

The minutes were confirmed on 24.9.2024 without amendment.

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

Date: 23 July 2024 (Tuesday)  
Time: 2:30 p.m. to 5:15 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  
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  
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 Hubert CRUZ Assistant District Officer (Yuen Long) 1  
Miss ONG Kei-hang, Chelsea Assistant District Officer (Yuen Long) 2  
Miss LAU Sze-nga, Vivicia Senior Liaison Officer (1),  
Yuen Long District Office  
Mr LEUNG Wai-yat, Hermann Acting 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 NG Kam-leung, Julian Chief Engineer/West 1,  
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  
Miss CHAN Kam-kuk, Tammy District Commander (Yuen Long),  
Hong Kong Police Force  
Ms WU Wan-hing Officer-in-charge, Criminal Investigation Unit (Yuen  
(transliteration) 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 III**

Mr YUEN Shing-yip, Kepler      Head, Planning & Development Team (2),  
Northern Metropolis Co-ordination Office,  
Development Bureau

Mr SIT Hing-yu, Terence      Assistant Secretary (Northern Metropolis) 5,  
Northern Metropolis Co-ordination Office,  
Development Bureau

### **Item IV**

Mr CHAN Yun-kwan      Chief Health Inspector (Yuen Long) 3,  
Food and Environmental Hygiene Department

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### **Opening Remarks**

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

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

- (1) Mr LAM Chi-kin, District Leisure Manager (Yuen Long) of the Leisure and Cultural Services Department (“LCSD”), who succeeded Mr YAU Sai-yuen;
- (2) Mr CHEUNG Ho-man, Administrative Assistant/Lands (District Lands Office, Yuen Long) (“DLO(YL)”) of of the Lands Department (“LandsD”), who succeeded Mr CHU Lap-hung; and
- (3) Ms WU Wan-hing, Officer-in-charge, Criminal Investigation Unit (Yuen Long) of the Hong Kong Police Force (“HKPF”), who stood in for Ms SIN Ka-yiu, Police Community Relations Officer (Yuen Long) of the HKPF, to attend the meeting.

3. The Chairman thanked Mr YAU Sai-yuen and Mr CHU Lap-hung for their assistance rendered to the YLDC in the past.

### **Item I: Confirmation of minutes of the third YLDC meeting held on 28 May 2024**

4. Members confirmed the minutes of the third YLDC meeting held on 28 May 2024.

### **Discussion Items**

**Item II: Mr Allan WONG, Mr LAM Chung-yin, Mr WONG Hiu-shan, Mr TSUI Wai-ngoi, Ms Yankie CHAN, Mr YIU Kwok-wai, Ms LAU Kwai-yung, Ms Fennie LAI, Mr WONG Yuen-tai, Ms LAM Wai-ming, Mr TAM Tak-hoi and Ms LI Ching-ye** proposed a discussion on “Concern about tree risk assessment and management arrangement for the district before the typhoon and rainy season” (YLDC Paper No. 42/2024)

5. The Chairman referred Members to Paper No. 42 and the written replies from the Development Bureau (“DEVB”), the LCSD and the Highways Department (“HyD”).
6. Mr Allan WONG briefed Members on the paper. He suggested that the Tree Management Office (“TMO”) of the DEVB should provide Members with a database of trees in the district, including their species, health conditions and locations. This allowed Members to assist in keeping track of the conditions of trees in the district and arrange inspections before typhoon and rainy seasons so as to reduce the chance of fallen trees blocking the roads and posing safety risks to pedestrians.
7. Mr WONG Siu-chung said that with the frequent occurrence of extreme weather events in recent years, tree failures in rural areas had become more common. In rural areas, there were many trees in poor health and structural conditions. However, upon receiving complaints and assessing the trees, relevant departments considered that the trees did not pose imminent danger of collapse and thus did not take any further action. He enquired about detailed procedures of the LandsD in handling tree-related complaints. Besides, he said that the fast-growing and brittle *Leucaena leucocephala* commonly found in urban and rural areas was prone to the risk of failure, and enquired about the measures to curb its spread.
8. Mr CHING Chan-ming said that at present, private property owners or landowners were responsible for the maintenance of trees within their properties or land. However, some private landowners in the rural areas had donated their private land for public use, such as parks, while retaining their land ownership. Therefore, he suggested that the Government should assist with the tree maintenance work in such public spaces.
9. Ms LAM Wai-ming expressed concern about the potential risk of failure of old trees in Yuen Long District and suggested that regular inspections of old trees should be carried out to ensure the safety of pedestrians.
10. Mr WONG Yuen-tai, MH noted that many trees in the district were tilting and at potential risk of failure. He hoped that relevant departments would actively address public reports on the conditions of trees. Besides, he cited a previous case of clearing leaves at Kam Sheung Road where the Food and Environmental Hygiene Department (“FEHD”) and the LCSD had to be contacted for clearing leaves in drains and planters respectively, suggesting that relevant departments should strengthen co-ordination to deal with the problem of leaf clearance more effectively.
11. Mr LEUNG Ming-kin suggested that the TMO should co-ordinate the tree maintenance work carried out by various departments to streamline tree management procedures such as the removal of fallen trees.
12. Mr CHEUNG Wai-sum said that he had previously reported to the TMO on trees with potential risk of failure. Although the TMO considered that there was no imminent danger of failure after inspection, the trees concerned had collapsed after the typhoon and the broken trunks were hollow. He suggested that various departments should introduce advanced inspection equipment to accurately determine the health conditions of trees.

