. Mr SO Yuen was in favour of the project. He said that a significant number of residents in Yuen Long and Tin Shui Wai were currently commuting daily to Hong Kong Island or Kowloon. Furthermore, with numerous housing projects planned for Ping Shan, Ha Tsuen, and Hung Shui Kiu, a substantial influx of new residents was expected, which would intensify the demand for public transport. He recommended that the Government expedite the development of the Northern Metropolis to create more local employment opportunities, thereby improving residents' work-life balance.

48. Mr YIU Kwok-wai, MH was in favour of the project but raised concern over its proximity to the TML. He noted that construction of residential buildings along the railway line and the noises generated by the railway would affect the residents. He opined that the most effective mitigation measure would be the installation of noise enclosures over the railway line. Otherwise, it was anticipated that residents would lodge complaints about noise in the future. Moreover, Long Ping Road was expected to be the main access for the project's residents. It was therefore suggested that an alternative road be constructed to facilitate their travel and to reserve space for future at-grade public transport services, such as buses.

49. Mr TONG Tak-chun supported the Government's efforts to identify land for housing development but expressed concern over the adequacy of ancillary transport facilities. He noted its plan to introduce three new bus routes for the project. However, given the project's proximity to the densely populated areas of Wang Chau and Long Tin Court, which relied on Long Ping Road as their primary access route, the existing road capacity might be insufficient. He further highlighted the project's proximity to the MTR TML and anticipated that many residents would commute by rail, which might potentially overburden the railway service. He therefore recommended introducing additional public transport services for traffic diversion. Additionally, he noted the presence of green belts near the project and advised the Government to be prudent in its planning.

50. Mr LAM Wai-ming raised concern over the impact of population increase on transport and supporting facilities. He said that buildings were being constructed on the site opposite to Long Ping Estate and for the public housing development at Wang Chau, with the addition of the housing project at Wing Ning Tsuen, the population and the demand for transport were expected to increase significantly. Meanwhile, Long Ping Road served as the primary access for the area around Wing Ning Tsuen, which connected to the narrow and traffic-ridden Long Tin Road. The proposed bus routes were anticipated to intensify traffic congestion. He suggested planning a road directly linking to Castle Peak Road to prevent traffic jam at Shui Pin Wai Interchange. Besides, he reported the current inadequacy of pedestrian facilities along Long Ping Road, noting that there was only a deserted path without lighting or other supporting facilities. He suggested optimising the pedestrian road planning for Long Ping Estate, Wang Chau and Wing Ning Tsuen.

51. Mr WONG Siu-chung raised concern over arrangement for the sewerage system. As shown in the layout drawings, the project included a proposed new sewage pipe connecting to Fung Chi Road, though the paper did not elaborate on subsequent connection arrangements. He estimated that the existing pipes along Fung Chi Road, consisting of old pipe with 800 millimetre diameter, might not be able to cope with the sewage discharge volume from the 16 000 residents of the proposed housing project. Moreover, he enquired about whether sewage was processed within Wing Ning Tsuen or pumped to Fung Chi Road for subsequent processing.

52. Ms YUEN Man-yee, MH noted that no improvements had been made to the roads near Shui Ping Wai Estate in the past 30 years. With the provision of new public housing opposite to Long Ping Estate and the additional 4 000 units provided under the project, reliance on Long Ping Road and Long Tin Road for external traffic would add burden to the traffic. Moreover, she considered the plot ratio for the project site to be excessively high, with the proposed development likely to block the views of village houses in Fung Chi Tsuen and Wing Ning Tsuen, which would affect the view enjoyed by current residents. She had previously opposed the high plot ratio for Long Tin Court, as it obstructed views of the park opposite and the housing estates along Town Park Road South and Town Park Road North, which had drawn considerable dissatisfaction from residents.

53. Ms LAM Wai-ming was in favour of the LSPS. In light of the recent serious family problems in society, she proposed incorporating a family support centre and an after-school care centre within the development to provide residents with emotional and family-related assistance. Additionally, she recommended installing high-quality insulated windows to mitigate the impact of traffic noise from nearby roads on future residents.

54. Ms LAU Kwai-yung was in favour of the LSPS. Based on the current assessment, she was worried that the bus terminus and associated facilities were not sufficient to meet the demand after the development was completed. She noticed that no space had been reserved for parking spaces for buses or other vehicles. Given the lack of direct access routes on both sides of the development, residents would highly rely on feeder transport service for daily commuting. She therefore recommended that space be reserved during the planning stage to accommodate additional bus routes or parking facilities, so as to meet transport demand.

55. Mr CHEUNG Wai-sum raised concern over the design of the sewerage system within the development. He enquired whether the PlanD would reserve pipe joints to facilitate future connection of sewage pipes for housing estates or villages. He said that some residential buildings in Hung Shui Kiu built decades ago were unable to utilise the sewage pipes within 100 metres due to geographical constraints. He therefore recommended that pipe joints be reserved for the sewerage system to support future use by residential buildings and village houses along the route.

56. A consolidated reply provided by Mr Raymond AU of the PlanD was as follows:

- (1) The housing development at Wing Ning Tsuen was a project implemented under the LSPS. Such projects must comply with the policy requirements stipulated within the LSPS and undergo a series of technical assessments to confirm their feasibility. These assessments covered aspects including traffic, infrastructure capacity, land compatibility, environmental impact, and air ventilation, ensuring integration with the surrounding environment and development. Therefore, the housing development project at Wing

Ning Tsuen differed in context from the earlier planning application submitted by a private developer for a proposed driving school;

- (2) Based on current development parameters, the plot ratio for the public housing development at Wing Ning Tsuen under the LSPS was approximately 6.5, while that for the private housing development was approximately 6, and this was in line with the principle of “making the best use of land resources”. Moreover, the development density was consistent with that of newly built public housing estates in Yuen Long District (such as Long Pin Estate and Tan Kwai Tsuen). Although the building height (160 metres for public housing, 175 metres for private housing) was a bit higher than that of the public housing development at Wang Chau (145 metres), the proponent had conducted visual and air ventilation assessments for the development. According to these assessments, the visual and air ventilation impacts arising from the proposed housing development were at an acceptable level;
- (3) The proponent had conducted an EIA for the development, taking into account the noise generated from traffic such as the MTR TML. The EIA recommended adoption of noise mitigation measures such as insulated windows and architectural fins to comply with the requirements of the Environmental Protection Department. During the detailed design phase, the assessment results would be further examined to ensure noise impacts under control;
- (4) The private housing part would be provided with a public transport interchange and public parking spaces to serve residents within the district. The public housing part would include retail and social welfare facilities;
- (5) Amendment Item D was originally zoned as a CDA with a maximum plot ratio of 1. The planning application of Amendment Item D was previously approved by the TPB under section 12A of the Town Planning Ordinance. At the time, the applicant had submitted technical assessment proof supporting the feasibility of the proposed plot ratio of 4.98 in terms of infrastructure and transport, and there were no opposition from the relevant departments. The applicant had also proposed junction improvement works to cope with future traffic flow. Amendment Item E, also zoned as a CDA, was now proposed to be rezoned as R(E)1, with a maximum of plot ratio maintained at 1. If the landowner of Amendment Item E considered that the land concerned had potential for higher density development, he might refer to Amendment Item D and apply to the TPB for an adjustment to the plot ratio under section 12A of the Town Planning Ordinance, and submit an assessment as proof of its feasibility; and
- (6) Proposals concerning social welfare facilities and insulated windows would be followed up with relevant departments during the detailed design phase.

