

The minutes were confirmed on 27.1.2026 without amendment.

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

Date: 25 November 2025 (Tuesday)
Time: 2:30 p.m. to 5:25 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 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 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
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 LAM Chung-yin, Samson 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
Mr TAM Ho-man Acting Chief Health Inspector (Yuen Long)3,
Food and Environmental Hygiene Department
Miss CHAN Kam-kuk, Tammy 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

Mr CHEUNG Ka-leung, Tony	Project Team Leader (PMO), Civil Engineering and Development Department
Mr POON Kwok-chung, Peter	Chief Engineer/North 2, Civil Engineering and Development Department
Mr CHEUNG Wai-hong, Raymond	Senior Engineer/19 (North), Civil Engineering and Development Department
Mr KWOK Kam-hung, Calvin	Senior Engineer/5 (North), Civil Engineering and Development Department
Mr LAI Ying-keung	Chief Engineer/Consultants Management, Drainage Services Department
Mr CHEUNG Hon-hei, Kevin	Senior Engineer/Consultants Management, Drainage Services Department
Mr YIM Wai-hung, Vincent	Principal Land Executive/San Tin Lok Ma Chau (Acquisition Section), Lands Department
Mr SO Chun-wah	Senior Land Executive/San Tin Lok Ma Chau 7 (Acquisition Section), Lands Department
Mr Martin LAW	Executive Director, AECOM Asia Company Limited

Item III

Miss LIN So-ching, Fiona	Chief Property Manager (Project), Government Property Agency
Ms LEUNG Mei-yin, Ida	Senior Property Manager (Project)1, Government Property Agency
Mr WONG Chak-sun, Jason	Senior Property Manager (Project)3, Government Property Agency
Mr LEE Kam-ho, Edwin	Senior Superintendent (Market Development)2, Food and Environmental Hygiene Department
Miss KWOK Kei-lam, Janice	Assistant Secretary (Youth Affairs) (2)1, Home and Youth Affairs Bureau
Mr LAM Ka-wai, Kaymen	Senior Executive Officer (2)3, Home Affairs Department
Ms TSANG Pui-man, Cheryl	Senior Executive Officer (3)4, Home Affairs Department
Ms CHOW Suk-fun, Fion	Senior Executive Officer (Planning)34, Leisure and Cultural Services Department
Ms SIU Wing-mui, Wendy	General Manager (Planning and Facilities), Post Office

Absence

Mr FUNG Chun-wing	(Absent with apologies)
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Opening Remarks

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

2. On behalf of the YLDC, the Chairman welcomed Mr Samson LAM, Chief Engineer/West 1 of the Civil Engineering and Development Department (“CEDD”), who attended the meeting for the first time.

3. The Chairman said that the Secretariat had received prior to the commencement of the meeting an application for absence from the meeting from Mr FUNG Chun-wing, who was unable to attend the meeting due to urgent medical needs of a family member. According to Order 64(1) of the YLDC Standing Orders, a Member who could not attend a meeting because of sickness, attendance at a meeting or an activity on behalf of the District Council (“DC”), or other reasons considered reasonable by the meeting might apply to the DC for absence, and the DC should decide whether to consent to the application for absence.

4. There being no objection from Members, the Chairman announced that the application for absence of Mr FUNG Chun-wing was endorsed.

Item I: Confirmation of the minutes of the eleventh meeting of the YLDC held on 14 October 2025

5. Members confirmed the minutes of the eleventh meeting of the YLDC held on 14 October 2025.

Discussion Items

Item II: San Tin Technopole Phase 2 Works – Site Formation and Engineering Infrastructure (YLDC Paper No. 85/2025)

6. The Chairman referred Members to Paper No. 85 and welcomed the following representatives from government departments and the consultancy to the meeting:

Project Team Leader (PMO), CEDD	<u>Mr Tony CHEUNG</u>
Chief Engineer/North 2, CEDD	<u>Mr Peter POON</u>
Senior Engineer/19 (North), CEDD	<u>Mr Raymond CHEUNG</u>
Senior Engineer/5 (North), CEDD	<u>Mr Calvin KWOK</u>
Chief Engineer/Consultants Management, Drainage Services Department (“DSD”)	<u>Mr LAI Ying-keung</u>
Senior Engineer/Consultants Management 5, DSD	<u>Mr Kevin CHEUNG</u>
Principal Land Executive/San Tin Lok Ma Chau (Acquisition Section), Lands Department (“LandsD”)	<u>Mr Vincent YIM</u>
Senior Land Executive/San Tin Lok Ma Chau 7 (Acquisition Section), LandsD	<u>Mr SO Chun-wah</u>
Executive Director, AECOM Asia Company Limited	<u>Mr Martin LAW</u>

7. Mr Tony CHEUNG and Mr Peter POON of the CEDD, and Mr Kevin CHEUNG of the DSD briefed Members on the site formation and engineering infrastructure works for Phase 2 development of San Tin Technopole.

8. Mr Daniel CHAM, BBS, MH, JP pointed out that as a section of San Tin Highway near Shek Wu Wai had already been included in the land resumption boundary for Phase 1 development of San Tin Technopole, he expressed concern that the proposed road widening works might affect the

traffic flow of the relevant major road and cause congestion during construction. Referring to the initiative announced in the Policy Address to use caverns for sewage treatment facilities, he enquired why the caverns near Ki Lun Shan had not been selected as the site for the proposed San Tin Effluent Polishing Plant (“STEPP”). Regarding the design of the proposed effluent polishing plant (“EPP”), he suggested that the DSD plant trees extensively in the vicinity and adopt a façade design that could integrate with the surrounding environment. As the proposed EPP was located near residential dwellings and the egeetry in Mai Po, he also expressed concern over the odour control and sewage treatment measures to avoid affecting nearby residents and damaging the ecological environment. Considering that the proposed EPP would provide tertiary treatment for the collected sewage, he enquired about the feasibility of reusing treated effluent for flushing or other non-potable purposes, such as connecting the purified effluent to the district cooling system proposed for San Tin Technopole under the Northern Metropolis Development Strategy. In addition, he enquired why a considerable amount of surface land had to be resumed despite the adoption of an underground tunnel design for the Northern Link, and suggested that land resumption should be carried out in phases having regard to the actual needs of works, so as to allow brownfield operators more time to identify alternative sites for re-provisioning of their businesses and enable squatter occupants to be rehoused in an orderly manner. Lastly, he urged the Government to adhere to the principle of “rehousing before clearance” to minimise impacts on residents.