13. A consolidated reply provided by Mr Jason CHAN of the LandsD was as follows:
- (1) At present, the Government adopted an integrated approach for the management of trees, with multiple departments responsible for the maintenance of trees according to their respective purview;
  - (2) The LandsD was responsible for trees on unleased and unallocated government land where no designated government department was responsible for daily maintenance. When necessary (e.g. upon receipt of complaints or referrals), the LandsD would arrange for vegetation maintenance contractors to carry out non-routine tree clearance or maintenance work; and
  - (3) In view of the approaching typhoon season, the LandsD had instructed the contractor to remove trees identified for removal and to cordon off trees yet to be handled as soon as possible to ensure the safety of citizens.

14. Mr LAM Chi-kin of the LCSD said that *Leucaena leucocephala* was more commonly found on newly developed land or barren land. The LCSD would arrange for its removal as soon as possible when found during tree maintenance work.

15. The Chairman pointed out that *Acacia confusa* had once been one of the most common trees in Hong Kong. However, with the large-scale ageing of *Acacia confusa* planted on the slopes, the HyD had carried out appropriate removal work according to their conditions. Various departments would take care of trees under their purview in accordance with the requirements and guidelines promulgated by the DEVB, including regular inspections of the conditions of trees. He requested the Secretariat to convey Members' views to the TMO.

(Post-meeting note: The Secretariat conveyed Members' views to the TMO in a letter dated 6 August 2024 and forwarded the written reply submitted by the TMO to Members on 9 September 2024.)

**Item III: Mr Daniel CHAM proposed a discussion on “Study on the construction of a large-scale government office building in Hung Shui Kiu or San Tin Technopole New Development Area”**  
**(YLDC Paper No. 43/2024)**

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16. The Chairman referred Members to Paper No. 43 and the written reply from the DEVB. He also welcomed Mr Kepler YUEN, Head, Planning & Development Team (2) of the Northern Metropolis Co-ordination Office (“NMCO”) under the DEVB and Mr Terence SIT, Assistant Secretary (Northern Metropolis) 5 of the NMCO under the DEVB, to the meeting.

17. Mr Daniel CHAM, BBS, MH, JP briefed Members on the paper. He enquired about the proposed use of the “Government, Institution or Community” (“GIC”) site of about four hectares reserved in the Hung Shui Kiu/Ha Tsuen New Development Area (“HSK/HT NDA”) for the construction of a government complex. As the “Gateway of north-western Hong Kong”, the HSK development area was a key development site for the Northern Metropolis and Hong Kong. The area enjoyed a fortuitous geographic advantage with its northern connection to Qianhai, the Nanshan New and High-Tech Zone in Shenzhen and other cities in the Greater Bay Area, and there were plans to construct a railway to link up with Qianhai in the future. He therefore suggested that a large-scale government complex should be constructed there to accommodate headquarters or offices of relevant government departments, which would create synergy and further facilitate the development of the NDA.

18. Mr TANG Ho-nin, MH said that the YLDC had previously formed a working group to discuss the construction of a new government office in Yuen Long. In respect of site selection, he believed that the current site of Yuen Long District Office Building was a feasible option.

19. Regarding the Government's plan to build a park at the current site of the temporary fresh fish wholesale market at Yuen Ching Road, Yuen Long, Mr SHUM Ho-kit, BBS, JP considered that the above site might not be an ideal location for the park due to its proximity to the proposed public transport interchange. To complement the overall development of Yuen Long South, he suggested that consideration be given to constructing the new Yuen Long Government Office at the site instead. Besides, he suggested setting up an international arbitration centre in HSK to link up with Qianhai and complement the development of the Greater Bay Area. In addition, he suggested that the Innovation and Technology Commission or the Digital Policy Office under the Innovation, Technology and Industry Bureau ("ITIB") move into the Northern Metropolis to support local innovation and technology development.

20. Mr LEUNG Ming-kin supported the suggestion of moving the offices of the ITIB to the Northern Metropolis, which he believed could enhance its edge as an innovation and technology base and support Hong Kong in building itself into an international hub for high-calibre talent.

21. A consolidated reply provided by Mr Kepler YUEN of the DEVB was as follows:

- (1) Land had been reserved for government institutions and community facilities in the planning of the HSK/HT NDA. Besides, a GIC site of about four hectares had been reserved at the distance of about 10 minutes' walk south of the proposed HSK Station on the Tuen Ma Line, intended for the construction of a regional government complex with facilities such as a magistrates' court and a market;
- (2) The NMCO would continue to work with relevant departments such as the Government Property Agency ("GPA") and the Architectural Services Department ("ArchSD") on the comprehensive planning for the aforementioned site. For the time being, there was no timetable as to when the government departments would move into the Northern Metropolis;
- (3) Apart from district-based government offices, the DEVB would also consider relocating government offices without specific geographical requirements to HSK;
- (4) The DEVB attached great importance to the connection between the HSK/HT NDA and Lau Fau Shan development with Qianhai, and had noted Members' suggestions on the construction of an international arbitration centre. In the meantime, relevant works including land resumption and site formation had gradually commenced in the HSK/HT NDA; and
- (5) Over one hectare of land had been reserved in the San Tin Technopole for a joint-user government office building. The DEVB would relay Members' views to the GPA to decide on the departments suitable for relocation.

22. In conclusion, the Chairman said that Members suggested the Government should study and implement as soon as possible the relocation of offices of the ITIB and other suitable departments to the Northern Metropolis, and hoped that the DEVB would follow up on these views.

