

**Minutes of the Third Meeting of Yuen Long District Council in 2023**

Date: 27 June 2023 (Tuesday)  
Time: 10 a.m. to 3:35 p.m.  
Venue: Conference Room, Yuen Long District Council, 13/F., Yuen Long Government Offices,  
2 Kiu Lok Square, Yuen Long

<u>Present</u>	<u>Time of Arrival</u>	<u>Time of Withdrawal</u>
Chairman : Mr SHUM Ho-kit, BBS, JP	(Beginning of the meeting)	(End of the meeting)
Vice Chairman : Mr TANG Ho-nin, MH	(Beginning of the meeting)	(End of the meeting)
Members : Mr CHING Chan-ming	(Beginning of the meeting)	(End of the meeting)
Mr KWOK Wing-cheong	(Beginning of the meeting)	(End of the meeting)
Mr LAI Wing-tim	(Beginning of the meeting)	(End of the meeting)
Mr MAN Fu-wan, BBS	(Beginning of the meeting)	(1:00 p.m.)
Mr MAN Luk-sing, MH	(Beginning of the meeting)	(End of the meeting)
Mr TANG Che-keung	(Beginning of the meeting)	(End of the meeting)
Mr TANG Ka-leung, MH	(Beginning of the meeting)	(1:20 p.m.)
Mr TANG Sin-hang	(Beginning of the meeting)	(1:45 p.m.)

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 WU Tin-yau, Gordon, JP	District Officer (Yuen Long)
Mr CHAN Park-sun, Sunny	Assistant District Officer (Yuen Long)1
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	Liaison Officer i/c (Town 2), Yuen Long District Office
Mr NG Kam-leung, Julian	Chief Engineer/West 1, Civil Engineering and Development Department
Ms NG Yuen-yan, Odilia	Senior Engineer/12 (West), Civil Engineering and Development Department
Ms YOUENG Wai-sze, Sally	Chief School Development Officer (Yuen Long), Education Bureau
Miss CHEUNG Fung-heung	Chief Health Inspector (Yuen Long)1, Food and Environmental Hygiene Department
Mr MOK Ka-chun	Chief Health Inspector (Yuen Long)2, Food and Environmental Hygiene Department
Ms NG Wing-mei, Elizabeth	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
Mr WONG Chun-hung, Samuel	Chief Manager/Management (Tuen Mun & Yuen Long), Housing Department
Mr CHAN Chung-ming, Damien	District Lands Officer/Yuen Long (District Lands Office, Yuen Long), Lands Department
Mr CHU Lap-hung	Administrative Assistant/Lands (District Lands Office, Yuen Long), Lands Department
Mr YAU Sai-yuen	District Leisure Manager (Yuen Long), Leisure and Cultural Services Department
Ms CHAN Siu-lan	Deputy District Leisure Manager (District Support) Yuen Long, Leisure and Cultural Services Department
Mr AU Hei-fan, Raymond	District Planning Officer/Tuen Mun & Yuen Long West, Planning Department
Mrs SHEK CHAN Lai-wah, Judy	District Social Welfare Officer (Yuen Long), Social Welfare Department
Mr YEUNG Chun-wing, Jun	Chief Transport Officer/New Territories North West, Transport Department

### **Item III**

Ms YU Po-mei, Clarice, JP	Director of Buildings
Mr WAI For, Frankie	Senior Structural Engineer/C3, Buildings Department

### **Item IV**

Mr WAN Siu-yiu, Kennis	Senior Engineer/Energy Efficiency C6, Electrical & Mechanical Services Department
Ms LAM Ka-man	Senior Engineer/Energy Efficiency C9, Electrical & Mechanical Services Department
Mr Davis LEE	Project Director, Ove Arup & Partners Hong Kong Limited
Mr MA Tik-hang (transliteration)	Project Coordinator, Ove Arup & Partners Hong Kong Limited

### **Item V**

Mr SZE Kin-hang, Thomas	Chief Engineer/Northern Metropolis Railways (3), Northern Metropolis Railways Office, Highways Department
Ms CHEUNG Ting-chi, Gigi	(Doubling as) Senior Engineer/Shatin to Central Link (8), Railway Development Office, Highways Department
Mr Dominic Law	Project Manager (Northern Link), MTR Corporation Limited
Ms CHOW Yim-fong, Amy	Senior Liaison Manager, MTR Corporation Limited
Mr LEUNG Man-tik, Sean	Assistant Senior Corporate Communications Manager (Capital Works), MTR Corporation Limited