57. A consolidated reply provided by Ms Rebecca CHAN of MVA Hong Kong Limited was as follows:

- (1) The project had been subject to a TIA, with the scope encompassing surrounding planned development projects and road improvement works. Regarding traffic flows at Shui Pin Wai Interchange and Long Ping Road, the TIA indicated that three years after the project’s anticipated completion in 2033 (i.e. 2036), the upgraded Shui Pin Wai Interchange and Long Ping Road would possess sufficient capacity to accommodate the projected increase in traffic flow following completion of the improvement works;

- (2) According to the TIA, the proposed road improvement works included modifying the central median and eastbound and westbound carriageways of Long Ping Road at Shui Pin Wai Interchange; adjusting the traffic signal timing at the pedestrian crossings for the proposed road accesses to the project and Long Ping Road; widening the access of a newly built section on Long Ping Road; and improving existing bus stops and pedestrian crossings. These works were expected to be completed before residents' intake of the project. The TD had given agreement in principle to the findings of the assessment report;
- (3) A public transport interchange would be provided at the private housing development part. Preliminary proposals for associated public transport services included a bus route connecting to MTR Long Ping Station, two bus routes serving destinations in Hong Kong Island and Kowloon, and a green minibus route connecting to MTR Yuen Long Station and Long Ping Station to facilitate residents' commuting;
- (4) In addition to parking spaces for buses and minibuses, space had also been reserved within the public transport interchange to be provided at the private housing development part for accommodating the opening of other routes in the future. Additionally, the project would provide approximately 90 public parking spaces, approximately 490 parking spaces within the private housing project, and approximately 610 parking spaces within the public housing project, meeting the requirements of the Hong Kong Planning Standards and Guidelines;
- (5) It was anticipated that vehicles would primarily use Long Ping Road, Castle Peak Road and Yuen Long Highway to access the urban area, therefore traffic flows on Fung Chi Road and Ma Wang Road would not increase significantly. The TIA indicated that the relevant roads possessed sufficient capacity to accommodate the increased traffic flows; and
- (6) Regarding the improvement works to the three junctions as proposed in the TIA, the volume/capacity ("V/C") ratio at these junctions during weekday morning and evening peak periods approached or reached 1.0 prior to the completion of the improvement works. Following completion, the V/C ratios of all three junctions were expected to drop to approximately 0.8 to below 0.9, meeting the requirements of the TD.

58. A consolidated reply provided by Mr George LAM of the DSD was as follows:

- (1) Regarding the sewerage system, the proposed sewage pipe for the project would have a diameter of 500 millimeters. It would run along Long Ping Road before turning onto Fung Chi Road, connecting to the existing Long Ping Sewage Pumping Station. Sewage would then be pumped to the sewage treatment plant for processing. The sewage impact assessment indicated that the sewage pipe for the proposed new sewer had sufficient capacity to handle the anticipated increase in sewage discharge in the area; and
- (2) Whether sewage pipes could be connected to other development projects depended on the sewage discharge capacity and topographical conditions of the relevant projects, and could only be determined after a specific technical assessment.

59. A consolidated reply provided by Mr Mann CHOW of the Land Sharing Office of the DEVB was as follows:

- (1) The project was currently in the early planning stage, with a portion of floor area reserved for social welfare facilities. Specific arrangements regarding the actual types of social welfare facilities could be discussed and confirmed with the Social Welfare Department (“SWD”) during the detailed design phase;
- (2) The project had reserved space within the private housing part for a public transport interchange. During the detailed design phase, the demand for public transport services among residents would be assessed, and bus or minibus routes would be provided as appropriate to meet commuting needs. The consultancy firms had also proposed several junction improvement works to enhance the design and traffic capacity of junctions. Considering that there were multiple public and private housing projects in the district, each project would be completed in phases and implemented with corresponding traffic improvement measures. Macro assessments indicated that the overall traffic capacity could meet the demand, and there were no insurmountable issues; and
- (3) On noise issue, the project might adopt appropriate building design, such as unidirectional building design, insulated windows, acoustic balconies, or architectural fins, to mitigate the noise impact from the TML.

60. The Chairman concluded that Members were in favour of the project and offered their opinions on design details. He requested the PlanD, the DEVB and the consultancy firms to conduct further studies and to consult the DCs in due course after refining the design proposal.

Item V: Mr Daniel CHAM proposed a discussion on “Proposal for the Government to beautify the ceilings and pillars beneath the existing flyovers and footbridges in Yuen Long District and those to be constructed in New Development Areas” (YLDC Paper No. 52/2025)

61. The Chairman referred Members to Paper No. 52 and the written replies from the CEDD, the TD and the Highways Department (“HyD”).

62. Mr Daniel CHAM, BBS, MH, JP briefed Members on the paper. He suggested making reference to the beautification designs of flyovers and footbridges in Hung Tin Road, Wan Chai, Cheung Sha Wan and Sham Shui Po, with priority given to the beautification of major flyovers and footbridges in Yuen Long District, such as those at the junction of Yuen Long Main Road and Fung Kam Street, outside Shap Pat Heung Rural Committee, and at Long Tin Road. He suggested consulting the DC on the selection of thematic designs with featured graphics or murals that aligned with community needs to enhance environmental quality. In addition, apart from Hung Shui Kiu, Yuen Long South, and Kam Tin South, he also suggested incorporating beautification designs into the new flyovers and footbridges in San Tin Technopole. Furthermore, in response to the departments’ concern that beautification designs might distract motorists, he said that the murals on the flyovers at the junction of Hung Tin Road and Ping Ha Road in Tin Shui Wai had not caused any traffic accidents in the past few years, demonstrating that the beautification designs were safe and feasible. Lastly, he suggested that the TD and the HyD enhance roadside and driving directional signs by adopting aesthetic designs with local characteristics to improve the streetscape.

63. Ms HO Hiu-man opined that the mural design of the Cheung Sha Wan footbridge was of great reference value, while the beautification designs in Yuen Long District had faded. She suggested adding graphics and murals with the theme of heritage and monuments or Kam Tin Mural

Village to the ceilings and pillars of flyovers and footbridges, particularly in the urban areas of Yuen Long and Tin Shui Wai, highlighting local characteristics and attract tourists.

64. Ms MA Shuk-yin, MH opined that beautifying the ceilings of flyovers and footbridges could enhance the community's image and create local characteristics. She cited the mural on the flyover at the junction of Tin Wah Road and Tin Tsz Road in Tin Shui Wai, which featured wetland and foraging birds, as a successful example. She suggested incorporating themes with Yuen Long characteristics, such as ecology (Nam Sang Wai and Mai Po), rural agriculture (Yuen Long Plain), and history and culture (Ping Shan Heritage Trail), to create landmarks in Yuen Long to attract tourists.