9. Mr SHUM Ho-kit, BBS, JP welcomed the Government’s efforts to expedite the development of San Tin Technopole. However, he pointed out that many households or business operators affected by land resumption under Phase 1 development had yet to be compensated or rehoused. He therefore enquired about the estimated number of residents and business operators to be affected by land resumption under Phase 2 development, as well as the relevant rehousing and compensation arrangements. Regarding the Government’s plan to develop a cycling network in San Tin Technopole, he hoped that relevant departments would construct a continuous cycle track so that cyclists would not need to dismount frequently to cross roads. In addition, he enquired about the odour abatement measures for the proposed at-grade EPP to avoid affecting nearby residents. Regarding the Government’s arrangement requiring residents of Mai Po Lung Village to move out before the Chinese New Year next year, he relayed that many villagers were unable to move out in time because the compensation amount was insufficient for them to secure alternative accommodation or purchase a new flat immediately. Although the Government had suggested arranging villagers who could not secure alternative accommodation in time to move into transitional housing or Light Public Housing temporarily, he considered that the target group of such housing should be members of the public who had been waiting for public rental housing for a long time. He therefore suggested that the Government consider arranging permanent rehousing units for the villagers concerned.

10. Mr Donald MAN, JP was in favour of the development of San Tin Technopole. Given that Phase 2 development covered a relatively large area and involved a significant number of villagers who had to be rehoused as well as brownfield operators who had to relocate their businesses due to land resumption, he hoped that relevant departments would ensure proper co-ordination and explain policies, compensation, and rehousing arrangements to affected households and operators as early as possible to allay their concerns and facilitate smooth implementation of the works.

11. Mr SEI Chun-hing noted that the alignments of some proposed roads overlapped with that of sewers, and expressed concern that the design might affect future routine desilting works. He suggested that the DSD reserve independent inspection manholes for overlapping pipes or adopt a pipe layout that would be more convenient for maintenance. Given that the proposed STEPP would be at-grade, relatively large in scale, and in close proximity to residential areas, he enquired about the

odour abatement measures and the channels for the public to express their views on environmental hygiene issues associated with the EPP in the future.

12. Mr YIU Kwok-wai, MH hoped that the Government would expedite the development of the Northern Metropolis so that society could benefit as soon as possible. He enquired about the timetable for road construction works and suggested that roads should be constructed first before other facilities were put in place for orderly development. In addition, he pointed out that the telecommunications network signals in rural areas had long been poor and enquired whether planning had been made for the rollout of telecommunications network in San Tin Technopole and its vicinity. Given that the treated effluent from the proposed STEPP would mainly be discharged into Deep Bay, he expressed concern about the impact of the arrangement on the oyster farming industry in Lau Fau Shan and enquired about relevant mitigation measures. Lastly, he suggested that the Government make reference to the practices of waste treatment facilities and sewage treatment works in the Greater Bay Area and introduce high-temperature deodorisation technology to address potential odour nuisance caused by EPPs.

13. Mr MAN Luk-sing, MH was in favour of the San Tin Technopole Phase 2 Works but urged for proper handling of ancestral graves within the works area. He suggested that sufficient time should be allowed for descendants living overseas to make arrangements for grave relocation. In addition, he pointed out that some bodies might not have fully decomposed due to a short burial period, and expressed concern that forcibly exhuming bodies for grave relocation would violate tradition. He suggested that the Government identify an alternative site for a dedicated cemetery as early as possible for proper relocation of affected graves as a gesture of respect for tradition and the deceased, and hoped that the Government would maintain adequate communication with stakeholders to ensure smooth implementation of the works. Lastly, he urged the Government to expedite the laying of sewers in villages to improve the rural environment.

14. Mr LAM Wai-ming noted that a cycle track of about 14 kilometres was planned for San Tin Technopole and members of the public were encouraged to use bicycles as a transport mode for short-distance commuting. However, the relevant town plan did not indicate the locations of bicycle parking facilities. He suggested that the Government construct sufficient large-scale bicycle parking areas and explore the use of underground or multi-storey bicycle parking facilities to avoid indiscriminate parking of bicycles.

15. Mr WONG Yuen-tai, MH declared his ownership of land in San Tin. He relayed that villagers of Mai Po Lung Village remained confused about the compensation standards and rehousing arrangements proposed by the Government. For example, some villagers were not eligible for rehousing because they moved in after the pre-clearance survey conducted by the Government. He suggested that the Government strengthen liaison with rural committees and village representatives and actively follow up on villagers' enquiries. Making reference to the successful case in the Mainland where pig farms converted animal waste into biogas for power generation, he suggested that the Government consider diverting sewage from livestock farms in San Tin and surrounding areas into the EPP for simultaneous anaerobic digestion and power generation, which would not only increase green energy supply but also further reduce odour.

16. Mr TANG Ho-nin, MH pointed out that the relevant town plan only showed that the trunk sewer would be constructed along San Tin Highway but failed to indicate future connections with the sewage facilities of neighbouring villages. He suggested that the Government submit detailed plans

for the connection of branch pipes within villages to ensure that the trunk sewer could be connected to the sewers of every village. In addition, he relayed that some squatter occupants were not granted compensation due to minor unauthorised building works in their units. He urged the Government to adopt a people-oriented approach and handle compensation or rehousing arrangements flexibly according to actual circumstances.

17. Mr LEUNG Ming-kin was in favour of the development of San Tin Technopole and the University Town. He enquired whether the sewerage systems of surrounding villages could benefit upon completion of the trunk sewer in the New Development Area (“NDA”). Besides, as it was mentioned in the paper that existing village junctions would be retained and connected, he enquired about village junctions that could be directly connected to trunk roads. In addition, he suggested that rehousing for villagers affected by land resumption should be arranged under the principle of rehousing within the same village or same Heung. On the other hand, he enquired about the rehousing of logistics warehouses operators on brownfield sites, as well as the relevant relocation and compensation arrangements. Furthermore, he suggested that new roads and residential facilities should be constructed simultaneously to avoid situations where houses were completed without road access. He also suggested the construction of large-scale or underground smart bicycle parking facilities to avoid indiscriminate parking of bicycles in future. Lastly, he enquired whether the site selection for the EPP would affect the existing San Tin Soccer Pitch and whether a larger soccer pitch would be re-provisioned elsewhere in the district.

18. Mr Allan WONG was in favour of the development of San Tin Technopole and agreed that the construction of flood retention ponds would help address climate change and extreme rainstorms. Considering that areas around San Tin were low-lying and prone to flooding, he enquired whether the capacity of the three proposed flood retention ponds would be sufficient to cope with rainfall under extreme weather conditions, and whether there were plans to expand their capacity or extend the coverage of flood retention facilities to other communities in San Tin so as to enhance overall flood resilience. As San Tin Technopole was adjacent to the Mai Po Nature Reserve and the Wetland Park, he suggested that part of the flood retention ponds be designed as wetland buffer areas with ecological functions, which could regulate stormwater and enhance biodiversity, thereby further improving the sustainability of the community and the quality of life for residents.