### **Item VI**

Ms KUN Ka-yin, April	Assistant Director of Planning/Territorial, Planning Department
Ms LAI Wai-shan, Irene	Chief Town Planner/Studies and Research 1, Planning Department
Mr TSE Chun-tat, Gavin	Deputy Project Manager, North Development Office, Civil Engineering and Development Department
Mr WONG Chung-pong, Gavin	Chief Engineer/N4, Civil Engineering and Development Department
Mr Kelvin CHENG	Executive Director, AECOM Asia Company Limited

### **Item VII**

Mr NG Wai-hong, Patrick	Deputy Project Manager/Major Works (2), Highways Department
Mr TSANG Chung-man, Alex	Senior Engineer 1/Route 11, Highways Department
Mr LO Wai-kei	Senior Engineer 3/Route 11, Highways Department
Mr MAN Ka-ho, Wilson	Senior Engineer/North West, Transport Department
Mr SZE Chung-ming, Thomson	Senior Engineer/Major Projects 2(Acting), Transport Department
Mr HUNG Tsz-hin, Hincen	Engineer/Major Projects 1, Transport Department
Mr KWAN Chi-fai	Project Manager, Ove Arup & Partners Hong Kong Limited
Ms Amanda MO	Associate Director/Transport, Ove Arup & Partners Hong Kong Limited

### **Absence**

Mr TANG Yung-yiu, Ronnie	(Absent with apologies)
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### **Opening Remarks**

The Chairman welcomed Members and department representatives to the third meeting of the Yuen Long District Council (“YLDC”) in 2023.

2. The Chairman extended a particular welcome to Ms Clarice YU, JP, Director of Buildings, to the meeting.

3. On behalf of the YLDC, the Chairman welcomed Miss CHEUNG Fung-heung, Chief Health Inspector (Yuen Long)1 of the Food and Environmental Hygiene Department (“FEHD”), Mr MOK Ka-chun, Chief Health Inspector (Yuen Long)2 of the FEHD and Ms Elizabeth NG, Chief Health Inspector (Yuen Long)3 of the FEHD. They stood in for Mr LEE Kam-ho, Edwin, District Environmental Hygiene Superintendent (Yuen Long) of the FEHD, and represented the FEHD at the meeting.

4. Mr Ronnie TANG was absent with apologies.

**Item I: Confirmation of the agenda**

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5. The Chairman announced that the agenda of this meeting was confirmed.

**Item II: Confirmation of the minutes of the second meeting of Yuen Long District Council in 2023 held on 25 April 2023**

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6. Members confirmed the minutes of the second YLDC meeting in 2023 held on 25 April 2023.

**Item III: Meeting with Director of Buildings**

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7. The Chairman once again welcomed the presence of Ms Clarice YU, JP, Director of Buildings, to meet with Members. At the same time, he extended a welcome to Mr Frankie WAI, Senior Structural Engineer/C3 of the Buildings Department (“BD”), to the meeting.

8. Ms Clarice YU, JP briefly introduced the work of the BD.

9. Mr CHING Chan-ming hoped that the BD could devise effective plans to deal with complex cases involving unauthorised building works (“UBWs”) in New Territories village houses, such as granting deferment on removal of UBWs on the premise that relevant owners could submit safety certification issued by a competent person in respect of the UBWs, and expediting the approval process of applications for redevelopment of village houses. In addition, he suggested the BD should offer assistance to those plagued by water seepage problems by helping them contact and initiate prosecution against owners of flats identified to be the source of water seepage. Furthermore, he enquired what procedures, requirements and authorised persons would be involved in carrying out various types of minor works. Lastly, he enquired whether the BD was responsible for handling the problem of water dripping from air-conditioners.

10. Mr LAI Wing-tim said many village houses had been built with canopies since as early as in the 1970s, yet some village residents had recently received a removal order from the BD for the canopies attached to their village houses. As regards the regulations imposed by the BD on private buildings and related building works under the Buildings Ordinance (“BO”), he enquired about the commencement dates of the regulations concerned and whether these regulations had retrospective effect on New Territories village houses which were built as early as in the 1970s.

11. Mr MAN Luk-sing, MH said some villagers in San Tin had recently been notified by the BD that they would be prosecuted for non-compliance with the removal orders issued by the BD and would be liable to a maximum fine of \$200,000 and one year’s imprisonment upon conviction. This had left villagers helpless and worried. UBWs were a problem left over from history and could not be solved within a short period of time. Since many UBWs adjoined the neighbouring house, any removal works done would cause undue impact on the adjoining house. Moreover, removal works would render villagers homeless and give rise to a housing problem. It might even spark off more social woes should the BD insist on executing the removal orders. For the development of two mega projects, namely San Tin Technopole and Northern Link (“NOL”), the Government had been sending officials to acquire private land in rural areas on one hand, while issuing removal orders for village

houses found with UBWs on the other. He hoped the Government would understand the plight of villagers by putting itself in their position, instead of taking unilateral actions in disregard of their interests. He urged the BD to immediately withhold prosecution against the villagers who failed to comply with the removal orders and discuss resolution with the villagers.