65. Mr CHONG Kin-shing, MH, JP supported the enhancement of footbridges but advised that careful consideration should be given to beautification works of flyovers to avoid affecting the safety of motorists. He suggested prioritising the beautification of the footbridge at the exit of YOHO Mall II, noting that it currently had an uneven surface and outdated lighting facilities. He suggested making reference to cities in Chinese Mainland by placing flowers on both sides of footbridges to improve the landscape and air quality, and to prevent illegal parking of bicycles.

66. Mr LAM Chung-yin suggested inviting young people in Yuen Long District to participate in mural painting to strengthen community ties and develop their potential in innovation. In addition, he suggested incorporating greening designs into the ceilings and pillars of flyovers and footbridges to mitigate the greenhouse effect and beautify the environment.

67. Ms CHIU Sau-han, MH supported the beautification of flyovers and footbridges, and suggested installing decorative lighting or thematic decorations for festive occasions (such as the National Day) to enhance the festive atmosphere. To save costs, she suggested adopting designs that could be used for a long time so as to reduce the expense of frequent replacement of such lighting decorations.

68. Mr YIU Kwok-wai, MH supported the beautification of flyovers and footbridges but reminded that priority should be given to improving the hygiene issues of footbridges and subways. He suggested that the Government repair old footbridges in parallel and expedite the progress of cleaning and maintenance to ensure that they were clean.

69. Mr SEI Chun-hing supported the beautification of flyovers and footbridges, and suggested that the Government make reference to the use of durable sticker materials for mural designs at the Kwun Tong Promenade. He also suggested organising a design competition for the revitalisation of flyovers and footbridges to attract the participation of young people, and opening the space beneath the flyovers and footbridges for sports, cultural, music, or dance activities to make good use of public space and support youth development.

70. Mr FUNG Chun-wing supported the beautification of flyovers and footbridges but emphasised that the principle of road safety must be adhered to. He also suggested making reference to the experience of other countries by incorporating recreational facilities beneath the flyovers and footbridges, and promoting messages such as the prohibition of the use of etomidate and anti-fraud awareness.

71. Ms LAM Wai-ming supported the beautification of footbridges and subways and suggested introducing soil-less planting technology for greening. She also supported the inclusion of themes such as anti-crime publicity in the beautification of footbridges and subways to raise community awareness of relevant issues.

72. Mr WONG Hiu-shan supported the beautification of flyovers and footbridges, and suggested revitalising the space beneath them by providing basketball courts or facilities for new sports (such as pickleball courts) to make good use of public space and encourage youth participation.

73. Ms LAU Kwai-yung said that at a meeting of the Yuen Long District Youth Community Building Committee last year, the HyD had indicated its plan to beautify public footbridges and subways, such as the Long Tin Road footbridge from Pok Oi Hospital to Yuen Long Station and the subway at Pok Oi Interchange, which were expected to be completed by mid-2025.

74. Mr LEUNG Ming-kin suggested providing distinctive directional signs for tourist attractions in urban and rural areas of Yuen Long District (such as Tin Hau Temple, the Sweet Gum Woods at Tai Tong Shan Road, and Thousand Island Lake) to support the development of tourism in Yuen Long.

75. A consolidated reply provided by Mr Fabian CHEUNG of the TD was as follows:

- (1) Landscape enhancement of existing roads was implemented by the HyD, which introduced thematic and chromatic designs and distinctive patterns in its beautification works to highlight local characteristics;
- (2) Regarding Members' suggestions on materials, designs, themes, locations and district involvement, the TD would discuss with the HyD, the CEDD, and other relevant departments to consider adopting the views for reference;
- (3) The design of directional signs must comply with the standards of the Transport Planning and Design Manual. The TD had already adopted distinctive designs at specific attractions (such as Tin Ying Road leading to Wetland Park and Castle Peak Road – San Tin leading to Mai Po Nature Reserve) and would further explore the implementation of similar designs for other attractions in Yuen Long District; and
- (4) The use of space beneath flyovers and footbridges involved land and use issues which required site-specific studies. The TD welcomed Members' suggestions on specific sites for further discussion.

76. Mr Jason CHAN of the Lands Department said that the department would co-operate with the TD in carrying out the work relating to the revitalisation of the space beneath flyovers and footbridges.

77. Mr KWOK Ming-gon of the FEHD said that the department would follow up on the cleaning of footbridges and subways to ensure a clean environment.

78. The Chairman concluded that the Government was actively promoting the beautification of flyovers and footbridges in Yuen Long District, and would continue to collect views through the DC, Area Committees and the District Youth Community Building Committee to ensure that the designs aligned with community characteristics and needs.

**Item VI: Mr SHUM Ho-kit proposed a discussion on “Concern over the high incidence of child abuse cases in Yuen Long District”
(YLDC Paper No. 53/2025)**

79. The Chairman referred Members to Paper No. 53 and the written replies from the Education Bureau (“EDB”) and the SWD. He also welcomed Miss CHEUNG Shuk-fun, Senior Social Work Officer 2 and Mr YU Kai-lap, Social Work Officer 8 of the SWD, to the meeting.

80. Mr SHUM Ho-kit, BBS, JP briefed Members on the paper. He opined that the Mandatory Reporting of Child Abuse Ordinance (“the Ordinance”) alone was insufficient to address child abuse. There was a need to step up education, prevention and publicity efforts to comprehensively enhance child protection measures in Yuen Long District. He thanked and commended the EDB and the SWD for their detailed written replies.

81. Ms Fennie LAI enquired whether the workshops aimed at protecting children from harm covered all schools in Yuen Long District, as well as the relevant participation criteria and formats. In addition, she suggested that workshops or other support for parents and even grandparents should be provided to ensure that different groups could participate in training to enhance their awareness of child protection.

82. Ms LI Ching-yee said that she had received requests for assistance from parents, indicating that child abuse had also been identified in some non-governmental organisations (“NGOs”). In addition, she enquired whether a clear monitoring mechanism and reporting channels would be established before the Ordinance came into effect in January 2026, and what publicity strategies would be adopted. Furthermore, she enquired whether the support provided by the SWD to primary and secondary schools had covered all schools in Yuen Long District. Lastly, she enquired how the Community Parents and Children Centre set up by the SWD would complement the Ordinance in preventing child abuse cases.

83. Ms LAM Wai-ming noted that the number of child abuse cases in Hong Kong reached 1 504 in 2024, marking a consecutive increase over three years, with Yuen Long District ranking among the top three districts with the highest number of cases for several years, indicating a serious situation. She suggested allocating additional resources, such as frontline social workers and school support to strengthen identification and prevention work, as well as enhancing publicity and education on social welfare to improve the monitoring capacity of families and schools. In addition, she suggested enhancing after-school care and parent-child education services to alleviate family pressure. Lastly, she suggested providing therapeutic services for victims of child abuse to support their recovery.

84. Mr Daniel CHAM, BBS, MH, JP noted that Yuen Long District ranked first among the 18 districts of Hong Kong in terms of child abuse cases and enquired whether there was any correlation between the figures and the district’s demographic structure, education level and drug

abuse problem. In addition, he enquired whether detailed guidelines or an electronic platform had been provided for social workers and teachers to assist in identifying cases that required reporting, and how to distinguish between minor acts and serious child abuse cases (such as whether minor physical punishment by parents should be reported). Apart from professionals, he enquired whether the general public could report suspected child abuse cases through the platform for follow-up by departments. Furthermore, he suggested improving the reporting and follow-up mechanism before the Ordinance came into effect, and enhancing publicity to ensure that reporters understood the reporting criteria and the subsequent handling procedures.