19. Mr TANG Che-keung, MH said that indigenous inhabitants had always been fully supportive of government infrastructure projects and the development of the Northern Metropolis. However, there had been instances where consultancy firms failed to conduct timely and sufficient consultation with local residents during project implementation. In addition, he pointed out that ancestral graves dating back to the Ming Dynasty were situated in Ping Shan Heung and Ng Uk Tsuen within the NDA, carrying important historical and clan significance. He hoped that the Government and consultancy firms would avoid resuming the relevant land as far as possible. If resumption was unavoidable, he urged the Government to conduct adequate consultation with the relevant descendants and provide reasonable compensation.

20. Mr LUI Kin, MH was in favour of expediting the development of San Tin Technopole. He said that the application scenarios for low-altitude economy were extremely broad, including the transportation of passengers and goods, and that the construction of vertiports required a certain amount of land space. However, he noted that the Government did not seem to have reserved land for such purposes in the Recommended Outline Development Plan of the San Tin Technopole. He considered that sufficient space must be reserved during the detailed design stage of San Tin Technopole to accommodate the development of future emerging industries. In addition, he

enquired about the land resumption schedule for Phase 2 development. Lastly, although the Government had set up two community liaison service teams (“service teams”) to assist households affected by land resumption, these teams had been unable to cover numerous small villages. As a result, many non-indigenous villagers had been unable to obtain information related to land resumption, compensation, and rehousing. He suggested that the Government improve the scope of work of the services teams to strengthen support for residents.

21. Mr CHING Chan-ming considered that early completion of the road network was a key factor in achieving “infrastructure-led” development. He pointed out that the simultaneous implementation of multiple works under the new development in Yuen Long South had caused serious traffic impact on the surrounding areas. He therefore urged the Government to complete the construction works of the relevant road network before the commissioning of the residential and commercial projects under Phase 2 development of San Tin Technopole so as to alleviate traffic pressure. Besides, he anticipated that the future San Tin Station and Chau Tau Station of the Northern Link would become important transport hubs, and suggested that the Government construct underground multi-storey car parks in the vicinity to facilitate members of the public driving or cycling to the stations for interchange, thereby ensuring smooth traffic and a tidy cityscape. In addition, he relayed that rural residents had long been troubled by inadequate network coverage, and as a flagship innovation and technology project, San Tin Technopole should lead in telecommunications infrastructure. He therefore urged the Government to ensure that the rollout of wired and wireless networks in the relevant areas could be completed synchronously with the construction of the road network. Lastly, he enquired whether the STEPP and food waste pre-treatment facilities would be completed concurrently. If not, he enquired about the measures planned by the Government to address inadequate capacity for sewage or food waste treatment.

22. Mr WONG Siu-chung pointed out that some units in the dedicated rehousing estate (“DRE”) project “Eminence Terrace” had originally been reserved for residents affected by land resumption due to the new development in Kwu Tung North. However, only about one-third of these units had been occupied to date. It was understood that many affected residents had originally planned to use the land resumption compensation to purchase Home Ownership Scheme flats or other subsidised housing. However, they had been unable to secure alternative housing in time due to the time required for disbursement of compensation. In addition, he reported that the application procedures for rehousing and ex-gratia compensation were complicated, and some households whose properties involved minor unauthorised building works had even been denied compensation or required to submit multiple additional proofs.

23. A consolidated reply provided by Mr Tony CHEUNG and Mr Peter POON of the CEDD was as follows:

- (1) The CEDD recognised the principle of “infrastructure-led”. In particular, as San Tin Highway served as the district’s main traffic artery, it was essential to ensure smooth traffic during construction. The Government would invite tenders for the widening and improvement works of San Tin Highway by the end of this year. The existing three lanes in each direction would remain in operation throughout the entire construction period (i.e. three eastbound and three westbound lanes would be maintained after diversion) to minimise disruption to existing traffic;
- (2) Under the new road design, existing village junctions had been retained and connected as far as possible. Specific connection points would be further co-ordinated with rural committees and village representatives during the detailed design stage to ensure

convenient access for villagers;

- (3) Regarding the arrangement for burial lots and ancestral graves, the CEDD understood the importance villagers placed on the graves (in particular the approximately 350 burial lots and historical ancestral graves). Having received relevant information, the CEDD would consider how to accommodate these concerns and further co-ordinate with village representatives during the detailed design stage to review the preservation of graves with historical and clan significance while advancing development. In addition, for cases where grave relocation was necessary, the Government would consult village representatives and descendants, respect traditional practices such as the selection of auspicious date and fung shui considerations, and properly handle relocation or in-situ preservation;
- (4) Following the exceptionally severe rainstorm in 2023, the DSD had raised the territory-wide stormwater drainage standards in 2024 (i.e. designed to withstand extreme rainfall events). All flood discharge facilities (including flood retention facilities and widened drainage channels) for Phase 2 of San Tin Technopole had fully adopted the latest and highest standards, far exceeding previous requirements. Stormwater stored in the retention ponds would be discharged in an orderly manner after rainstorms. The CEDD was also studying the feasibility of pumping part of the stored stormwater back into rivers or reusing it for irrigation, flushing or other purposes at appropriate times;
- (5) Tertiary treated effluent from EPPs of the DSD, in addition to being used for toilet flushing, would be further studied for other non-potable uses, including district cooling systems, to conserve fresh water resources;
- (6) At this stage, parks, relatively open areas, rooftops of certain buildings, and the upper decks of transport interchanges in San Tin Technopole were suitable for developing vertiports and charging stations. The CEDD would not impose rigid design constraints and would maintain close liaison with the Transport and Logistics Bureau. During the detailed design stage, the CEDD would further optimise the layout and reserve appropriate space to align with the HKSAR Government's low-altitude economy policy;
- (7) The CEDD attached great importance to the rural sewerage problem raised by numerous village representatives and villagers. When applying for funding for Phase 1 development in 2024, the Government had committed to reserving a portion of the funding from the block allocation application for Phase 2 development for the planning, studies, and advance works on rural sewerage. Relevant planning had commenced. Upon completion of the planning and detailed design, the Government would establish a specific timetable as soon as possible and commence works promptly after obtaining funding approval, striving to connect sewers to villages in stages at the earliest opportunity;
- (8) In recent years, the Government had vigorously promoted green mobility. The 15-minute neighbourhood concept would be implemented in San Tin Technopole, enabling residents to reach essential facilities within 15 minutes on foot or by cycling. Under Phase 2 development, cycle tracks would be provided along every major road, seamlessly connecting with the existing New Territories cycle track network and the cycle tracks in the Kwu Tung North NDA. To address the problem of discontinuity between cycle tracks, the current design concept included measures such as cycle subways or cycle bridges to minimise the need for cyclists to dismount and push their bicycles at road junctions. Meanwhile, the Government would reserve sufficient bicycle parking spaces along major roads, at transport interchanges of MTR stations, and within public and

private housing estates, with large-scale bicycle parking facilities to be provided at certain major transport hubs;