12. Mr MAN Fu-wan, BBS suggested that the BD should provide a transitional period for New Territories village houses which were built prior to the commencement date of the Buildings Ordinance (Application to the New Territories) Ordinance (“BO(ATNT)O”), and should re-establish the “Working Group on Rationalisation of Unauthorised Building Works in New Territories Village Houses” to formulate a rationalisation scheme on the UBWs in village houses. In addition, he said most of the village houses in the New Territories were only 100 to 200 square feet in size, and those villagers who did not hold sufficient land and capital had to build an additional storey to their village houses to meet their housing needs. He hoped the BD would sympathise with the villagers’ situation before taking any law enforcement actions.

13. Mr TANG Ka-leung, MH declared that he lived in a village house. He said some villagers had rebuilt their village houses many years ago with an additional storey to meet their housing needs. However, these villagers found themselves in a helpless position after being served with a removal order from the BD recently. He hoped the BD would consider and explore the possibility of establishing a system for granting of licences on a short-term basis whereby owners might retain their existing structures to meet their housing needs after engaging a competent person to conduct safety inspections and submit safety certification in respect of the structures.

14. The Chairman declared that his private business involved assisting villagers in handling legal matters relating to UBWs in village houses. He added that before the BO(ATNT)O came into effect on 1 January 1961, buildings constructed in the New Territories were not subject to the regulations of the then existing BO. Moreover, he said the BD had proposed fine-tuning the enforcement actions against the UBWs in village houses, commonly known as the “fine-tuning proposals”, in which owners who were unable to remove their structures immediately due to special circumstances could apply to the BD for fine-tuning the enforcement actions after engaging a competent person to conduct safety inspections and submit safety certification in respect of the structures. He enquired about the number of successful applications made by villages in Yuen Long District for the “fine-tuning proposals” so far. Furthermore, he suggested the BD should strike a balance between removing unauthorised/dangerous signboards and preserving the local culture of distinctive signboards. On a separate note, he said there had been a backlog of complaint cases to be handled by the “Joint Office for Investigation of Water Seepage Complaints” (“the Joint Office”) set up by the FEHD and the BD. Many complainants were subject to a long-term ordeal as a result. He enquired how the BD would address the problem of water seepage in buildings effectively and whether Yuen Long was one of the pilot districts that applied the new testing technologies for water seepage. Lastly, quoting a recent incident where a residential unit in Tseung Kwan O had its structural wall removed during renovation, he enquired how the BD would monitor the removal of structural walls by private flat owners.

15. A consolidated reply provided by Ms Clarice YU, JP was as follows:

- (1) The BO did not apply to village houses built before its commencement, but any alteration, addition or reconstruction made after its commencement date shall comply with the provisions of the BO. The BD would make reference to old photographs or aerial views

to determine whether a building was constructed after the commencement of the BO or whether alteration and addition works had been carried out. Owners were welcome to provide evidence to prove that their buildings, including any alteration and addition works therein, existed or were completed before the commencement of the BO;

- (2) The BD had been adopting an enhanced enforcement strategy based on “categorisation for control and management” and “prioritisation for progressive enforcement” to deal with UBWs in New Territories village houses;
- (3) The BD would consider fine-tuning the enforcement action against village houses built in the style of “terrace houses” having regard to their unique circumstances, so as to allow more time for owners to prepare and co-ordinate the removal works of UBWs. However, the BD reiterated that the arrangement was not meant to withhold enforcement action, but to ensure that the removal works would be done in a safe and effective manner. Take Nam Pin Wai in Yuen Long as an example, the BD had approved deferment of removal works of UBWs for a total of 126 “terrace houses”, taking into account the survey reports, phased removal plans and schedules submitted by the authorised persons engaged by owners;
- (4) Owners might add to their village houses a canopy which fulfilled the requirements of being a small-scale green and amenity facility. Any canopies which did not satisfy the requirements would be regarded as UBWs under the BO. While there was no rationalisation scheme for UBWs in village houses, the BD would review the list of specified small-scale green and amenity facilities with the Lands Department (“LandsD”);
- (5) At present, there were a total of 642 recognised villages in Hong Kong. The BD had completed proactive inspections for about half of these villages. Based on the progress report submitted by the BD to the Legislative Council last year as well as the findings and recommendations made by The Ombudsman after its direct investigation into UBWs in New Territories village houses, the BD had enhanced enforcement efficiency and would continue to act in accordance with the law, including taking timely enforcement actions based on inspection findings upon receipt of reports of new UBWs;
- (6) The Government had relaxed the restrictions on the installation of solar photovoltaic (“PV”) system on the rooftops of village houses. Nonetheless, owners still had to comply with relevant restrictions and requirements for installing solar PV systems, including not enclosing the supporting structures of the solar PV systems to avoid occupation of the space underneath the systems. Besides, there were regulations in place on the number of storeys and height of village houses, and the BD was not vested with any discretionary power to allow owners to build village houses with more than three storeys;
- (7) The Joint Office set up by the FEHD and the BD would issue nuisance notices to owners of flats identified to be the source of water seepage. It would also endeavour to assist affected owners in resolving the water seepage problem;
- (8) Yuen Long was one of the pilot districts where the Joint Office had applied the new testing technologies for identifying the source of water seepage. However, the new testing technologies had their limitations and were not suitable for use in some buildings. As a result, the new technologies could only be applied in about half of the water seepage cases at Stage III investigation;
- (9) Members of the public might download the mobile application “Quick Guide for Minor Works” to check the class, type, item and relevant information of the minor works they