85. Mr CHONG Kin-shing, MH, JP said that the Social Welfare and Labour Committee of the YLDC had always been concerned about the situation of child abuse and the number of cases in Yuen Long District and expressed gratitude for the SWD's follow-up work. In addition, he pointed out that Yuen Long District had a high proportion of grassroots, single-parent, and new arrival families, who often faced significant economic pressure, which could easily lead to neglect and domestic violence. He therefore suggested that the Police, the SWD and the EDB strengthen preventive publicity and education, enhance collaboration among families, schools and social workers to identify at-risk families at an early stage, and that enforcement departments handle child abuse cases strictly to enhance the deterrent effect.

86. Ms WONG Wai-ling opined that while the rise in the number of child abuse cases reflected heightened awareness of reporting and an effective reporting mechanism, targeted support and resources were necessary to ensure timely intervention and handling of cases by frontline personnel. In addition, she pointed out that Yuen Long District had a relatively high proportion of children, new arrivals, and subdivided unit households among its population, coupled with a shortage of social workers in the district and a lack of permanent social welfare organisations in rural areas. She suggested establishing a child protection task force to integrate resources from the SWD, the Police, schools, and social welfare organisations to expedite case handling. She hoped that the Community Parents and Children Centres, scheduled to commence operation in 2026, would play a role and co-ordinate with the district in publicity and education initiatives.

87. Mr SZE TO Chun-hin expressed concern about how psychological counselling would be provided to victims of child abuse to alleviate their fear of their parents' arrest and help them overcome trauma. In addition, apart from educating parents, he also suggested that the EDB and the SWD strengthen support for two-way parent-child interaction, such as encouraging children to initiate communication with parents and foster a sharing relationship akin to friendship, to prevent child abuse cases.

88. Mr LEUNG Ming-kin opined that communication between school social workers and parents played a crucial role in preventing child abuse. In addition, he suggested that the EDB and the SWD strengthen publicity on the Ordinance in primary and secondary schools as well as kindergartens in Yuen Long District to enhance schools' awareness of the Ordinance. Furthermore, he suggested that the SWD organise more parent-child activities to alleviate parental stress and promote positive parenting attitudes, thereby preventing child abuse.

89. Mr TAM Tak-hoi anticipated a significant increase in community reports and enquiries after the commencement of the Ordinance. He enquired whether the SWD had sufficient manpower to cope and suggested that the Government allocate additional resources to assist social welfare organisations in meeting operational needs after the Ordinance came into effect. In addition, while it was mentioned in the SWD's written reply that online and physical training programmes would be

provided for relevant professionals, only about 200 participants attended physical programmes in Yuen Long District. He opined that the number of physical programmes was relatively low and suggested organising more physical training sessions for face-to-face interactions and questions among participants. Furthermore, he opined that publicity on the Ordinance for ethnic minorities (“EMs”) was insufficient and suggested that the SWD organise dedicated seminars to enhance their understanding of the Ordinance. On the other hand, he enquired whether existing legislation could effectively hold the abusers liable in cases of cross-boundary child abuse outside Hong Kong, and whether there were differences between Hong Kong and Chinese Mainland in the legal definitions of sexual and physical abuse. Lastly, he enquired whether social workers from the SWD or social welfare organisations could provide cross-boundary support services for suspected cross-boundary child abuse cases.

90. Mr Allan WONG suggested that the SWD and the EDB categorise and summarise child abuse cases, analyse their causes, and formulate targeted prevention and intervention measures to enhance protection effectiveness. In addition, he said that victims of child abuse might lag behind in learning progress and suggested making reference to the “enhancement and remedial” model implemented in some schools to strengthen support for victims of child abuse and other underprivileged students. Furthermore, he said that he had received cases where parents sought assistance from school social workers but did not receive timely responses, indicating a shortage of social worker manpower. He enquired how the SWD would optimise resource allocation to ensure that social workers responded promptly to parents’ needs.

91. Ms HO Hiu-man was pleased to note that four Children and Youth Centres would be converted into Community Parents and Children Centres, with one centre in Yuen Long District scheduled to commence operation in 2026, which would help promote child protection work in the district. In addition, she said that she had received requests for assistance from residents involving adolescents suffering from domestic violence, who received appropriate support after being referred to the SWD. She urged government departments, DC Members, and local stakeholders to strengthen collaboration so as to jointly enhance child protection measures in Yuen Long District and prevent child abuse cases.

92. A consolidated reply provided by Mrs Judy SHEK and Miss CHEUNG Shuk-fun of the SWD was as follows:

- (1) If a newborn baby’s urine sample tested positive for drugs, the case would be classified as child abuse. Yuen Long District had a relatively young population. The population of children aged 0 to 14 ranked second in Hong Kong, while the male and female populations aged 15 to 24 ranked second and third respectively. At the same time, the number of reported drug users aged under 21 in Yuen Long District remained high, ranking second in Hong Kong in 2024 and third in the first quarter of 2025. These factors might have contributed to the higher number of child abuse cases in Yuen Long District;
- (2) The SWD allocated manpower according to the number of cases to ensure adequate resources for the Family and Child Protective Services Units. In addition, the SWD subsidised NGOs to set up six service teams under the Child Protection Support Service in March 2025. The service team in Yuen Long District, operated by Hong Kong Sheng Kung Hui Welfare Council Limited, comprised social workers, psychologists, nurses, and family aide workers to provide comprehensive home-based support services;

- (3) The SWD had set up an e-learning platform, namely “Child Protection Online Training”, with a view to providing training and information for relevant professionals. Module 1 was launched in February last year, focusing on training on the basic knowledge on child protection. Module 2 was launched in phases starting from 29 July this year, covering the law and reporting procedures related to the new legislation, including the key content of the Ordinance, analyses of common scenarios, brief introduction of the Guide for Mandated Reporters, reporting procedures, and post-reporting follow-up, etc. In addition, the Yuen Long District Social Welfare Office organised physical training programmes every year to facilitate more in-depth exchange with professionals from different sectors;
- (4) The SWD collaborated with the Police to organise seminars and activities to raise awareness of the Ordinance and sensitivity to child protection among EMs;
- (5) The Community Parents and Children Centre in Yuen Long District would commence operation in 2026, focusing on families with children aged below six. Through play-based services, the centre would provide support for families in need, thereby reducing the risk of child abuse;
- (6) The SWD had been working with the Police, the EDB and schools in handling child abuse cases in schools, convening multi-disciplinary case conferences (“MDCCs”) and formulating appropriate follow-up services for suspected victims of child abuse. The follow-up work on cases included psychological counselling, family aide and trauma support to ensure that the victims of child abuse and their families received appropriate support;
- (7) Upon commencement of the Ordinance, the SWD and the Police would collaborate to launch an online reporting platform to facilitate one-stop reporting and handling of serious child abuse cases by relevant professionals; and
- (8) The SWD’s primary objective was to safeguard children’s well-being and safety. For suspected child abuse cases involving cross-boundary students, even if the suspected abuser might not be prosecuted in Hong Kong, the SWD would actively handle the cases. Through convening MDCCs with schools, healthcare professionals, and other relevant sectors, the welfare needs of the student would be assessed and appropriate follow-up measures would be formulated to ensure that the child was protected.