**Item IV: Mr SHUM Ho-kit and Mr LEUNG Ming-kin proposed a discussion on “Request for the FEHD to optimise the use of drone in handling anti-rodent and anti-mosquito work”**  
**(YLDC Paper No. 44/2024)**

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23. The Chairman referred Members to Paper No. 44 and a written reply from the FEHD, and welcomed Mr CHAN Yun-kwan, Chief Health Inspector (Yuen Long) 3 of the FEHD to the meeting.

24. Mr SHUM Ho-kit, BBS, JP briefed Members on the paper. In view of the written reply from the FEHD indicating that the effectiveness of pesticide spraying by drone could be affected by air currents and wind direction, he suggested that the FEHD should arrange for drones to be used to spray pesticides on days when the wind was weaker. On the other hand, he noted that abandoned village houses and enclosed private lands could still serve as potential habitats for rodents, despite being a poor food source for them. He therefore hoped that the FEHD would proactively develop new techniques for rodent control. In addition, he enquired whether the FEHD, under the existing legislation, could enter private lands with serious environmental hygiene problems to carry out clean-up work.

25. Mr Daniel CHAM, BBS, MH, JP suggested that the FEHD should intensify its anti-rodent work and consider the use of “large robotics ultra-low volume (“ULV”) foggers” in rural areas to tackle the mosquito problem in abandoned village houses and enclosed private lands. Referring to the practice of the Drainage Services Department to enter private lands to carry out drainage works under the Land Drainage Ordinance, he enquired whether the FEHD had the power under existing legislation to enter private lands in circumstances affecting public health to carry out clean-up work.

26. Mr LEUNG Ming-kin suggested that the FEHD make use of innovation and technology to address environmental hygiene problems, such as the use of drone to facilitate clean-up work in remote areas.

27. Mr WONG Yuen-tai, MH said that he had observed the operation of “large robotics ULV foggers” and found them to be an effective method for reducing the population of *Aedes albopictus* in Yuen Long District. He also suggested that the FEHD should promote appropriate food waste and refuse handling practices among restaurants and wet market operators to maintain cleanliness and reduce rodent infestation.

28. A consolidated reply provided by Mr KWOK Ming-gon and Mr CHAN Yun-kwan of the FEHD was as follows:

- (1) The FEHD had always explored using technology to improve the quality of pest control. From mid-2022 to early 2023, a trial was conducted to spray pesticides from drones for mosquito control. The results revealed that the effectiveness of drone-based pesticide application was dependent on air currents and wind direction, which could result in the sprayed pesticide being far from the target, compromising the desired outcome of mosquito control;
- (2) In relation to the proposed use of drones to spray anti-mosquito or anti-insecticide sprays on inaccessible private lands, the FEHD considered it necessary to take into account the impact on residents in the neighbourhood. The FEHD was open to the possibility of using drones or other technologies to improve environmental hygiene;

- (3) The FEHD had already deployed “large ULV foggers” for anti-mosquito work. This equipment was used in conjunction with an automatic mechanical vehicle that could be driven by staff to designated places for spraying pesticides. The ULV fogger had an extensive spraying range, making it ideal for fogging operations in a large area. It was particularly effective for adult mosquito control in areas not easily accessible to workers. As for the area to be fogged, the mechanical vehicle had to be operated on level ground to avoid overturning and to ensure the safety of the operator and passers-by;
- (4) As rodenticides were also toxic to non-target organisms, they were not suitable for spraying with drones. Furthermore, the lack of food sources in abandoned village houses and enclosed private lands would force the rodents hiding there to seek food elsewhere. If necessary, the FEHD would carry out rodent trapping and rodenticide application in the surrounding area of the relevant site to achieve effective rodent control results;
- (5) Eliminating food sources for rodents was one of the factors contributing to the success of rodent disinfection efforts. The FEHD would conduct inspections of premises that served as food source for rodents, such as restaurants, to ensure that their operators had properly disposed of refuse and food waste. Furthermore, the FEHD would adopt thermal imaging cameras with artificial intelligence technology to conduct rodent activity surveys in potential rodent habitats, in order to formulate targeted rodent prevention and control measures for effective resource deployment; and
- (6) Citing the case of the “waste mountain” in Arts Garden, Yuen Long as an example, the person involved accumulated a considerable quantity of waste on private premises, thus causing environmental hygiene problems. The FEHD issued a notice to the person requiring the removal of the waste in accordance with the Public Health and Municipal Services Ordinance (“the Ordinance”). As the notice was not complied with within the prescribed period, the FEHD entered the private premises in question to carry out the clean-up work in accordance with the Ordinance, and the person was prosecuted. In addition to a fine on conviction, the Court might order the payment of costs incurred by the FEHD in removing or disposing of the waste.

29. The Chairman concluded by requesting that the FEHD to proactively follow up on Members’ views and suggestions regarding hygiene problems in the district.

**Item V: Mr YIU Kwok-wai, Ms LAU Kwai-yung, Mr Allan WONG, Ms Fennie LAI, Mr LAM Chung-yin, Ms CHIU Sau-han, Ms WONG Wai-ling and Mr TAM Tak-hoi proposed a discussion on “A follow-up to the opening arrangements of the public carpark in Phase 2, Central Park Towers” (YLDC Paper No. 45/2024)**

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30. The Chairman referred Members to Paper No. 45 and consolidated written replies from the Transport Department (“TD”) and the DLO(YL).

31. Mr YIU Kwok-wai, MH briefed Members on the paper. He considered the shortage of parking spaces to be one of the deep-rooted problems in Hong Kong, and hoped that relevant departments would address the situation of the public carpark in Phase 2, Central Park Towers.