were looking to conduct, and select suitable building professionals and prescribed registered contractors to carry out the works. Minor works were classified into three classes according to their nature, scale and complexity and the risk to safety they posed. One should submit a commencement notice and completion certificate to the BD before commencement and/or after completion of any class of minor works, otherwise these works would be deemed as UBWs;

- (10) The FEHD was responsible for handling environmental hygiene nuisances caused by water dripping from air-conditioners, whereas the BD was responsible for dealing with defective condensation drain pipes for air-conditioners. The installation of condensation drain pipes for air-conditioners was not mandatory under the existing legislation. However, according to the Practice Notes issued by the BD in March 2000, new buildings with air-conditioning platforms should be provided with condensation drainage for condensation water. In addition, if any drain pipes were found defective, inadequate or insanitary and in breach of the BO, the BD would issue a statutory order to the owners requiring them to carry out repair works;
- (11) The BD understood that many signboards had distinctive features, but unauthorised signboards, especially the old ones on streets or pavements, posed safety risks. In view of this, the BD had implemented the Signboard Control System in early years and carried out large scale operations to remove unauthorised signboards in an orderly manner based on risks; and
- (12) Without the approval and consent of the BD, removal of any structural walls during flat renovation was regarded as an UBW. In collaboration with property management groups and relevant building professional institutes, the BD would step up publicity and education to the public and building management personnel. Also, the BD suggested that the owners' corporation should ask the owner concerned to furnish the property management office with details of the flat renovation for record.

16. In conclusion, the Chairman hoped the Government would show empathy for the needs of people and endeavour to allow sufficient time for villagers to deal with UBWs in their village houses.

#### **Item IV: The District Cooling System for Hung Shui Kiu/Ha Tsuen New Development Area, Phase 1 (YLDC Paper No. 28/2023)**

17. The Chairman referred Members to Paper No. 28 and welcomed the following representatives from the Electrical and Mechanical Services Department (“EMSD”) and the consultancy company to the meeting:

Senior Engineer/Energy Efficiency C6, Electrical & Mechanical Services Department	Mr WAN Siu-yiu, Kennis
Senior Engineer/Energy Efficiency C9, Electrical & Mechanical Services Department	Ms LAM Ka-man
Project Director, Ove Arup & Partners Hong Kong Limited	Mr Davis LEE
Project Coordinator, Ove Arup & Partners Hong Kong Limited	Mr MA Tik-hang

18. Mr Kennis WAN of the EMSD and Mr MA Tik-hang of Ove Arup & Partners Hong Kong Limited briefed Members on the District Cooling System (“DCS”) for Hung Shui Kiu/Ha Tsuen (“HSK/HT”) New Development Area (“NDA”) Phase 1.

19. Mr TANG Ka-leung, MH expressed support for the Government's introduction of the DCS. He enquired whether the chiller plants would be at-grade structures or underground facilities, while expressing concern about noise and pollution that might be caused to the neighbouring environment during the operation of the system. On the other hand, he enquired whether the Government would resume land for installation of underground pipes on private land, and whether the EMSD would require the use of DCS inside nearby buildings, such as commercial buildings, shopping malls and schools.

20. The Chairman opined that DCS could help mitigate urban heat island effect resulting from heat rejection of air-conditioners. He enquired what contingency or back-up measures the EMSD would adopt in the event of DCS failure, as well as the reasons why DCS had yet to be implemented in residential buildings. He proposed extension of the DCS service area to nearby villages.