93. A consolidated reply provided by Mr LEUNG Pak-ho of the HKPF was as follows:

- (1) Child abuse cases occurring in Chinese Mainland were generally not governed by the laws of Hong Kong. If members of the public sought assistance from the Hong Kong Police, the Police would obtain a detailed understanding of the case and, depending on whether the case involved acts committed within Hong Kong, co-ordinate and follow up with relevant public security units in Chinese Mainland; and
- (2) Due to the differences in legal systems between Hong Kong and Chinese Mainland, the Police were unable to carry out prosecution or investigation in Chinese Mainland directly. Subsequent follow-up actions would be handled by Mainland authorities. The Police would continue to provide appropriate assistance to ensure that the cases were properly addressed.

94. A consolidated reply provided by Ms Sally YOUENG of the EDB was as follows:

- (1) The EDB issued a circular to all schools in Hong Kong in June 2025, encouraging the broadcast of Module 1 (approximately 10 minutes) of the “Child Protection Online Training” during professional development activity days or staff meetings to ensure that school staff understood the Ordinance;
- (2) The EDB planned to organise physical briefing sessions targeting mandated reporters in schools (including teachers, social workers, school-based psychologists and speech therapists). The content would be uploaded to the EDB’s website for reference;
- (3) The EDB had launched a series of workshops designed to enhance school staff’s ability to identify potential child abuse cases and raise awareness of child protection through case scenario analysis and discussion;
- (4) In recognition of the important role of parents in child protection, the EDB promoted the Positive Parent Campaign through schools and had set up the Smart Parent Net website to provide child protection information, parenting skills, and parent-child communication resources to foster healthy parent-child relationships;
- (5) Schools were encouraged to enhance parent education activities to promote positive parenting concepts and help children grow up healthily;
- (6) Over the past few months, the EDB had collaborated with the SWD to organise workshops for teachers of secondary schools, primary schools and kindergartens in Yuen Long District. These workshops included professional sharing and group discussions aimed at equipping school staff with the necessary skills and strengthening the protection network for children in Yuen Long District; and
- (7) The EDB would continue to encourage all schools in Yuen Long District to participate in training to ensure the comprehensive promotion of the Ordinance and related measures.

95. The Chairman concluded by requesting the SWD, the EDB and the Police to take note of Members’ views and suggestions.

**Item VII: Mr WONG Siu-chung, Mr WONG Yuen-tai, Ms HO Hiu-man, Mr WONG Hiu-shan and Mr LAM Chung-yin proposed a discussion on “Concern over the illegal use of electric bicycles and electric unicycles on roads”
(YLDC Paper No. 54/2025)**

96. The Chairman referred Members to Paper No. 54 and the written replies from the TD and the HKPF.

97. Mr WONG Siu-chung briefed Members on the paper. He noted that some electric mobility devices (“EMDs”), such as electric bicycles and electric unicycles, could reach a maximum speed of 50 to 60 km/h. Over the past four years, these EMDs had caused six fatalities and over 200 injuries. In a recent incident on Tin Shui Road, a person was thrown several metres after being struck by an electric bicycle. Although the Police had arrested dozens of persons this month, he suggested enhancing education and enforcement in housing estates and on streets in the short term to prohibit the use of EMDs, and amending the legislation or introducing a licensing regime in the long term.

98. Mr Daniel CHAM, BBS, MH, JP suggested introducing a fixed penalty (such as \$3,000 or \$5,000) for the illegal use of EMDs through legislation as soon as possible, as the current prosecution procedures were time-consuming and inefficient. He cited a past case where a former artist was fined \$1,000 for using an electric unicycle, a penalty which had no deterrent effect, and questioned whether the definition of “motor vehicles” under the Road Traffic Ordinance applied to electric unicycles and suggested reviewing the relevant definition. In addition, he pointed out that the problem of food delivery couriers illegally using EMDs was serious. He suggested that the Police negotiate with food delivery platforms to suspend the duties of non-compliant couriers as a deterrent. Furthermore, he suggested using closed-circuit television (“CCTV”) for prosecutions to enhance enforcement effectiveness. Lastly, he expressed concern about the traffic safety risk posed by electric wheelchairs carrying passengers and travelling at high speed on pavements from time to time in the district, and suggested that the Government regulate the speed of electric wheelchairs and prohibit the carriage of passengers.

99. Mr WONG Yuen-tai, MH supported the introduction of a fixed penalty to strengthen the deterrent effect of enforcement against EMDs. He believed that most food delivery couriers used electric bicycles and disregarded traffic safety by travelling at high speed in order to meet delivery deadlines. Accidents involving electric bicycles striking pedestrians or vehicles had occurred repeatedly at locations including Shap Pat Heung Road, La Grove and Park Signature. Despite strict enforcement by the Police and multiple inter-departmental operations to curb such violations, couriers repeatedly committed the offence in order to earn a living. He suggested introducing a fixed penalty in the short term and further strengthening enforcement to maintain traffic safety.

100. Mr YIU Kwok-wai, MH suggested that the Government step up enforcement and publicity on the illegal use of EMDs. He pointed out that residents often complained that food delivery couriers of certain groups and in specific areas frequently travelled at high speed on roads illegally using EMDs. He had written to the Police on the matter but the enforcement effectiveness was limited. He suggested that the Police carry out targeted enforcement actions during peak delivery periods to achieve a deterrent effect.

101. Mr CHUI Kwan-siu said that he had heard EMD users publicly discussing in an arrogant manner that they could flee immediately if they encountered police officers. He opined that such violations involving speeding were not only dangerous but also difficult for the Police to pursue, and enquired about the Police’s actual enforcement operations. In addition, he was concerned that some EMDs resembled bicycles in appearance but were fitted with motors or even had no pedals, thus resembling mini motorcycles. He enquired of the Police whether it would still be illegal if such devices were only pushed, rather than ridden, on pavements.

102. Mr CHEUNG Wai-sum reported that following the Police’s enforcement actions, the use of EMDs in the Hung Shui Kiu area had decreased, but the number of electric bicycles fitted with motors had increased, particularly in the Hung Shui Kiu Subway. Residents reported that such devices were almost silent when in operation, posing safety hazards. He suggested placing large publicity banners at black spots and on rural fringes to remind the public that the use of EMDs was illegal.

103. Ms WONG Wai-ling said that the problem of illegal use of EMDs in Yuen Long District

was serious, particularly in rural areas, and multiple collision incidents between pedestrians and electric bicycles had occurred in Tin Shui Wai town centre. In addition, a fire had occurred in Tin Wah Estate due to the charging of an electric bicycle, and residents had complained about insufficient monitoring of housing estates and courts. However, management offices could only give advice without effective measures. While some estates had installed railings to block electric bicycles, which had achieved limited effectiveness, it caused inconvenience to wheelchair and pram users. The speed of electric bicycles and electric unicycles were high, making them more dangerous than reckless operation of bicycles. She supported the introduction of a fixed penalty by legislation to enhance deterrent effect and urged for inter-departmental follow-up actions, such as the Customs and Excise Department (“C&ED”) intercepting the import of EMDs at source.