32. Ms CHIU Sau-han, MH requested an update on the follow-up actions taken by the relevant departments regarding the opening arrangements of the public carpark in Phase 2, Central Park Towers. She hoped that the Government would address the urgent needs of the community and provide practical solutions to the shortage of parking spaces.

33. Ms WONG Wai-ling said that the YLDC had held several discussions about the shortage of parking spaces in Tin Shui Wai and studied a number of solutions to increase the parking provision in the district, such as the construction of smart carparks. She hoped that the Government would proactively follow up on the opening arrangements of the public carpark in Phase 2, Central Park Towers. Besides, she suggested that public carparks in the district with similar situations should also be reviewed, in order to expedite the release of additional parking spaces.

34. Mr Allan WONG said that although Ka Yan Street near Central Park Towers was a “no stopping” zone with double yellow lines, there had been persistent illegal parking. He believed that if the public carpark in Phase 2, Central Park Towers was used effectively, it could help address the problem of illegal parking at Ka Yan Street. Regarding the consultation conducted by the TD on the provision of motorcycle parking on Ka Yan Street, it was revealed in the local consultation that approximately 52% of respondents objected to the proposal, citing concerns that it could exacerbate traffic congestion on Ka Yan Street.

35. Ms LAU Kwai-yung enquired whether there were any other public carparks in Yuen Long District with a similar situation to that of the public carpark in Phase 2, Central Park Towers. Furthermore, she enquired whether a deadline had been set for the current arrangements for making the 300 parking spaces in the public carpark in Phase 2, Central Park Towers available for public rental on an hourly, monthly, or quarterly basis. She also requested information on the penalties for carpark owners who breached relevant land lease conditions.

36. Mr LUI Kin, MH observed that the hourly parking rates of carparks in the district were generally higher than the normal rates. Nevertheless, the owners of the public carpark in Phase 2, Central Park Towers preferred to leave the parking spaces unused rather than adjust the hourly rates downwards. He enquired whether the LandsD could require carpark owners to set a reasonable hourly rate in accordance with land lease conditions. He also suggested that the relevant departments should be empowered to regulate public carparks operated by lot owners so as to ensure a reasonable level of parking fees for public carparks.

37. Mr Daniel CHAM, BBS, MH, JP said that it was difficult for the LandsD to regulate the level of parking fees for the public carpark in Phase 2, Central Park Towers due to the lack of relevant restrictions in the land lease. He added that the problem of exorbitant parking fees charged by the carpark in question existed prior to the residents’ intake of Phase 2, Central Park Towers. As a District Council (“DC”) Member at the time, he had tried to pursue the issue but had been unable to negotiate further with the carpark owners because there were no conditions in the land lease relating to the level of parking fees. He agreed that it was inappropriate for land lease conditions to interfere with the free market economy.

38. Mr SZE TO Chun-hin hoped that the Government would assist members of the public to engage in discussions with the developer and management company of Central Park Towers about a downward adjustment of the parking fees in order to boost the utilisation rate.

39. A consolidated reply provided by Ms Tammy CHAN of the HKPF was as follows:
- (1) Ka Yan Street fell within the double yellow line area. The Police would issue penalty tickets in respect of vehicles involved in illegal parking. If a vehicle was parked illegally and posed danger to road safety or caused a serious obstruction, the Police would arrange for the vehicle to be towed away; and
  - (2) In Tin Shui Wai, the Police had issued an average of more than 150 fixed penalty notices (“FPNs”) per day. The Police were aware of the public’s concerns about the shortage of parking spaces in Hong Kong and would take appropriate follow-up actions in the light of the actual situation.
40. A consolidated reply provided by Mr Fabian CHEUNG of the TD was as follows:
- (1) The land lease conditions of Central Park Towers did not restrict its mode of operation. The TD had communicated with the carpark owners concerned on a number of occasions and expressed the views of the local community in the hope that they would adopt a mode of operation that would better serve the needs of the local community;
  - (2) No information had been available to suggest that there were any other carparks in Yuen Long District with a situation similar to that of the public carpark in Phase 2, Central Park Towers;
  - (3) The TD had been proactively reviewing parking demand from different vehicle types in various districts, while at the same time implementing a series of measures to increase the supply of parking spaces in the short, medium and long term; and
  - (4) The TD did not intend to restrict the level of charges levied by privately owned public carparks, which were operated according to commercial principles.
41. A consolidated reply provided by Mr Jason CHAN of the LandsD was as follows:
- (1) Under the conditions of the Central Park Towers land lease signed in 2002, the lot owner was required to make the 300 parking spaces available to the public for rental on an hourly, monthly or quarterly basis;
  - (2) The public carpark in Phase 2, Central Park Towers, was previously found to be poorly managed. Problems identified included the presence of miscellaneous objects obstructing some of the parking spaces and access roads, and the use of iron chains to lock the gates. The LandsD had written to the carpark owners requesting improvements, and the problems had been duly addressed; and
  - (3) The land lease for Central Park Towers did not include any conditions requiring the lot owner to make the parking spaces available for rental on a monthly and/or quarterly basis, with the exception of hourly rental. Furthermore, there were no restrictions on the mode of operation. The TD had communicated with the carpark owners and conveyed the views of the local community. This was done in the hope that the carpark owners would understand the demands of the Members and the public, and thus change their mode of operation.