21. Mr CHING Chan-ming enquired whether DCS was more cost-effective than conventional air-conditioning systems. He was also concerned whether the EMSD had been able to effectively co-ordinate with other users of underground facilities in the re-routing of underground pipes.

22. A consolidated reply provided by Mr Kennis WAN and Ms LAM Ka-man of the EMSD was as follows:

- (1) The proposed chiller plant would be a building of about three storeys in height. The chiller plant would be equipped with a fresh water cooling tower for heat dissipation. There would also be appropriate silencers to minimise noise nuisance that might be caused to nearby areas. There was a plan for the chiller plant to be rated "Gold" under BEAM Plus;
- (2) Pipes for the DCS would be laid underneath public walkways or roads rather than private land. Property owners requiring DCS service from the EMSD would also be required to fulfil the technical requirements for connection and make facility arrangements for supplying chilled water to their buildings;
- (3) DCS was an energy-efficient cooling solution designed to benefit more people. The EMSD would make reference to the practice and experience of the Kai Tak Development Area and discuss with the LandsD about the possibility of imposing requirements of the use of DCS in land sale conditions for non-residential developments;
- (4) As non-residential buildings were mostly provided with centralised air-conditioning, the use of DCS would be more suitable for these buildings in order to achieve greater energy efficiency. However, if DCS was to be used in residential buildings, due consideration should be given to the feasibility and cost-effectiveness of the associated technical requirements for connection and arrangement of the facilities (including the need to reserve additional space for connection pipes and electrical and mechanical facilities inside buildings and residential units), the future maintenance and repair requirements for the relevant facilities, and possible impacts on the designs of residential buildings. Therefore, the EMSD had not required the use of DCS in residential buildings for the time being;



- (5) In view of large numbers of underground facilities, the EMSD would closely communicate with users of other underground facilities and co-ordinate the alignment and depth of facilities when designing and installing pipes for the DCS;
- (6) DCS would be equipped with back-up facilities including a chiller plant, water pumps, supply/recovery pipes and cables, etc. In particular, pipes for DCS would come with a valve at regular intervals for being turned off quickly in the event of a leakage to stop water flow for repairs; and
- (7) A three-pipe design was adopted for the network of pipes distributing chilled water under DCS. In the event that one of the pipes supplying or recovering chilled water was damaged or in need of repair and maintenance, the third pipe (i.e. the backup pipe) could be used immediately to maintain the DCS service. The design could enhance the overall reliability of DCS.

23. The Chairman concluded that DCS was a cost-effective and environmentally friendly system. Members supported the EMSD for undertaking the project in the HSK/HT NDA.

**Item V: Project Profile for the Northern Link Main Line  
(YLDC Paper No. 29/2023)**

24. The Chairman referred Members to Paper No. 29 and welcomed the following representatives from the Highways Department (“HyD”) and the MTR Corporation Limited (“MTRCL”) to the meeting:

Chief Engineer/Northern Metropolis Railways(3), Highways Department	Mr SZE Kin-hang, Thomas
Senior Engineer/Shatin to Central Link(8), Highways Department	Ms CHEUNG Ting-chi, Gigi
Project Manager (Northern Link), MTR Corporation Limited	Mr Dominic LAW
Senior Liaison Manager, MTR Corporation Limited	Ms CHOW Yim-fong, Amy
Assistant Senior Corporate Communications Manager (Capital Works), MTR Corporation Limited	Mr LEUNG Man-tik, Sean

25. Mr Thomas SZE of the HyD and Mr Dominic LAW, Ms Amy CHOW and Mr Sean LEUNG of the MTRCL briefed Members on the latest progress of the NOL Main Line project, the related community liaison work and the gazettal of the railway scheme.

26. The Vice Chairman welcomed the NOL Main Line project, which had been embarked upon after years of discussion in the community. However, he objected to the naming of the proposed station near San Tam Road as “Au Tau Station” in the absence of consultation and suggested changing the name to “Kam Tin Station” to more accurately reflect the geographical location of the station. Secondly, he requested the HyD to improve the road design of Chi Ho Road to reserve sufficient space for emergency vehicles to enter and exit the station in the future. He also mentioned the crowdedness in train compartments at Kam Sheung Road Station during peak hours, and suggested designing better roads and improving traffic flow of the Kam Tin area to alleviate traffic congestion.

27. Mr CHING Chan-ming hoped that the NOL Main Line project could be taken forward as early as practicable to strengthen the transport network in Hong Kong. He said that the Kam Sheung Road Station would become an interchange station connecting the NOL and Tuen Ma Line (“TML”) in the future, and requested the HyD to strengthen the transport network near Kam Sheung Road Station to effectively divert heavy traffic and pedestrian flows in the future. On the other hand, he considered it inappropriate to name the proposed station near San Tam Road as “Au Tau Station”. He said that the station was not situated at Au Tau and should be named according to its geographical location. He also suggested that the accessibility of a new rail station be enhanced by providing an underpass for local residents heading towards the station.