- (9) Approximately 10 000 bicycle parking spaces (an approximate figure subject to adjustment in future design) had been preliminary planned. They would be distributed along roadsides (at intervals of 500 to 600 metres), within housing estates, and at major transport interchanges (e.g. over 200 private car parking spaces and 500 bicycle parking spaces had been preliminarily reserved at the transport interchange of San Tin Station) to encourage the park-and-ride mode;
- (10) The CEDD was maintaining close liaison with various telecommunications operators to ensure comprehensive wired and wireless network coverage within San Tin Technopole with no dead zones;
- (11) It was anticipated that a small number of units in San Tin Technopole would be completed and ready for occupation by 2031, with the peak intake period expected in 2034. The CEDD aimed to complete all critical infrastructures (roads, sewerage, water supply, etc.) before the main population intake in 2034 for residents' use;
- (12) Phase 2 development would establish a comprehensive sewerage system covering the entire San Tin Technopole, which would benefit surrounding villages. The CEDD would continue to study with the DSD and the Environment and Ecology Bureau the further extension of branch sewers into villages to address rural sewerage problems;
- (13) The existing San Tin Soccer Pitch fell within the works area of Phase 1 development and was currently undergoing site formation. The CEDD would construct recreational facilities, including a soccer pitch, at a suitable location within the Phase 2 development area, with an area equivalent to or larger than the existing one;
- (14) The multiple overlaps between roads and sewers as shown on the plan were intentionally designed to place the trunk sewer beneath roads. This would allow direct access to the sewers through inspection manholes for future desilting or maintenance without the need for large-scale excavation or road closures, which would be more convenient and minimise traffic impacts; and
- (15) In order to ensure the completion of all infrastructures before the bulk population intake in San Tin in 2034, the project schedule was very tight. The CEDD planned to gazette the road and sewerage works in mid-December after consulting the DC.

24. A consolidated reply provided by Mr LAI Ying-keung of the DSD was as follows:

- (1) The STEPP would adopt tertiary treatment to comply with the discharge standards recommended in the Environmental Impact Assessment Report. The treated effluent could be used for non-potable purposes such as toilet flushing and irrigation. In addition, most of the purified water would be collected by the Water Supplies Department's water reclamation facilities in San Tin, with only a small amount discharged into Deep Bay, thereby minimising the impact on the water body;
- (2) After comprehensive consideration of costs, geology, and effectiveness, the STEPP would adopt a semi-underground design, with part of the structure above ground and part (including sewage treatment structures and electrical/mechanical equipment) below ground to reduce visual impact;

- (3) All facilities that might generate odour would be fully covered and enclosed with a negative pressure system (where external air pressure exceeded that of the covered facilities) to prevent odour leakage. Gases requiring discharge would be deodorised through activated carbon and biotechnology systems. Similar facilities completed recently had proven to be effective. The CEDD would continue to introduce the latest deodorisation technologies to further mitigate odour impact;
- (4) The STEPP would adopt green design to blend in with the surrounding environment; and
- (5) One hectare of land adjacent to the STEPP had been reserved for the Environmental Protection Department (“EPD”) to plan and design a food waste treatment facility. The CEDD would co-ordinate with the EPD in implementing relevant food waste treatment policies.

25. A consolidated reply provided by Mr Vincent YIM of the LandsD was as follows:

- (1) Land resumption for Phase 1 development of San Tin Technopole had commenced progressively at end-2024, with site formation and engineering infrastructure works also underway. For Phase 2 development (including residential sites and related facilities south of San Tin Highway and Fanling Highway), the proposed land resumption was expected to be gazetted in December this year, and would be conducted in stages from the third quarter of 2026 to 2030 to align with needs of works;
- (2) Phase 2 development would require the resumption of approximately 80 hectares of private land, affecting over 600 squatter households. Ex-gratia compensation and rehousing arrangements for affected squatter occupants and business operators would be provided in accordance with existing policies and measures;
- (3) The Hong Kong Housing Authority (“HKHA”) would offer means-tested rehousing arrangement for eligible squatter occupants affected, allowing them to move into public rental housing units of the HKHA. The Hong Kong Housing Society (“HKHS”) would offer non-means-tested rehousing arrangement, where eligible squatter occupants would be rehoused at the DREs developed and managed by the HKHS. The two DREs located at Hung Shui Kiu and Pak Wo Road of Fanling had been completed and ready for gradual intake, providing rental flats and subsidised sale flats for residents’ selection. If the intake timeline could not be co-ordinated or DRE flats were temporarily insufficient, transitional arrangements previously adopted in other NDAs would be made. Before the DREs were ready for intake, the HKHS and the HKHA would make use of their rental estates and vacant units to provide transitional accommodation for eligible households. Residents might subsequently opt to relocate to the DREs and would be eligible for Domestic Removal Allowance once again. The Government would continue to explore and make appropriate arrangements;
- (4) The works section would set different departure deadlines for different locations within the works area based on needs of works. The LandsD would proactively contact each affected household at an early stage to clearly explain the departure dates and available assistance, ensuring that affected residents could make adequate preparations. The LandsD had also set up service teams to answer residents’ enquiries, explain the latest progress of development plans and the compensation and rehousing arrangements, offer counselling, referrals and other assistance, and facilitate the communication between residents and the Government;

- (5) The LandsD would continue to work closely with the CEDD to provide as much buffer period for relocation as permitted by works programme;
- (6) Regarding the service scope of the service teams, the LandsD had engaged the teams to maintain communication with all affected persons. They would disseminate information and reach out to households and business operators through various channels, including hanging banners, distributing letters and leaflets, conducting home visits and telephone contacts, with a view to providing appropriate assistance to villagers; and
- (7) The LandsD had met with villagers of Mai Po Lung Village and would continue to review rehousing cases for squatter occupants, making appropriate arrangements with the “people-oriented” philosophy in mind.

26. The Chairman concluded that Members were in favour of the early commencement of San Tin Technopole Phase 2 Works. Regarding land resumption, rehousing and compensation, Members hoped that relevant departments could adopt a people-oriented approach and make proper and flexible arrangements based on actual circumstances, regardless of whether they involved general residents, brownfield operators, or grave relocation.

Item III: Area 26A of Hung Shui Kiu / Ha Tsuen New Development Area – proposed construction of joint-user complex and joint-user general office building (YLDC Paper No. 86/2025)

27. The Chairman referred Members to Paper No. 86 and welcomed the following government department representatives to the meeting:

Chief Property Manager (Project), Government Property Agency (“GPA”)	<u>Miss Fiona LIN</u>
Senior Property Manager(Project)1, GPA	<u>Ms Ida LEUNG</u>
Senior Property Manager(Project)3, GPA	<u>Mr Jason WONG</u>
Senior Superintendent (Market Development)2, Food and Environmental Hygiene Department (“FEHD”)	<u>Mr Edwin LEE</u>
Assistant Secretary (Youth Affairs)(2)1, Home and Youth Affairs Bureau	<u>Miss Janice KWOK</u>
Senior Executive Officer (2)3, Home Affairs Department (“HAD”)	<u>Mr Kaymen LAM</u>
Senior Executive Officer (3)4, HAD	<u>Ms Cheryl TSANG</u>
Senior Executive Officer (Planning)34, Leisure and Cultural Services Department (“LCSD”)	<u>Ms Fion CHOW</u>
General Manager (Planning and Facilities), Post Office	<u>Ms Wendy SIU</u>

28. Miss Fiona LIN of the GPA briefed Members on the proposed construction of joint-user complex (“JUC”) and joint-user general office building at Area 26A of Hung Shui Kiu / Ha Tsuen New Development Area (“HSK/HT NDA”) (“proposed project”).