42. The Chairman said that all departments had been working proactively to increase the provision of parking spaces in recent years. For instance, the TD had revised the Hong Kong Planning Standards and Guidelines to raise the standards for ancillary parking facilities for private cars in private and subsidised housing developments, with a view to increasing the provision of parking spaces. With regard to the proposal from a Member to include land lease conditions such as price control, he requested that the relevant departments take note of the proposal and conduct a feasibility and implications study at an appropriate time.

**Item VI: Mr SO Yuen, Mr LUI Kin, Ms MA Shuk-yin, Mr SZE TO Chun-hin, Mr TONG Tak-chun, Mr LAM Wai-ming, Ms WONG Wai-ling, Ms Fennie LAI, Mr LEUNG Yip-pang and Mr YU Chung-leung proposed a discussion on “Matters relating to the public markets in Tin Shui Wai”**  
(YLDC Paper No. 46/2024)

**Item VII: Ms Fennie LAI, Ms CHIU Sau-han, Ms MA Shuk-yin, Mr FUNG Chun-wing, Ms WONG Wai-ling, Mr CHAN Ka-fai, Mr LEUNG Yip-pang and Mr Riben LI proposed a discussion on “Matters relating to the request to retain the Skylight Market”**  
(YLDC Paper No. 47/2024)

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43. The Chairman said that Items VI and VII were both related to the public markets in Tin Shui Wai and would therefore be discussed jointly. He referred Members to Paper Nos. 46 and 47 and a written reply from the FEHD.

44. Mr SO Yuen briefed Members on the papers. He said that the taxi stand at Tin Fuk Road had been temporarily relocated to Tsui Sing Road due to the construction works for the Tin Shui Wai Public Market. Nevertheless, a considerable number of taxis were still stopping at the original taxi stand to await passengers, resulting in congestion during peak hours and affecting the residential bus service for Kingswood Villas. He suggested that the Government step up publicity to boost the utilisation rate of the temporary taxi stand at Tsui Sing Road.

45. Ms Fennie LAI said that the Skylight Market had been a convenient location for Tin Shui Wai North residents to buy groceries since it opened in late 2020. She said that residents were concerned whether the Skylight Market would be demolished after the completion of the new public market in Tin Shui Wai. She was pleased to note that the FEHD planned to extend the temporary land acquisition arrangements for the existing Skylight Market site until 2030.

46. Mr SZE TO Chun-hin noted that since the closure of Tin Yiu Market, residents in Tin Shui Wai South no longer enjoyed a convenient grocery shopping location. He therefore requested an update from the FEHD on the progress of the works of the new public market in Tin Shui Wai. Besides, he relayed the residents' concerns about the building structure of Tin Yiu Estate and Tin Yau Court, as well as the environmental pollution, including noise, caused by piling works, and therefore enquired about the mitigation measures the FEHD would take to address the noise nuisance caused by the unloading of goods that would arise after the completion of the Tin Shui Wai Public Market. He also urged the TD to take measures in conjunction with the Police to remind taxi drivers to use the temporary taxi stand at Tsui Sing Road. On the other hand, he noted that a fatal accident that occurred earlier at the pedestrian crossing at Tin Fuk Road was believed to be caused by the obstruction of drivers' and pedestrians' views by water-filled barriers used in nearby works. He thanked the Government for the improvement works that had been carried out at the road section concerned afterwards. Finally, he spoke in favour of retaining the Skylight Market, although it was understood that the land was under the ownership of the LCSD. He therefore requested information

from the FEHD regarding the LCSD's willingness to continue lending the land to extend the operations of the Skylight Market.

47. Mr YIU Kwok-wai, MH suggested that the FEHD should put in more efforts to disseminate information to the community such as the progress of the works for the Tin Shui Wai Public Market, and that the works contractor should hold briefings for Members. Besides, he expressed concern that the daily routines of nearby residents might be affected by the noise from cargo unloading at the Tin Shui Wai Public Market after its completion. Additionally, he considered that changing the habits of passengers waiting for transport was the ultimate solution to the low utilisation rate of the temporary taxi stand at Tsui Sing Road. He therefore suggested that the FEHD should step up publicity around the MTR station to remind passengers that the original taxi stand had been moved to Tsui Sing Road. Finally, he spoke in favour of retaining the Skylight Market to form a shopping circuit with the neighbouring Tin Sau Bazaar and One Sky Mall.

48. Mr WONG Yuen-tai, MH expressed concern about the mode of operation adopted for the Tin Shui Wai Public Market. He suggested that it should be managed by the FEHD in order to reduce the rental pressure on stall operators and thus provide incentives to reduce the prices of goods. He went on to speak in favour of retaining the Skylight Market. He said he learned from the "Skylight Market Management Consultative Committee" that the number of Skylight Market customers had reached 7 000 and was growing modestly each month, demonstrating its popularity.

49. Mr TONG Tak-chun expressed concern that the piling works conducted during the construction of the Tin Shui Wai Public Market might affect the building structure of the neighbouring Tin Yiu Estate and Tin Yau Court, and cause environmental pollution problems such as noise. He hoped that the FEHD would provide detailed information on the noise mitigation measures taken by the works team, such as the effectiveness of the noise barriers. Separately, he enquired how the FEHD would cooperate with the Police in their law enforcement actions to remind the public and the taxi trade to switch to the temporary taxi stand at Tsui Sing Road.

50. Mr LAM Wai-ming expressed concern that the piling works conducted during the construction of the Tin Shui Wai Public Market might affect the structure of nearby buildings and lead to settlement. He suggested that the Government should step up supervision of the works. Additionally, he proposed the installation of signage on Tin Fuk Road in Tin Shui Wai to remind drivers to adhere to speed limits and the deployment of new auxiliary device at pedestrian crossing at Tin Fuk Road to prevent further fatal traffic accidents.