28. Mr LAI Wing-tim said that MTRCL had consulted Pat Heung Rural Committee on the NOL Main Line project and the Committee expressed support for the project as a method to improve the railway system in Hong Kong. Besides, he suggested improving traffic conditions and road networks in rural areas to facilitate access by local residents to the new rail station. He also suggested that the new rail station feature park-and-ride (“PnR”) facilities, a car park and a bicycle parking area.

29. Mr MAN Luk-sing, MH expressed support for the NOL Main Line project. He also hoped that the MTRCL, while taking forward the project, could properly handle compensation matters involving ancestral graves and private land.

30. Mr MAN Fu-wan, BBS suggested that the proposed San Tin Station be relocated closer to villages in the San Tin Heung area, and that pedestrian links be built to facilitate villagers’ access to the rail station. He also pointed out that the proposed land resumption in Ngau Tam Mei for the development of the NOL Main Line project could lead to closure of logistics companies in the area and render hundreds of workers unemployed, and thus requested the Government to properly handle workers’ compensation matters. He also expressed concern that Kam Sheung Road Station might not be able to cope with huge passenger flow after being upgraded to an interchange station.

31. Mr TANG Ka-leung, MH pointed out that TML passengers could not get on board during peak hours, and that passenger flow was expected to increase with the completion of new housing development projects in Tuen Mun and Yuen Long. He also expressed concern that the upgrading of Kam Sheung Road Station to an interchange station would aggravate crowdedness of train compartments on the TML during peak hours, and therefore suggested that the MTRCL increase the carrying capacity of the TML.

32. The Chairman said that passengers at Kam Sheung Road Station could not get on board during peak hours, and was worried that the rail station would not be able to cope with huge passenger flow after being upgraded to become an interchange station for the TML and NOL. He also expressed support for the naming of the proposed “Au Tau Station” as “Kam Tin Station”, citing that Kam Tin originated from the adjacent Kwai Kok Shan. On the other hand, he said that when brownfield operators affected by land resumption were unable to relocate their operations, they would be forced to close down their business. As employers, they were required to compensate their staff under the Employment Ordinance. He suggested the Government increase the ex-gratia compensation to indirectly increase the compensation payable by employers to their staff. Lastly, he pointed out that it

was an established practice for the Government to pay Tun Fu fees as compensation for works affecting fung shui of a locality.

33. A consolidated reply provided by Ms Amy CHOW and Mr Sean LEUNG from the MTRCL was as follows:

- (1) The existing names of the rail stations along the NOL Main Line were temporary names under the works project and would only be confirmed prior to the commissioning of the NOL. The MTRCL would take into account factors, such as the representation, geographical location and characteristics of the rail stations, and would gauge views from the local community;
- (2) Trains on the TML would run every 2.7 minutes during peak hours, with short-distance trains arranged to depart from Tin Shui Wai Station during the morning peak hours to divert waiting passengers;
- (3) There was still room for increasing train service frequency on the TML to enhance carrying capacity. The MTRCL would study and review the options timely, including acquiring additional trains and increasing service frequency when necessary, so as to cope with patronage growth;
- (4) As Kam Sheung Road Station of the NOL Main Line would be located underground, the MTRCL would make relevant interchange arrangements to facilitate convenient interchange by passengers, such as provision of escalators and lifts and installation of clear signage;
- (5) The MTRCL network consisted of a number of interchange stations, which were all operating smoothly. Admiralty Station, for instance, served four railway lines. It was believed that the design and planning of Kam Sheung Road Station could draw on the relevant experience;
- (6) Chi Ho Road would provide no emergency access according to the latest design of the NOL Main Line, and thus would not be affected by the NOL Main Line project; and
- (7) Regarding PnR facilities and bicycle parking areas, the MTRCL would implement connection and interchange arrangements for the rail station and other public transport services based on the traffic impact assessment (“TIA”).