29. Mr SO Yuen was in favour of the proposed project. He recommended that the Government consider increasing the supply of parking spaces with the provision of a multi-storey car park in the proposed project to address the needs of the additional population and industries in the future HSK/HT NDA, thereby ensuring adequate supporting facilities for the NDA and future usage.

Additionally, he noted that the project's proximity to the future Hung Shui Kiu Station was expected to attract many residents who would drive there to interchange with the Tuen Ma Line. Citing the current situation at Kam Sheung Road Station as an example, insufficient parking spaces had already caused severe traffic impact. He therefore suggested that the Government make early plans for adequate parking facilities.

30. Mr SHUM Hoi-kit, BBS, JP said that he had persistently urged the Government to encourage industries to establish a presence in the Northern Metropolis by relocating more government departments there. Noting that the Legal Aid Department and the Licensing Office under the Transport Department had not yet established branch offices in the New Territories, he recommended that suitable sites be identified in the Northern Metropolis for that purpose. Regarding the facilities under the proposed project, he enquired about the floor area reserved for government offices and the specific departments concerned, as well as the functions and target service recipients of the proposed Care Team ("CT") service points. Finally, he proposed that space be reserved under the project to establish a satellite centre of a District Health Centre ("DHC") to address residents' healthcare needs.

31. Mr CHUI Kwan-siu enquired whether the project's completion date could be aligned with the intake dates of surrounding residential developments, thereby enabling residents to benefit promptly from the project's facilities, such as the public market and sports centre. He further enquired whether the proposed project's preliminary facilities would ultimately be fully implemented. Finally, he raised concern about the parking facilities to be provided under the proposed project and recommended the construction of a multi-storey car park to provide more public parking spaces.

32. Mr YIU Kwok-wai, MH enquired whether, in addition to the proposed project, the Government intended to construct another JUC elsewhere within the district. Such a development would facilitate a comprehensive review of the community facilities layout under the proposed project. Noting that the document stated the proposed project would include a District Office and meeting facilities, he suggested that the possibility of upgrading the YLDC's current meeting facilities be reviewed in due course.

33. Mr CHEUNG Wai-sum said that since the gradual intake of Hung Fuk Estate and other private residential developments in the Hung Shui Kiu area from 2015, the population had grown significantly. However, the surrounding community facilities remained inadequate to meet residents' daily needs. He suggested that the Government set aside land in the vicinity of Hung Shui Kiu for the construction of additional public facilities to better serve the residents.

34. Mr TANG Sin-hang said that HSK/HT currently had a population of about 30 000, yet the area was served by only two secondary schools and one primary school, which was insufficient to meet local needs. He therefore recommended that the relevant departments construct additional primary schools and other educational facilities within the proposed project or at suitable locations in the district. Moreover, he proposed the construction of a public swimming pool in Hung Shui Kiu for use by local students and residents. Finally, he enquired whether stall tenants of the Hung Shui Kiu Temporary Market would be accorded priority for relocation to the public market to be developed under the proposed project.

35. Mr TONG Tak-chun enquired about the plot ratio, building height, and site area of the

proposed project to assess whether the proposed facilities would be adequate to meet the needs of the future population. He also enquired whether the proposed project's completion date could be synchronised with the commissioning schedule of Hung Shui Kiu Station and adjacent residential developments.

36. Regarding the social welfare facilities to be included in the proposed project, Mr TAM Tak-hoi enquired whether the Social Welfare Department ("SWD") would provide other social welfare facilities, such as a mental health services centre, in addition to the Family and Child Protective Services Unit (Tuen Mun). He further suggested the SWD commence consultation for the proposed social welfare facilities as early as possible so as to incorporate them into the proposed project. He anticipated that the Northern Metropolis would be closely tied with the Mainland in the future and therefore recommended establishing cross-border social welfare services centres and community development services centres within the proposed project to provide appropriate assistance to residents newly settled in the community.

37. Ms Fennie LAI enquired whether the headquarters and training bases of youth uniformed groups within the proposed project would be made available for use by interested groups in the future.

38. Mr LAM Chung-yin highlighted that the competitiveness of public markets had declined with the increasing popularity of supermarkets and online shopping platforms, leaving many public markets with vacant stalls. He enquired about the measures taken by the Government to encourage merchants to operate their business in public markets and enhance their competitiveness. Noting the proposed project's proximity to Hung Shui Kiu Station, he suggested enhancing connectivity between the two, such as by constructing a footbridge to provide direct access to the station. Secondly, to support the Government's policy of promoting sport for all, he recommended including emerging sports such as pickleball in the new sports centre to boost participation.

39. Mr WONG Hiu-shan anticipated that demand for recreational and sports facilities in the vicinity of HSK/HT to increase in tandem with the growing population in the area. He recommended the department concerned to include sports facilities beyond traditional facilities in the sports centre of the proposed project, such as swimming pools or venues for emerging sports, to encourage wider public participation in sports.

40. To position the HSK/HT NDA as a future logistics centre, Mr WONG Siu-chung proposed establishing a cross-boundary logistics customs declaration centre under the proposed project to facilitate industry operations. Given the proximity of the HSK/HT NDA to the Mainland, and the successful testing of the low-altitude economy sandbox in Deep Bay, which demonstrated the potential for diversified development of the logistics industry, it was recommended that relevant departments be accommodated within the general office building to support future logistics and low-altitude economy development needs.

41. Mr Daniel CHAM, BBS, MH, JP said that the YLDC had established a working group in response to the then Financial Secretary's announcement in 2008 regarding the demolition of three government buildings in Wan Chai and their relocation to Tseung Kwan O and Kai Tak, aiming to persuade the Government to construct a building of similar scale in Yuen Long. A number of locations had been proposed for the purpose (including the fish market near YOHO, the Yuen Long District Office Building, the Tung Tau Industrial Area, and Hung Shui Kiu) in the hope of boosting

pedestrian flow, logistics and employment opportunities in Yuen Long District. He highlighted that the proposed project spanned over 30 000 square metres, equivalent in size to Yuen Long Stadium. Should its plot ratio be set at five, it could provide over 1.5 million square feet of floor area; if at six, the figure could rise to 1.8 million square feet, which would be spacious enough to accommodate additional departments. He welcomed the community facilities set out in the paper, yet expressed the hope that more headquarters of government departments could be relocated to the area to genuinely boost employment, pedestrian flow and vitality in the community. He urged the GPA to be proactive in lobbying more departments to relocate there. Additionally, he enquired whether primary healthcare services, such as DHCs, would be included within the proposed project, and suggested including facilities like libraries or theatres. Finally, he proposed constructing one or two additional underground car park levels in the proposed project to provide public parking spaces.