51. Ms YUEN Man-ye, MH spoke in favour of retaining the Skylight Market. As a Member of the "Skylight Market Management Consultative Committee", she considered that the Skylight Market had succeeded in attracting a significant customer base due to its diverse range of products, clean environment and well-managed ventilation.

52. Mr LUI Kin, MH spoke in favour of retaining the Skylight Market. Based on customer numbers, the Skylight Market was a popular destination for residents in Tin Shui Wai North, providing convenient access to fresh produce. He opined that, as the new public market under construction in Tin Shui Wai would serve the residents of Tin Shui Wai South and the Skylight Market would serve those in Tin Shui Wai North, the Skylight Market should be retained after the completion of the new public market in Tin Shui Wai.

53. Mr Riben LI spoke in favour of retaining the Skylight Market. He said that the Skylight Market could serve the residents in Tin Shui Wai North. With all the 36 stalls currently rented out, it provided a diverse range of products and an additional shopping option for residents, while also stimulating economic activity around Tin Sau Bazaar.

54. Ms LAU Kwai-yung spoke in favour of retaining the Skylight Market. She pointed out that the Skylight Market was established to resolve the difficulty faced by residents of Tin Shui Wai North in buying fresh food. Furthermore, she noted that the prices at the Skylight Market were reasonable and that customer flow had continued to increase with the recent opening of four cooked food stalls. She commended the Skylight Market's service contractors for proactively engaging with local residents and promoting the market at the community level, as well as its efforts to boost pedestrian flow around Tin Sau Bazaar.

55. Mr WONG Hiu-shan said that it was very common for bus stops or taxi stands to be temporarily relocated due to works projects, which often went unnoticed by the public. He suggested that the TD enhance publicity efforts, and that works contractors furnish DC Members with relevant information.

56. Ms WONG Wai-ling spoke in favour of retaining the Skylight Market, saying that it served not only the residents of Tin Shui Wai North but also those of Tin Shui Wai South, who went there to buy fresh food. She noted that the recent addition of cooked food stalls to the Skylight Market had further diversified the shopping options available. On the other hand, she said that as many people might not notice that the original taxi stand had been relocated a large display screen should be installed at Tin Shui Wai MTR Station to remind passengers to use the temporary taxi stand at Tsui Sing Road.

57. Ms Tammy CHAN of the HKPF responded that the existing legislation only prohibited taxis from picking up or setting down passengers on road sections designated by the Commissioner for Transport as restricted or prohibited zones, but did not restrict them from picking up or setting down passengers at taxi stands. She suggested changing the habits of passengers and the taxi trade through publicity and education.

58. Mr Fabian CHEUNG of the TD said that the department could relay to the Taxi Owners' Association via the established communication mechanism the request for taxis to use the temporary taxi stand at Tsui Sing Road as a pick-up/drop-off point.

(Post-meeting note: The construction site of the Tin Shui Wai Public Market was situated on the section of Tin Fuk Road, opposite Tin Shui Wai MTR Station (between Exits D and E1). The ArchSD, which was responsible for the works project, had already arranged for the contractor and its consultant to write to the Taxi Owners' Association on 1 August 2024 to inform them again of the location of the temporary taxi stand and other relevant matters.)

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

- (1) The construction of the Tin Shui Wai Public Market commenced at the end of December 2022. The project had been implemented in phases, with the first phase comprising a geological investigation, the relocation of underground utilities and associated road

surface reprovisioning works (including the temporary relocation of the taxi stand to Tsui Sing Road, the construction of a temporary pedestrian crossing at Tin Fuk Road, and the demolition of a ramp leading to the footbridge, all of which had already been completed);

- (2) The construction works had already reached the foundation-building stage. It was expected that foundation works, such as piling, as well as associated road surface reprovisioning works (including the relocation of temporary bicycle parking spaces and the diversion of pavements near LRT stations) would be implemented mainly in the second half of 2024. Some underground public utilities would also be relocated on an ongoing basis;
- (3) The construction of the Tin Shui Wai Public Market was expected to be completed in the second half of 2027 at the earliest;
- (4) The works team would maintain communication with members of the local community and relevant stakeholders in order to minimise the impact of the works on nearby residents;
- (5) The works team would carry out piling works in accordance with the relevant legislative requirements. In October 2023, the works team set up monitoring points in the vicinity of the works site (including Tin Yiu Estate and Tin Yau Court). Throughout the works period, the professional surveying team would implement rigorous monitoring in order to ensure that the building structure of neighbouring projects would not be compromised;
- (6) In order to mitigate the potential noise and environmental impacts of the construction works, the works team would implement the works in phases and adopt the Modular Integrated Construction approach. This involved prefabricating the composite components at off-site facilities, thereby reducing the time required for on-site works and minimising noise and other disturbances;
- (7) It was agreed that increased publicity and education would be an effective method to change the habits of passengers and the taxi trade. As a result, the works team would enhance publicity among local residents about the use of the temporary taxi stand at Tsui Sing Road and explore the possibility of joint publicity efforts with the MTR Corporation Limited;
- (8) The works team expressed profound regret over the recent fatal accident at the pedestrian crossing at Tin Fuk Road in Tin Shui Wai. Going forward, the works team would continue to ensure that all temporary traffic arrangements were implemented in accordance with the proposals approved by the relevant departments, and also consider taking measures such as deploying new auxiliary device at pedestrian crossings to remind pedestrians to exercise caution when crossing the road;
- (9) The FEHD would determine rent levels for the owners of the Tin Shui Wai Public Market and enter into contracts with the tenants there. New measures would also be adopted, such as introducing “one person, one stall” leases to promote healthy competition. Management services would be provided by outsourced contractors;
- (10) A new contract management model would be adopted for the Skylight Market. Service contractors would be required to fulfil the terms of the contract in promoting the market and attracting patronage, for example, by organising promotional activities for festivals and visits. The same contract management model would also be adopted for the Tin Shui Wai Public Market; and