104. Ms HO Hiu-man said that the public generally purchased electric bicycles and electric unicycles online, the quality and safety of which raised significant concerns and posed a serious threat to motorists and pedestrians. The problem was not only prevalent in Tin Shui Wai and Yuen Long town centres, but was also very common in remote rural areas such as Shing Mun San Tsuen in Kam Tin and Kam Tin town centre. Residents reported that some South Asians illegally used electric bicycles at high speed in village alleys, making it difficult for the elderly and children to dodge, thus posing safety concerns. She had forwarded footage of violations provided by residents to the Police, who replied that they would follow up, but offenders often fled at the sight of police cars, making arrests challenging. She urged the Police to enhance relevant education work and enquired about the Police’s schedule for publicity on the relevant offences in Kam Tin.

105. Mr SO Yuen said that the issue of EMDs had been discussed at the Traffic and Transport Committee of the YLDC and he understood the difficulties faced by the Police in enforcement. He reported that there had been frequent complaints from residents about the significant safety risks associated with the operation of EMDs on streets, and that Police manpower for street enforcement was insufficient. He agreed that an increased penalty could enhance the deterrent effect and suggested that the Police make use of technology such as CCTV to improve enforcement effectiveness.

106. Ms Yankie CHAN said that while the online shopping platform Taobao prohibited the delivery of items containing batteries to Hong Kong, most electric bicycles currently came from another online shopping platform, Pinduoduo. She pointed out that purchasing an electric bicycle on Pinduoduo was cheaper than buying an ordinary pedal bicycle in Hong Kong. The low prices and ease of purchase had contributed to the prevalence of electric bicycles in Hong Kong. She suggested that the Government communicate with Pinduoduo to prohibit the delivery of electric bicycles containing batteries to Hong Kong, thereby reducing the use of EMDs at source.

107. Mr LEUNG Ming-kin observed that food delivery couriers frequently used electric bicycles in areas such as La Grove and Park Signature in Yuen Long, as well as Tin Shui Wai. In addition, he said that illegal use of electric unicycles had been observed on Tai Tong Shan Road. He opined that apart from stepping up enforcement, publicity and education were also effective. He suggested distributing publicity leaflets to food delivery companies or restaurants at relevant black spots, reminding them to comply with the regulations, so as to raise their traffic safety awareness.

108. A consolidated reply provided by Mr Fabian CHEUNG of the TD was as follows:

- (1) EMDs fell within the definition of “motor vehicles” under the Road Traffic Ordinance

and must therefore be licensed before use on roads or private roads. For road safety and accessibility considerations, such devices were not suitable for use on roads or pavements;

- (2) The Government was formulating regulatory arrangements to allow the use of certain EMDs on cycle tracks subject to technical and safety requirements, but their use on pavements or carriageways and the carriage of passengers would be prohibited. The Government consulted the Legislative Council Panel on Transport and the Transport Advisory Committee on the regulatory framework in 2023 and was drafting legislative amendments, which would be submitted to the Legislative Council for deliberation in due course;
- (3) Electric wheelchairs served as walking aids for mobility impaired persons and were restricted to necessary commuting purposes on pavements;
- (4) The TD launched a trial scheme on cycle tracks in Pak Shek Kok in 2023 to assess public acceptance of the operation mode of shared use of EMDs and to test their feasibility in Hong Kong; and
- (5) When formulating the technical and safety requirements for EMDs, the Government had made reference from practices in various jurisdictions and cities, and had formulated requirements on the speed, weight and size of EMDs taking into account safety and practicality considerations.

109. A consolidated reply provided by Mr LEUNG Pak-ho of the HKPF was as follows:

- (1) The Police were concerned about the illegal use of EMDs. The Police had mounted special enforcement operations targeting high-risk periods and black spots. Recent large-scale operations had resulted in the arrest of multiple offenders, achieving a certain deterrent effect;
- (2) The Police would adopt safe and effective strategies to pursue offenders during patrols or operations;
- (3) The Police were actively engaging with relevant stakeholders, including food delivery platforms, with a view to reducing the illegal use of EMDs through co-operation; and
- (4) Regarding publicity work in Hung Shui Kiu and Kam Tin, the Police Community Relations Officer would co-ordinate with Members and relevant stakeholders to formulate specific publicity plans and schedules to jointly promote traffic safety education and enforcement measures.

110. The Chairman concluded by requesting the TD and the Police to take note of Members' views and suggestions. He also invited the Secretary to relay Members' suggestion of prohibiting online shopping platforms from selling electric bicycles to Hong Kong residents to the C&ED.

(Post-meeting note: The Secretariat forwarded the follow-up reply from the C&ED to Members on 22 September 2025.)

Item VIII: Mr Riben LI, Mr LUI Kin, Ms MA Shuk-yin, Ms WONG Wai-ling, Mr YU Chung-

**leung, Ms Fennie LAI, Mr SO Yuen, Mr LAM Wai-ming, Mr TONG Tak-chun, Mr SZE TO Chun-hin, Mr CHEUNG Wai-sum, Ms CHIU Sau-han and Ms LAM Wai-ming proposed a discussion on “Using technology to manage black spots for wild bird feeding to strengthen law enforcement”
(YLDC Paper No. 55/2025)**

111. The Chairman referred Members to Paper No. 55 and the written reply from the AFCD. He also welcomed Dr Simon WONG, Veterinary Officer (Avian Influenza Surveillance) of the AFCD, to the meeting.

112. Mr Riben LI briefed Members on the paper. He welcomed the proactive and positive written reply from the AFCD. He pointed out that the Wild Animals Protection (Amendment) Ordinance 2024 (“the Amendment Ordinance”) had introduced a fixed penalty and expanded the scope of enforcement officers to include appointed officers from the FEHD and the Housing Department (“HD”), as well as strengthening publicity efforts. However, the problem of illegal feeding persisted in certain locations, and residents had complained about the persistent accumulation of pigeon droppings on their windowsills, which emitted a foul odour. In addition, he enquired whether the AFCD’s mobile CCTV system was equipped with an artificial intelligence (“AI”) real-time connection and notification function, and suggested adopting feeding detection technology similar to that used for managing monkeys in Kam Shan Country Park to enhance enforcement efficiency. Lastly, he suggested using Yuen Long as a pilot area for technology-based enforcement.

113. Mr Daniel CHAM, BBS, MH, JP suggested that the AFCD incorporate anti-vandalism mechanisms when planning the deployment of AI-powered patrol robots to prevent intentional damage or accidental collisions. He also suggested that the robots’ broadcast function could include raptor sounds to disperse feral pigeons. If the AI-powered patrol robots and CCTV systems proved effective, he suggested that the FEHD consider applying similar technologies at hygiene black spots to mitigate environmental hygiene problems through patrols and broadcasts. In addition, he suggested erecting publicity banners at wild bird feeding black spots, indicating the number of prosecutions and the amount of fines to remind the public of the consequences of violating the law and enhance deterrence. Furthermore, he suggested that enforcement officers conduct disguised patrols to improve prosecution efficiency. He also raised concern about the potential resistance from offenders and suggested that the Police provide assistance during enforcement.