42. Mr YU Chung-leung noted that the paper indicated a Chinese Medicine Clinic cum Training and Research Centre would be established in the proposed project, and further suggested that a Western medicine clinic should also be established. Given the current absence of private hospitals in Tuen Mun and Yuen Long, which had led many residents to seek treatment at accident and emergency departments, he recommended establishing an evening outpatient clinic within the proposed project to better serve the community.

43. Mr LEUNG Ming-kin enquired whether the Innovation, Technology and Industry Bureau was among the government offices to be accommodated in the proposed project and whether prayer rooms would be provided in support service centres for ethnic minorities (“EMs”). To dovetail with the Blueprint for the Sustainable Development of Agriculture and Fisheries, he proposed establishing an urban farm within the proposed public market. Moreover, he enquired about the impact of noises and vibrations generated by construction work on nearby villages during the works period and the relevant mitigation measures.

44. Mr WONG Yuen-tai, MH opined that a public market’s appeal hinged on the availability of fresh agricultural and fisheries products. In his capacity as a member of the Market Management Consultative Committee, he remarked that the operation mode of the Skylight Market had proven highly successful in recent years, a result largely attributable to the FEHD’s policy of leasing stalls directly to tenants. This approach kept rent and operating costs low for tenants, enabling them to offer goods at more competitive prices. Additionally, he said that the Agriculture, Fisheries and Conservation Department (“AFCD”) was currently promoting a brand for local agricultural and fisheries products, and suggested that the FEHD and AFCD collaborate to designate a dedicated zone for the sale of agricultural products from local brands to stimulate consumption.

45. Mr YIU Kwok-wai, MH agreed that the Skylight Market was a successful case that could be applied more widely, and he also thanked the FEHD for its work. He noticed that the proposed project’s development had been constrained by works corridors of overhead cables and enquired whether this would hinder the development and application of the low-altitude economy, and what countermeasures were being considered. Moreover, he expected a higher pedestrian flow to the proposed project’s building where offices were accommodated. He enquired whether the GPA would include food premises in the building or set up a cooked food centre in the public market to boost facility utilisation and create a unique selling point.

46. Mr SEI Chun-hing was in favour of the proposed project. However, he noted that in the past, many government complex facilities had integrated public markets with other facilities (for

example, Sheung Wan Civic Centre and Sheung Wan Market; Sai Wan Ho Civic Centre and Sai Wan Ho Market), which had adversely affected environmental hygiene and obstructed fire escape routes. He also noted the shortage of maternal and child health centres in the district and recommended including them into the complex under the proposed project.

47. In response to the reply from the GPA that the proposed project was subject to a height restriction [130 metres above Hong Kong Principal Datum (“mPD”)], Ms LAU Kwai-yung enquired about the maximum storey height restriction of the proposed project. Noting that the Central Government Complex’s design accommodated 26 storeys at 125.5 mPD, she considered that the proposed project could provide sufficient storeys to accommodate various facilities. She also highlighted the residents’ pressing demand for public parking spaces and suggested that the GPA reserve one or two levels of the building for use as a public car park. Finally, she recommended that the Government conduct a pedestrian flow assessment for the project to thoroughly examine ancillary requirements such as catering and transport.

48. Ms WONG Wai-ling said that the design of a multi-purpose complex adopted for the proposed project enabled residents to conveniently access multiple essential public services at a single location. She recommended the departments concerned reserve sufficient space during the building’s design stage for the installation of an adequate number of lifts and the implementation of crowd management measures. She also recommended including support service centre for carers in the proposed project.

49. A consolidated reply provided by Miss Fiona LIN and Ms Ida LEUNG of the GPA was as follows:

- (1) The proposed project, which encompassed technical feasibility studies, traffic assessments, environmental assessments, soil investigations, preliminary design planning, and tendering procedures, was still at the preliminary planning stage. The preliminary work was expected to be completed within the next two years. Funding approval was anticipated to be sought from the Finance Committee of the Legislative Council between 2028 and 2029, with construction scheduled to commence in 2029 and complete in 2032 or 2033. This timetable was subject to adjustment or revision based on the findings of the technical feasibility study;
- (2) Currently, the project was subject to a height restriction (130 mPD above), with part of the site located within the railway protection area, and another portion reserved as works corridors for overhead cables. The building height, number of floors and areas of each facility could only be finalised after the completion of technical feasibility studies and detailed design;
- (3) The project building was located near Hung Shui Kiu Station, which was currently under construction. Land on either side of the station had been designated for two public transport interchanges to encourage the use of public transport. The building would provide drop-off and pick-up zones for coaches, private vehicles and taxis;
- (4) The project would provide ancillary parking spaces exclusively for building occupants, bureaux / departments, and service providers. Separately, 1 050 public parking spaces had been planned for the area adjacent to Zones 28A and 28B, located just across the road from the project;

- (5) The GPA determined the preliminary mix of facilities for the project based on the assessments and views from bureaux and departments regarding facilities serving local needs. Owing to development restrictions on the project site, it was difficult to accommodate all the required facilities within a single development project. Although certain facilities mentioned by Members were not included in this project, the HSK/HT Outline Zoning Plan had already designated alternative sites for the construction of multi-purpose complexes, hospitals, clinics, schools and other facilities to meet the diverse public service needs in the community;
- (6) The government offices proposed for relocation were primarily those offices of bureaux / departments currently occupying self-owned/leased premises in other districts of Hong Kong, with no specific geographical requirements. The GPA was still discussing with relevant bureaux / departments on the relocation plan. Members' views would be conveyed and progress would be announced in due course;
- (7) CT service points within the project would serve as service points for CTs in the relevant sub-districts. They would provide appropriate care services to residents based on the actual circumstances and needs of each sub-district, such as facilitating public contact with CTs, and storing and distributing supplies; and
- (8) Noting Members' concerns that shared lift access among different facilities could compromise convenience, the GPA would convey this to relevant departments and incorporate separate entrances or dedicated lifts into the design to segregate users.

50. A consolidated reply provided by Mr Kaymen LAM and Ms Cheryl TSANG of the HAD was as follows:

- (1) The preliminary plan was to establish a standard community hall within the project, featuring a multi-purpose hall with a seating capacity for 450 persons (with a stage), a multi-purpose activity room, meeting room and conference room. The community hall was expected to serve residents in the neighbourhood and satisfy the needs of district organisations booking venues for activities, such as meetings, training courses, and small local cultural performances and talks; and
- (2) Support service centres for EMs remained at the preliminary planning stage, with specific internal facilities yet to be finalised. The HAD had noted Members' proposal to include a prayer room.