- (11) In order to minimise the impact of noise from the Tin Shui Wai Public Market, the unloading area would be located on a low floor within the indoor section of the market. This area would comprise six unloading bays and five goods lifts, serving approximately 150 stalls, in order to expedite the flow of goods. Furthermore, the addition of a meat freezer and a storage room would allow stall owners to temporarily store their goods for loading during the day, thus reducing the need to use the goods lift at midnights. The new contract management model would also require service contractors to work out unloading schedules with stall owners. It would also allow the stall owners to collect goods in an orderly manner. All these provided a multi-pronged approach to noise reduction.

(Post-meeting note: On 27 August 2024, the Secretariat forwarded a follow-up reply from the FEHD regarding the mitigation of the impact of the construction works for the Tin Shui Wai Public Market on nearby residents.)

60. The Chairman concluded that the Members generally supported the retention of the Skylight Market and the FEHD's plan to extend the arrangements for the use of part of the land in Tin Sau Road Park after the current temporary acquisition period. He also expected the FEHD and the ArchSD to maintain communication with local stakeholders regarding the construction works for the Tin Shui Wai Public Market, so as to ensure that the impact of the works on nearby residents were kept to a minimum.

### **Report Items**

#### **Item VIII: Progress Reports of Committees and Working Groups**

- (i) **Community Involvement, Culture and Recreation Committee (YLDC Paper No. 48/2024)**
  - (ii) **District Facilities and Works Committee (YLDC Paper No. 49/2024)**
  - (iii) **Traffic and Transport Committee (YLDC Paper No. 50/2024)**
  - (iv) **Town Planning and Development Committee (YLDC Paper No. 51/2024)**
  - (v) **Food, Environment and Hygiene Committee (YLDC Paper No. 52/2024)**
  - (vi) **Housing Committee (YLDC Paper No. 53/2024)**
  - (vii) **Social Welfare and Labour Committee (YLDC Paper No. 54/2024)**
  - (viii) **Community Affairs Committee (YLDC Paper No. 55/2024)**
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61. The Chairman referred Members to the eight progress reports of the Committees as set out in Paper Nos. 48 to 55. He said that the Working Group on Mass Transit Services ("WGMTS") would be set up under the Traffic and Transport Committee ("T&TC") to follow up and discuss matters relating to the routes, frequency, service hours, charging arrangement, service quality and details of mass transit (including railway, MTR buses, franchised buses, minibuses, green minibuses, residents' buses and taxis) referred by the T&TC. The Secretariat had already issued invitations to members of the T&TC.

62. Members noted the aforesaid progress reports.

#### **Item IX: HKPF's report on the district's law and order situation and crime figures between May and June 2024**

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63. The Chairman invited Ms Tammy CHAN of the HKPF to report on the law and order situation and crime figures in the district.

64. Ms Tammy CHAN reported on the law and order situation and crime figures in the district between May and June 2024.

65. Regarding the persistently high number of deception cases, Mr Ronnie TANG was concerned whether the penalties for deception offences under the existing legislation had sufficient deterrent effect.

66. Mr Daniel CHAM, BBS, MH, JP enquired about the types of offences committed by Mainland visitors who were arrested for crime between May and June 2024 in Yuen Long District. As summer holidays were approaching, he enquired about the preventive measures taken by the Police against juvenile crimes. In response to recent news reports about illegal parking of construction vehicles and container trailers in the Yuen Long Industrial Estate area, he enquired about the follow-up actions taken by the Police and the TD.

67. Mr YIU Kwok-wai, MH acknowledged the Police's efforts in anti-deception publicity. However, in view of the evolving landscape of deception, there was still a significant number of fraud cases. He therefore suggested that the Police, in collaboration with other government departments, should deploy more manpower to distribute leaflets to the public to raise their awareness of the latest scam tactics. Besides, he enquired about the number of FPNs issued for illegal parking by the Police between May and June 2024 in Yuen Long District. Lastly, he enquired about the progress of investigation into the recent assault case in Tin Ching Estate, in which a man who had to attend a court hearing was attacked.

68. Mr FUNG Chun-wing acknowledged the Police's efforts in anti-deception publicity and considered it equally important for members of local community to remind and relay anti-deception messages to each other. Besides, he suggested that the Police should conduct targeted publicity based on the prevalence of fraud cases in different periods, such as focusing on employment frauds during summer holidays when young people were vulnerable to such frauds.

69. Mr LAM Wai-ming acknowledged the Police's efforts in combating crimes. He mentioned that there had recently been fraudulent calls made from local phone numbers, where scammers camouflaged as representatives from WeChat and used insurance as a pretext for defrauding. He expressed concern that telephone deception was still prevalent even after the implementation of the Real-name Registration Programme for Subscriber Identification Module ("SIM") Cards ("Real-name Registration Programme"). In addition, he noted the concentration of South Asians in Yuen Long and enquired about the Police's strategies for addressing illegal activities involving South Asians.