34. A consolidated reply provided by Mr Thomas SZE of the HyD was as follows:

- (1) The HyD noted Members’ concern about the naming of the rail station. As responded by the MTRCL, the existing names of rail stations along the NOL Main Line were temporary names for the works project and the name of the station would only be confirmed before the commissioning of the rail service. The HyD had added a footnote pertaining to this to Paper No. 29;
- (2) The MTRCL was conducting a TIA on the NOL Main Line project and would make recommendations on necessary transport arrangements to cope with additional passenger flow upon the commissioning of the NOL Main Line. The TIA would be submitted to the Transport Department (“TD”) for approval;

- (3) The Government was pursuing a transport policy centred on public transport with railway as the backbone, while encouraging the public to travel by public transport as far as possible. In response to public demand for PnR facilities, however, the HyD would request the MTRCL to study relevant arrangements and provide PnR facilities at suitable rail stations where practicable;
- (4) The detailed planning and design of the NOL Main Line would be conducted under the principle of minimum land occupation. When the Government was resuming land, the LandsD would handle all land resumption cases in a prudent manner in accordance with the Railways Ordinance and existing policies. The Government would also provide ex-gratia allowances, compensation and assistance in re-provisioning, etc. to eligible business operators affected by land resumption. Staff members of companies that were closed down due to land resumption could also seek assistance from the Labour Department;
- (5) The Government and the MTRCL fully respected the traditional customs of indigenous inhabitants and would maintain liaison with stakeholders and have regard for the traditions and history of villages and the needs of the local community during the design stage; and
- (6) For matters pertaining to the resumption of land occupied by a grave, if the works had inevitably affected a grave, descendants or family members could claim compensation from the LandsD in accordance with relevant ordinances. Compensation matters for unclaimed graves would be followed up by the Home Affairs Department (“HAD”). The MTRCL would set up an inter-departmental working group in conjunction with the LandsD, HyD and HAD to handle compensation matters relating to fung shui of villages.

35. The Chairman concluded that Members and relevant rural committees were in support of the NOL Main Line project, and hoped that the Government and MTRCL could improve the works arrangements having regard to the questions and suggestions from Members.

**Item VI: Land use proposals of San Tin Technopole  
(YLDC Paper No. 30/2023)**

36. The Chairman referred Members to Paper No. 30 and welcomed the following representatives from the Planning Department (“PlanD”), the Civil Engineering and Development Department (“CEDD”) and the consultancy firm to the meeting:

Assistant Director of Planning/Territorial, Planning Department	Ms KUN Ka-yin, April
Chief Town Planner/Studies and Research 1, Planning Department	Ms LAI Wai-shan, Irene
Deputy Project Manager, North Development Office, Civil Engineering and Development Department	Mr TSE Chun-tat, Gavin
Chief Engineer/N4, Civil Engineering and Development Department	Mr WONG Chung-pong, Gavin
Executive Director, AECOM Asia Company Limited	Mr Kelvin CHENG

37. Ms April KUN and Ms Irene LAI of the PlanD as well as Mr Gavin WONG of the CEDD briefed Members on the land use proposals of San Tin Technopole.

38. Mr MAN Luk-sing, MH said that both PlanD and CEDD had consulted San Tin Rural Committee on San Tin Technopole and gauged the views of villagers on the land use proposal for the project, the majority of whom expressed their support for it. He said that most of the land to be resumed for the development of San Tin Technopole was owned by Tsos/Tongs of the Man clan and their descendants and was an estate inherited from their ancestors. He suggested that the Government should compensate them by other means, such as land exchange or joint development of the land with the landowners, citing that Tsos/Tongs of the Man clan would be dissolved if their descendants could not enjoy the ancestral land-holding after the resumption of the land. On the other hand, he opined that the proposed plot ratio of 6 for land for innovation and technology (“I&T”) in San Tin Technopole had been too high. He suggested that the development density be lowered as in the case of the Hong Kong Science Park, so as to maintain the existing ecological state of San Tin Heung. He also hoped that San Tin Technopole would not be developed at the expense of villagers’ interests, and requested the Government to negotiate a win-win solution with villagers. Lastly, he suggested improving the Tso/Tong managerial system to disburse compensation for resumed land to Tso/Tong members as early as possible.

39. Mr MAN Fu-wan, BBS said that San Tin villagers would not be able to continue to develop small houses after land resumption by the Government unless a small house extension area was reserved at the site of San Tin Technopole for San Tin villagers and the development of “small buildings” was permitted. He requested the Government to compensate landowners based on the market value of the land resumed. Besides, he estimated that brownfield sites in San Tin covered about 8 to 10 million square feet, and expressed concern that the logistics sites provided on the periphery of the I&T park might not be able to accommodate all the brownfield operations affected. He added that the Government had not properly dealt with the future of most of the workers affected. He also enquired whether the burial grounds in San Tin would be affected by the development of San Tin Technopole. He suggested that development of San Tin Technopole dovetail with revitalisation of the living environment of the villages in San Tin.