51. A consolidated reply provided by Mr Edwin LEE of the FEHD was as follows:

- (1) The Hung Shui Kiu Temporary Market had provided residents with an option for purchasing fresh food since its opening in 1987. The new public market established under the project and the temporary market were two separate planning items. Should planning of integration be required in the future, the FEHD would consult the DC in due course and liaise with affected tenants;
- (2) Public markets served as a major source of fresh food for the general public and functioned as a form of public service. The Government would take into account the district's demographic mix, the nearby public/private market facilities, and the supply provided by existing fresh food retailers when planning for the construction of a new market;

- (3) The new public market would feature an air-conditioning system and an open design with parapet walls, providing wide aisles to enhance accessibility and comfort, thereby increasing the market's appeal;
- (4) The FEHD had been promoting the development of local agricultural products in collaboration with the AFCD;
- (5) Both the Tin Shui Wai Market, currently under construction, and the public market in the Kwu Tung North NDA would feature hydroponic farming stalls. These stalls would operate under a model where agricultural operators cultivate and sell produce on-site, thereby supporting local farmers. However, the public market under the project was accommodated on a covered floor of the JUC where provision of the same hydroponic farming facilities was not feasible (for example, the Tseung Kwan O Market Building and this project were limited by the overall spatial design and brightness of natural daylight, and thus not suitable for operating hydroponic farming stalls); and
- (6) In light of the strong demand for cooked food facilities in society, establishment of cooked food stalls were planned for the market under the project to satisfy public needs. The specific implementation would be determined in accordance with relevant policies and stakeholder feedback.

52. A consolidated reply provided by Ms Fion CHOW and Mr LAM Chi-kin of the LCSD was as follows:

- (1) It was preliminary suggested that a multi-purpose main arena would be included in the sports centre to be constructed under the proposed project;
- (2) The LCSD had been committed to promoting development of diversified sports activities. In view of the growing popularity of numerous emerging sports in recent years, the LCSD currently opened the main arena of 12 sports centres for implementation of a trial scheme. Members of the public could book facilities in the main arena through the SmartPLAY system seven days in advance on a first-come, first-served basis for the six designated emerging sports, including dodgeball, dodgebee, kin-ball, korfbal, tchoukball and pickleball;
- (3) For LCSD venues with designated sports use, they could be used for other sports or activities, subject to the suitability of the venues and consent from the venue management;
- (4) Currently, there were only one major library (Ping Shan Tin Shui Wai Public Library), one district library (Yuen Long Public Library) and one small library (Tin Shui Wai North Public Library) and 12 mobile libraries in Yuen Long District. The LCSD would keep in view of the planning progress of the NDAs in Yuen Long. Considering population changes, utilisation of existing library facilities and services, and public demand, the LCSD would plan new library facilities, subject to long-term resource availability, to further enhance library services within the district;
- (5) Currently, Yuen Long Theatre was a venue for staging cultural arts performances and community arts activities in Yuen Long District. Performance venues were planned on a territory-wide basis. Since the construction and operation of performance venues involved exorbitant capital investment and long-term resource commitment, the Government must give prudent consideration to a number of factors when planning new

performance venues to ensure resource optimisation. These factors included the availability and usage of existing facilities in the territory, overall district planning needs, and the views of the cultural sector. The LCSD would monitor closely the demand for performance venues in various districts and assist the Government in formulating prudent plans for the long-term development of culture and the arts; and

- (6) In planning for new sports facilities, the LCSD would take into consideration different factors, including the Hong Kong Planning Standards and Guidelines (“HKPSG”).

53. A consolidated reply provided by Mrs Judy SHEK of the SWD was as follows:

- (1) The SWD delineated the service areas of social welfare into 11 districts. Although the majority of the Hung Shui Kiu area fell within the administrative boundaries of Yuen Long District, the proposed Family and Child Protective Services Unit would be under the purview of the Tuen Mun District Social Welfare Office;
- (2) Appropriate welfare units had been established in the vicinity of Hung Shui Kiu, covering family and child welfare, elderly care services, rehabilitation services, youth services and community development. Examples included neighbourhood elderly centre, rehabilitation unit and integrated community centre for mental wellness; and
- (3) The Government had noted the development and population growth in the district and would assess and provide additional welfare facilities in accordance with the population standards set out in the HKPSG.

54. The Chairman concluded that Members were in favour of the proposed project and invited relevant departments to note and actively consider Members’ views and suggestions.

**Item IV: Mr Daniel CHAM proposed a discussion on “Switching to 24-hour clearance at Shenzhen Bay Port”
(YLDC Paper No. 87/2025)**

55. The Chairman referred Members to Paper No. 87 and the written replies from the Security Bureau (“SB”) and the Immigration Department.

56. Mr Daniel CHAM, BBS, MH, JP briefed Members on the paper. He noted that, among the cross-boundary land boundary control points (“BCPs”), only the Huanggang (“HG”) Port currently operated 24-hour clearance services. As a result, members of the public unable to cross the Shenzhen Bay Port on time must resort to the HG Port to return to Hong Kong, causing them inconvenience. Although the opening hours of the Shenzhen Bay Port were determined through consultation between the Hong Kong Government and the Shenzhen Municipal Government, and were subject to the approval of the Central Authorities, which involved a complex process, he hoped that with the increasing number of cross-boundary travellers, the Government would consider extending the Shenzhen Bay Port’s operating hours to 24 hours. This would alleviate passenger pressure on other BCPs, address the urgent needs of the public and promote economic and logistics development.

57. Mr SZE TO Chun-hin said that the Shenzhen Bay Port was the land BCP closest to Yuen Long and Tin Shui Wai. On the previous Saturday, approximately 400 000 people travelled north

through this BCP, reflecting that its utilisation rate was exceptionally high. He was in favour of the proposal for switching the Shenzhen Bay Port to 24-hour clearance and considered this measure would not only benefit residents of Yuen Long and Tin Shui Wai but also be advantageous for residents in the urban areas and cross-boundary coach operators.

58. Mr WONG Wai-leung opined that the proposal could complement with the concept of “one-hour living circle” in the Greater Bay Area. He pointed out that both Shenzhen and Hong Kong had organised numerous night-time economic and cultural activities in recent years, such as the recent series of concerts held at Kai Tak Sports Park. According to information, the number of cross-boundary travellers in the early hours of the morning this year had increased by approximately 18% compared with the same period last year. The peak period for night-time cross-boundary travel at Shenzhen Bay occurred between 1:00 a.m. and 2:30 a.m. With a view to enhancing public convenience and promoting economic development in both cities, he suggested that the Government introduce 24-hour clearance at Shenzhen Bay Port on special days with more night-time activities (including New Year, Lunar New Year, National Day and Hong Kong Special Administrative Region Establishment Day), and consider extending the clearance hours on other days as appropriate.