70. Mr LEUNG Ming-kin commended the Police for launching "Project WINDBREAK" and distributing flood prevention sandbags to rural villagers in Yuen Long. Besides, he suggested that the Police should deploy officers to assist rural residents in installing and learning how to use "Scameter+".

71. A consolidated reply provided by Ms Tammy CHAN of the HKPF was as follows:



- (1) Between May and June 2024, a total of 25 Mainland visitors were arrested in Yuen Long District for offences related to illegal prostitution. The Police would take corresponding enforcement actions in the district with the Immigration Department from time to time;
- (2) The Police had been maintaining close communication with schools in the district and would share information on fraud and crime prevention with students through channels such as schools or parent-teacher associations in a timely manner, and also organise anti-scam school seminars;
- (3) The Police noted the problem of illegal parking of construction vehicles and container trailers in the Yuen Long Industrial Estate area. The Yuen Long Police District would deploy officers to take traffic enforcement actions at the above location from time to time, and would also consider mounting inter-departmental clearance operations with the Yuen Long District Office and other government departments;
- (4) Between May and June 2024, the Police issued 32 792 FPNs for illegal parking in Yuen Long District, averaging 537 FPNs per day, which was slightly lower than the 583 FPNs issued in the same period last year;
- (5) As regards the assault case in Tin Ching Estate, the Police had solved the case within days of its occurrence and arrested five persons involved in the case;
- (6) The majority of telephone deception syndicates operated from outside Hong Kong, while most of the persons arrested by the Police in Hong Kong were involved in selling or lending bank accounts to others. However, the current penalties for such offences were relatively lenient;
- (7) The Yuen Long Police District had been committed to anti-deception publicity. While the number of deception cases increased by about 40% last year, the increase rate for this year was 4.3%, which was lower than the territory-wide increase rate of 6.2%. The Yuen Long Police District would continue to carry out anti-deception promotion activities in the district, including featuring the anti-scam mascot “The Little Grape”, large posters and leaflets both inside and outside police stations;
- (8) The Police noted the suggestion to involve other government departments in assisting with anti-deception publicity and believed that this could at the same time enhance civil servants’ knowledge of fraud prevention;
- (9) There had been a recent surge in fraud cases associated with WeChat insurance. A total of five such cases were reported to the Police yesterday, with victims suffering losses ranging from \$8,142 to a maximum of \$499,770;
- (10) Criminal syndicates acquired phone numbers from the black market or registered numbers using other’s or false identity information. Hence, even with the implementation of the Real-name Registration Programme for local mobile phone numbers, the Police still faced considerable challenges in tracing criminals’ identities;
- (11) Currently, incoming calls with prefix “+852” were all intercepted, prompting criminal syndicates to resort to using local numbers for outgoing calls. Once the Police confirmed that a phone number was associated with fraud cases, they would request the relevant telecommunications service provider to block it;

- (12) The Police also conducted anti-deception publicity campaigns in rural areas. They hoped that DC Members and members of local community would assist in disseminating fraud prevention information to reduce the chances of residents falling victim to scams;
- (13) Between May and June this year, the Police conducted numerous enforcement actions targeting crimes committed by South Asians, resulting in the arrest of 82 persons, an increase of 42 persons over the same period last year. The Police would continue to mount such operations; and
- (14) The provision of flood prevention sandbags had resulted in effective protection for villagers against flooding. The Police would continue to invite members of local community or organisations to sponsor “Project WINDBREAK” to procure more flood prevention sandbags for distribution to villagers in need.

72. The Chairman concluded that in addition to government departments, DC Members, Care Teams or other members of local community could also assist in installing “Scameter+” on the mobile phones of people in need. Regarding the problem of illegal parking in the Yuen Long Industrial Estate area, the HyD had conducted several inter-departmental joint operations with other government departments. However, as the industrial area was relatively large, it took time to completely remove illegally parked construction vehicles and container trailers. Relevant departments would also strengthen joint operations depending on the circumstances.

#### **Item X: Report on the work progress of District-led Actions Scheme**

73. The Chairman invited Mr Hubert CRUZ, Assistant District Officer (Yuen Long) 1, to report on the latest progress of the District-led Actions Scheme (“DAS”).

74. Mr Hubert CRUZ introduced the DAS and its work progress.

75. Mr LEUNG Yip-pang noted that trees along the pedestrian road near the drainage at “The NAScenT” were obstructing pedestrian passage and suggested that tree pruning work should be carried out.

76. Mr LEUNG Ming-kin suggested that warning banners should be displayed at illegal parking black spots for bicycles near MTR stations to remind bicycle owners not to park their bicycles at pedestrian crossings.

77. The Chairman said that the HyD and the TD were exploring solutions to address the problem of temporary illegal parking of bicycles.

#### **Item XI: Any other business**

78. Mr Daniel CHAM, BBS, MH, JP enquired whether the attendance rate requirement of no less than 80% would also apply to Members joining the WGMTS to be set up under the T&TC. Besides, he enquired whether non-T&TC members could apply to join the relevant working group.

79. The Chairman said that according to the Performance Monitoring Guidelines for Members of the District Councils, DC Members should join at least three DC committees/working groups or at least half of the total number of such committees/working groups, whichever was less, and that the annual attendance rate of a member at meetings of the DC or its committees/working groups should not be lower than 80%. The same arrangement also applied to the newly set up working group. Besides, only members of the T&TC were eligible to apply to join the WGMTS.

**Item XII: Date of next meeting**

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80. The Chairman said that the fifth meeting of the YLDC was to be held in the conference room of the YLDC at 2:30 p.m. on 24 September 2024.

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

Yuen Long District Council Secretariat  
September 2024