114. Mr TONG Tak-chun acknowledged the considerable efforts made by the AFCD in publicity and education, but opined that the key to deterring illegal feeding of wild birds lay in enforcement and prosecution. He said that although the Amendment Ordinance had come into effect and expanded the scope of enforcement officers to include the HD, the problem remained in public rental housing (“PRH”) estates and other locations. In the case of PRH estates, estate officers of the HD could not be stationed permanently, making it difficult for them to apprehend offenders effectively. He pointed out that illegal feeding was primarily caused by a small number of habitual offenders, and that the successful prosecution of a few cases could create a significant deterrent effect. He suggested that the AFCD incorporate a recording function into AI-powered patrol robots to assist in collecting evidence for enforcement, emphasising that only strict enforcement could strengthen deterrence and reduce illegal feeding activities.

115. Mr SO Yuen said that the public expected the issue of illegal feeding of feral pigeons to be resolved following the commencement of the Amendment Ordinance. However, he observed that enforcement over the past year had been less than satisfactory, particularly at the boundaries of PRH estates and in private places where the division of responsibilities among enforcement

departments was unclear, making it difficult to achieve results. He pointed out that the footage provided by the public were only for the AFCD's reference and could not be used as evidence for prosecution, highlighting the challenges of enforcement. He enquired whether CCTV footage could be used as evidence for prosecution and whether enforcement in private places required authorisation from property owners. He opined that although the Amendment Ordinance had vested enforcement powers in multiple departments, these powers were dispersed, with the HD being responsible for PRH estates and other departments for remaining public places, while the enforcement responsibilities and procedures for private places remained unclear. He suggested that the Government consider centralising enforcement powers in a designated department to improve enforcement efficiency.

116. Mr LAM Wai-ming said that relying on manual patrols was no longer effective and suggested that the AFCD, in addition to deploying ground-based AI-powered patrol robots, also consider deploying drones equipped with AI technology to conduct regular and targeted inspections of black spots for wild bird feeding so as to monitor illegal feeding activities.

117. Ms Fennie LAI noted from the paper that the AFCD's AI-powered patrol robots were scheduled to commence trial operations in the third quarter of 2025 and enquired about the latest progress of the trial. She also enquired whether the AFCD had co-ordinated with the HD on the plan to deploy such robots at black spots for wild bird feeding in PRH estates. In addition, she raised concerns as to whether the footage captured by AI-equipped CCTVs could be used as evidence for enforcement and prosecution in the future.

118. Ms MA Shuk-yin, MH said that the publicity programme "Mission P.", previously launched by the AFCD in collaboration with DC Members, had achieved limited effectiveness, with some members of the public disregarding the feeding ban. Taking Tin Yiu Estate as an example, she said that a habitual offender frequently brought food to feed feral pigeons. While the management company had reported the case several times, it was difficult to arrest the offender due to the irregular timing of the offender's appearances. She suggested that the AFCD co-operate with the HD to deploy AI-powered patrol robots or CCTVs at black spots to capture footage of offenders to facilitate enforcement. She emphasised that arrests and fines could effectively deter habitual offenders, thereby addressing environmental issues such as pigeon droppings.

119. Mr SZE TO Chun-hin opined that the AFCD's publicity efforts in the community were adequate, but enforcement actions remained insufficient. He reported that feral pigeons had become obese due to overfeeding, and some were even unable to fly, resulting in them being struck and killed by vehicles, which had seriously affected environmental hygiene. He suggested that the AFCD and relevant departments step up enforcement and consider culling measures to control the reproduction rate of feral pigeons, thereby reducing their impact on residents and improving the community environment.

120. Mr SEI Chun-hing supported the use of technology to address the problem of illegal feeding of feral pigeons. He suggested deploying CCTV cameras equipped with motion sensing functions to identify violations in real time and relay information to monitoring personnel, thereby assisting in the identification of offenders. He stressed that the efficiency of subsequent follow-up enforcement was also crucial. He suggested that the AFCD pursue immediate enforcement actions, otherwise the legislation and equipment would merely remain superficial. He further suggested making reference to the interactive litter bin design in theme parks and promoting mobile robots, which could both reduce illegal feeding activities and serve as a community feature.

121. Mr LEUNG Ming-kin said that certain black spots for feral pigeon feeding might not be suitable for installing CCTV cameras. He suggested that the AFCD deploy robotic dogs for patrols to assist in enforcement.

122. Ms YUEN Man-ye, MH enquired about the total number of prosecutions initiated by the AFCD after the commencement of the Amendment Ordinance. In addition, she believed that the AFCD was aware of the habitual offenders and black spots and stressed the need for effective enforcement.

123. A consolidated reply provided by Dr Simon WONG of the AFCD was as follows:

- (1) The AFCD had announced a preliminary plan for the trial of AI-powered patrol robots and mobile CCTV. The robots would initially focus on publicity and education. With basic AI functions, the robots would be gradually trained to identify feral pigeon congregations in order to reduce illegal feeding through broadcasting and deterrence. The trial was scheduled for implementation at designated pilot sites in 2025, and Members' suggestions for pilot sites were welcomed. The mobile CCTV systems were also expected to commence trial operations in the third quarter to assist in monitoring violations;
- (2) Regarding the suggestion to add predator sound broadcasts or anti-vandalism mechanisms to the robots, the AFCD would assess their feasibility after the trial;
- (3) The Amendment Ordinance applied to the whole territory, with enforcement in private places (including private housing estates and access roads outside shopping centres) being the responsibility of the AFCD. The AFCD would also exchange intelligence with the FEHD, the HD and other departments as appropriate to launch joint operations targeting serious black spots and boundaries;
- (4) The AFCD had been continuously urging the public to stop feeding feral pigeons and would consider culling and other control measures as appropriate;
- (5) The AFCD would strengthen collaboration with other enforcement departments in Yuen Long to jointly combat illegal feeding, aiming to reduce feral pigeon nuisance and environmental hygiene issues;
- (6) The mobile CCTV system would initially perform basic recording functions. In a later stage, the AFCD would study the feasibility of equipping the system with AI technology to enhance its ability to identify feral pigeon congregations and illegal feeding activities, with the aim of collecting intelligence and deterring violations; and
- (7) From the commencement of the Amendment Ordinance to the end of June 2025, the AFCD had issued a total of 40 fixed penalty notices ("FPNs") for illegal feeding of feral pigeons. The total number of FPNs issued by all enforcement departments in respect of illegal feeding of feral pigeons or wild birds was 206.

124. A consolidated reply provided by Mr KWOK Ming-gon of the FEHD was as follows:

- (1) The FEHD noted Members' suggestion to introduce AI robots to assist in operations; and
- (2) In recent years, the FEHD had been actively adopting various technologies, particularly in cleansing and pest control services. For example, in respect of environmental hygiene, the FEHD had combined the use of Internet Protocol cameras with AI and installed them at various locations in the district to monitor littering and assist in enforcement. For pest control, the FEHD adopted thermal imaging cameras with AI technology for conducting rodent activity surveys, with a view to formulating targeted rodent prevention strategies. In addition, the FEHD had also piloted the use of smart public toilets in recent years to enhance the management and hygiene standards of public toilets.