59. Mr SHUM Ho-kit, BBS, JP said that he had proposed the issue to the Central Authorities in his capacity as a Hong Kong deputy to the National People’s Congress. He said that the Central Authorities required time to give careful consideration to a host of factors, including the continuity of demand for clearance services during late-night hours at the BCP concerned. He believed that both the Central Government and the HKSAR Government would closely monitor the clearance statistics and consider extending the BCP’s clearance hours according to actual demand. To keep pace with the prevailing trend of cross-border integration and foster local economic development, he believed that local merchants should strive to enhance their industrial competitiveness to attract both residents and tourists to stay and spend in Hong Kong.

60. Mr LEUNG Ming-kin opined that switching to 24-hour clearance at Shenzhen Bay Port could alleviate passenger pressure on other BCPs. He noted that well-developed BCP facilities were particularly crucial for fostering the local night-time economy, and anticipated that clearance demand would increase following the commissioning of the Hong Kong-Shenzhen Western Rail Link.

61. The Chairman concluded by requesting the Secretariat to convey Members’ views and suggestions to the SB.

(Post-meeting note: The Secretariat forwarded the follow-up reply from the SB to Members on 7 January 2026.)

Item V: Schedule of meetings for the YLDC, its Committees and Working Groups in 2026 (YLDC Paper No. 88/2025)

62. The Chairman referred Members to Paper No. 88 on the schedule of meetings for the YLDC, its Committees and Working Groups in 2026. He invited the Secretary to brief Members on the paper.

63. The Secretary advised that Full Council meetings and meetings of the Working Group on Mass Transit Services would still be scheduled on Tuesday afternoons in odd months, whereas Committee meetings would be scheduled on Tuesday to Thursday afternoons in even months.

Details of the schedule of meetings for the YLDC, its Committees and Working Groups were in Annex. She reminded Members that the annual attendance rate at meetings of the DC and its Committees / Working Groups should not be lower than 80%. She also drew Members' attention to Order 64 of the YLDC Standing Orders concerning application for absence from a meeting, and Order 65 concerning disqualification from holding office as a DC member due to absence from DC meetings.

64. Members noted the aforesaid arrangement.

**Item VI: "Meet-the-Public" Scheme
(YLDC Paper No. 89/2025)**

65. The Chairman referred Members to Paper No. 89 on the rotation arrangement for the "Meet-the-Public" Scheme in 2026 and invited the Secretary to brief Members on the paper.

66. The Secretary advised that the "Meet-the-Public" Scheme and "Mobile Meeting Room" of the YLDC would be continued in 2026. She referred Members to the duty roster set out in Annex. The Secretariat would discuss with Members on the duty dates and meeting venues for the "Mobile Meeting Room" sessions. Should a Member be unable to perform duty on a scheduled date due to other commitments, they might swap duty dates with another Member and notify the Secretariat in writing for the duty roster to be updated on the DC website.

67. Members noted the above arrangement.

Report Items

**Item VII: Progress Reports of Committees and Working Groups
(YLDC Paper No. 90/2025)**

68. The Chairman referred Members to the six progress reports of the Committees and Working Group as set out in Paper No 90.

69. Members noted the aforesaid progress reports.

Item VIII: Hong Kong Police Force's report on the district's law and order situation and crime figures between September and October 2025

70. The Chairman invited Ms Tammy CHAN of the Hong Kong Police Force ("HKPF") to report on the law and order situation and crime figures in the district.

71. Ms Tammy CHAN reported on the law and order situation and crime figures in the district between September and October 2025.

72. Mr Daniel CHAM, BBS, MH, JP noted that the number of criminal cases involving domestic violence during the reporting period had increased by approximately 40% compared to the same period last year, and enquired whether the Police had initiated prosecution in respect of all such cases. In addition, he enquired about the number of cases involving etomidate among serious drug offences recorded during the reporting period, as well as the number of adolescents and students among the arrested persons.

73. Mr LAM Tim-fook, MH considered that while the Police's use of drones for patrols had achieved certain results in crime prevention, some rural residents had pointed out that the drones caused nuisance during night patrols, and that it was difficult for residents to distinguish whether an operating drone belonged to the Police. He suggested that the Police notify village representatives of nearby villages before conducting drone patrols to help allay concerns.

74. Ms LAM Wai-ming expressed concern over the problem of illegal parking in the vicinity of Sau Fu Street and Kiu Lok Square in Yuen Long. She pointed out that goods vehicles were frequently parked in restricted zones and urged the Police to step up enforcement.

75. Ms YUEN Man-yea, MH commended the Yuen Long Police District for its efficient work in solving two robbery cases that occurred in Shui Pin Wai Estate last month and arresting the suspects on the same day.

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

- (1) Regarding criminal cases involving domestic violence, the Police would definitely initiate prosecutions in accordance with legal procedures provided that there was sufficient evidence. However, prosecution was made more difficult as some victims indicated after reporting to the Police that they did not wish to pursue the matter or were unwilling to testify in court. In this connection, the Police would explain the relevant legal procedures to the victims and inform them of the option to apply to the court for less stringent measures, such as a binding-over order, to deal with the offenders. The Police would also refer suitable cases to the SWD for follow-up to assist in resolving underlying problems such as family finances or education, thereby preventing the recurrence of violent incidents;
- (2) Between September and October this year, there had been a total of 16 serious drug cases, of which 10 cases involved etomidate. Among these, only one case involved a 15-year-old youth, while all remaining arrested persons were over the age of 21;
- (3) The Police would follow up on and step up enforcement against illegal parking at Sau Fu Street, particularly in respect of vehicles parked in restricted zones;
- (4) Regarding the two robbery cases occurred in Shui Pin Wai Estate last month, the cases were solved swiftly with the assistance of closed-circuit televisions ("CCTVs") installed under the Smartview initiative. The Police would continue to install more CCTVs this year and next year to enhance crime prevention and detection effectiveness; and
- (5) Before conducting drone patrols, the Police would distribute leaflets to villages along the patrol route to notify village representatives and villagers of the relevant arrangements. During patrols, police drones would display red and blue flashing lights similar to those on police vehicles for identification purposes. In addition, the Police were considering the dissemination of patrol information in advance through village representatives or messaging applications in future so that villagers could be informed early.

77. The Chairman concluded by requesting the Police to take note of Members' views.

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

78. 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”).

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

80. Members noted the aforesaid progress report.

Item X: Any other business

Item XI: Date of next meeting

81. The Chairman said that the thirteenth meeting of the YLDC would be held in the conference room of the YLDC at 2:30 p.m. on 27 January 2026.

82. There being no other business, the Chairman announced that the twelfth meeting of the seventh term YLDC closed and thanked Members and the department representatives for their support rendered to the YLDC over the past year.

Yuen Long District Council Secretariat
January 2026