125. A consolidated reply provided by Mr Samuel WONG of the HD was as follows:

- (1) The HD had been actively exploring the application of technology to enhance property management efficiency, and was currently piloting the use of robots to perform tasks such as simple cleansing and security patrols in individual housing estates;
- (2) Regarding the suggestion of utilising robots for patrolling and capturing feral pigeons, the HD had no relevant experience but kept an open mind, and would refer to the AFCD's experience and carefully assess the effectiveness and feasibility of their application in housing estates;
- (3) Regarding the problem of feral pigeon nuisance in Tin Yiu Estate, according to the HD's record, the relevant estate office had earlier taken action and successfully issued FPNs to residents involved in illegal feeding and allotted penalty points under the Marking Scheme for Estate Management Enforcement;
- (4) To strengthen monitoring and management, the HD was deploying conventional CCTV systems in key areas and black spots, and was consulting the local community to select suitable locations for surveillance. This measure aimed to collect intelligence and act as a deterrent to further enhance the environmental management standards in estates; and
- (5) The HD's authorised officers would continue to step up enforcement, while the Special Operation Teams would strengthen enforcement actions in PRH estates whose management services were outsourced.

126. The Chairman concluded by requesting the AFCD, the FEHD and the HD to take note of Members' views and suggestions regarding the problem of illegal feeding of feral pigeons.

**Item IX: Consultation report on the study on issues of community concern and collection of public views
(YLDC Paper No. 56/2025)**

127. The Chairman referred Members to Paper No. 56 and invited the Secretary to brief Members on the consultation result.

128. The Secretary said that it had been agreed at the eighth meeting of the YLDC held on 25 March 2025 to collect public views on (1) whether certain pavements and pedestrian crossing facilities in the district required improvement, and (2) potential locations in the district suitable for plant maintenance, greening initiatives, or flower viewing spots. The Secretariat had consolidated

the reports submitted by Members on the consultation exercise. During the consultation period, over 9 700 residents in the district were consulted through various channels and a total of 189 suggestions were received on the two issues, including 119 suggestions on pavements and pedestrian crossing facilities and 70 suggestions on plant maintenance and greening initiatives in the district. A summary of the suggestions was provided in the Annex. The Secretariat had referred Members' suggestions to the relevant departments for attention and follow-up actions.

129. Mr Daniel CHAM, BBS, MH, JP said that Members had submitted improvement proposals after consulting stakeholders such as residents and owners' committees. He suggested that the Secretariat should provide regular progress reports setting out the outcomes of the follow-up actions taken by departments to facilitate Members in responding to public enquiries and to ensure that the suggestions were effectively handled.

130. The Chairman responded that the Secretariat would submit progress reports to the DC in a timely manner after collecting responses from relevant departments, detailing the follow-up actions taken by various departments on the proposals put forward by Members. As the suggestions arising from the consultation involved a large number of projects that required additional resources (such as the construction of pavements and implementation of greening initiatives), the expected completion date of individual proposed works might vary depending on the available resources of relevant departments.

Report Items

Item X: Progress Reports of Committees and Working Groups

- (i) **Community Involvement, Culture and Recreation Committee (YLDC Paper No. 57/2025)**
 - (ii) **Food, Environment and Hygiene Committee (YLDC Paper No. 58/2025)**
 - (iii) **Community Affairs Committee (YLDC Paper No. 59/2025)**
 - (iv) **District Facilities and Works Committee (YLDC Paper No. 60/2025)**
 - (v) **Town Planning and Development Committee (YLDC Paper No. 61/2025)**
 - (vi) **Traffic and Transport Committee (YLDC Paper No. 62/2025)**
 - (vii) **Social Welfare and Labour Committee (YLDC Paper No. 63/2025)**
 - (viii) **Housing Committee (YLDC Paper No. 64/2025)**
 - (ix) **Working Group on Mass Transit Services (YLDC Paper No. 65/2025)**
 - (x) **Working Group on Boosting Local Economy (YLDC Paper No. 66/2025)**
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131. The Chairman referred Members to the ten progress reports of the Committees and Working Groups as set out in Paper Nos. 57 to 66.

132. Members noted the aforesaid progress reports.

Item XI: HKPF's report on the district's law and order situation and crime figures between May and June 2025

133. The Chairman invited Mr LEUNG Pak-ho of the HKPF to report on the law and order situation and crime figures in the district.

134. Mr LEUNG Pak-ho reported on the law and order situation and crime figures in the district between May and June 2025.

135. Mr Daniel CHAM, BBS, MH, JP said that he had, at the previous DC meeting, suggested that the Police provide data from the previous quarter in the paper for comparison in order to review the trend of crime figures in the past six months. In addition, he enquired about the definition of “Preventive Crime” in the crime classification and the situation regarding “Unlawful Pawning Offences”.

136. Ms YUEN Man-ye, MH commended the Yuen Long Police District for its achievements in anti-fraud efforts and praised the Police Community Relations Office for actively responding to community needs by organising a number of anti-fraud publicity campaigns in the district, which educated the elderly about fraud prevention.

137. Mr Riben LI was pleased to note that the overall crime rate in Yuen Long Police District had dropped by nearly 20% as compared with the same period last year and thanked the Police Community Relations Office for its ongoing publicity and education work on new fraud prevention techniques. In addition, he observed that new scam tactics had emerged in the community, where victims were instructed to transfer money to fraudsters via banks or convenience stores after purchasing items through mobile applications. He suggested that the Police co-operate with banks and convenience stores to remind frontline staff to be vigilant about such cases and provide hotlines or immediate contact means to facilitate timely action by the Police.

138. A consolidated reply provided by Mr LEUNG Pak-ho of the HKPF was as follows:

- (1) The Police would, in response to Members’ suggestion, adjust the reporting of the law and order situation and crime figures of the Yuen Long Police District by providing Members with the data of the previous quarter for reference;
- (2) “Preventive Crime” referred to proactive checks on suspicious persons to ascertain whether they were in possession of offensive weapons in order to prevent criminal acts. In view of the low number of arrests related to “Unlawful Pawning Offences”, the Police would review the reporting arrangement for the item concerned; and
- (3) To enhance publicity, the Police Community Relations Office would, in addition to conducting daily analysis of deception cases and distributing leaflets and publicity materials in collaboration with stakeholders, continue to actively adopt and follow up on Members’ views.

139. The Chairman concluded the discussion and requested the Police to take note of Members’ views.

Item XII: Report on the work progress of District-led Actions Scheme

140. The Chairman invited Mr Roy TSANG, Assistant District Officer (Yuen Long) 2, to report on the latest progress of the District-led Actions Scheme (“DAS”).

141. Mr Roy TSANG introduced the DAS and its work progress.

142. Members noted the aforesaid progress reports.

Item XIII: Any other business

Item XIV: Date of next meeting

143. The Chairman said that the eleventh meeting of the YLDC would be held in the conference room of the YLDC at 2:30 p.m. on 23 September 2025.

144. There being no other business, the Chairman announced that the tenth meeting of the seventh term YLDC closed and thanked Members and the department representatives for their attendance.

Yuen Long District Council Secretariat
October 2025