40. The Vice Chairman said that the development of the San Tin area had been deliberated for many years, and the original plan to build a university town in the Lok Ma Chau Loop had been changed to the present San Tin Technopole. He said that Hong Kong was lagging behind Singapore and the Mainland cities such as Shenzhen in the field of I&T while government funding in this respect was limited. He also expressed concern about a small proportion of local talents working in the future San Tin Technopole, and suggested that the Government step up efforts in nurturing local talents in I&T.

41. The Chairman said that San Tin villagers hoped to work with the Government or developers to develop the land resumed through in-situ land exchanges. However, San Tin villagers might not fulfil the conditions under the previous in-situ land exchange policy, where a site should be under a unified ownership and had an area of not less than 4 000 square metres. He suggested that the Government relax the requirements and consider permitting “small buildings” in San Tin Technopole as land resumption compensation to San Tin villagers, so as to achieve the goal of “common prosperity for all”.

42. Mr TANG Sin-hang said that some Ha Tsuen villagers had pointed out after the land resumption and gazettal by the Government that they had yet to receive the compensation, while the land resumed had already been used by others. He also said that the Government resumed land in phases but set different prices per square foot for land resumed at different times. He suggested that the Government calculate the amount of compensation on the basis of the highest price per square foot of land resumed during the period between land resumption and gazettal.

43. A consolidated reply provided by Ms April KUN of the PlanD was as follows:

- (1) The PlanD thanked San Tin Rural Committee for its valuable advice and support for the development of San Tin Technopole;
- (2) It was necessary for the Government to resume land from owners of private land for the development of San Tin Technopole. In the course of land resumption, the compensation amount for resumed land would be determined in accordance with the system of ex-gratia zonal compensation. Ex-gratia allowances would be provided on top of land compensation to business operators affected;
- (3) A total of 126 hectares of brownfield sites had been affected by the development of San Tin Technopole. Three logistics sites in San Tin Technopole had been reserved for the development of multi-storey buildings for modern industries, while space had been provided for accommodating affected brownfield operations. More than 70 hectares of land in Yuen Long South and Hung Shui Kiu had also been reserved for related uses. It was hoped that brownfield operators' demand for land could be reduced by upgrading the mode of operation;
- (4) The LandsD would contact the affected operators as early as possible in the next stage to understand their needs so as to ensure a smooth land resumption process. Separately, the Development Bureau ("DEVB") had set up an interdisciplinary team to provide one-stop service to assist operators in re-provisioning their business;
- (5) In general, the Government would examine whether it was justified to develop small houses outside the land zoned "Village Type Development" according to the data on villagers' demand for small houses, the land still available in the "Village Type Development" zone and relevant planning considerations. The PlanD had already received proposals and drawings from Members on the extension of village zones and would study them at the next stage;
- (6) The proposal to develop "small buildings" did not comply with the existing New Territories Small House Policy. The PlanD noted that San Tin villagers wished to continue their village development in other ways and would relay this to policy bureaux;
- (7) San Tin Technopole was a flagship project for the Northern Metropolis. As the National 14<sup>th</sup> Five-Year Plan supported the development of Hong Kong in eight key areas, including an international I&T centre, San Tin Technopole would be developed in line with this objective. The development of San Tin Technopole would be spearheaded by the Steering Committee on the Northern Metropolis chaired by the Chief Executive, with different bureaux and government departments performing their respective roles in taking forward different areas of work in the Northern Metropolis;

- (8) The Chief Executive proposed in this year's Policy Address to dovetail with the National 14<sup>th</sup> Five-Year Plan and develop Hong Kong into an international I&T centre at full speed. The Government formulated the Hong Kong Innovation and Technology Development Blueprint ("the Blueprint") from the perspective of top-level planning and design, and would take forward the Blueprint under four broad development directions, namely "to enhance the I&T ecosystem and promote 'new industrialisation' in Hong Kong"; "to enlarge the I&T talent pool to create strong impetus for growth"; "to promote digital economy development and develop Hong Kong into a smart city"; and "to proactively integrate into the overall development of the country and consolidate our role as a bridge connecting the Mainland and the world". The Innovation, Technology and Industry Bureau was responsible for promoting relevant developments, e.g. discussing the flow of talents and data with the Shenzhen Government;
- (9) Hong Kong had an edge in the development of I&T areas, such as life and health technology, artificial intelligence, data science and new energy technology, but insufficient land supply was one of the major factors impeding the I&T development in Hong Kong; and
- (10) The Government would consider adopting an Enhanced Conventional New Town Approach to allow in-situ land exchange from landowners to take forward developments in San Tin Technopole that accorded with the Government's planning intention. However, details of the in-situ land exchange approach had yet to be worked out. Members' suggestion about relaxation of the eligibility criteria would be relayed to relevant government departments.

44. A consolidated reply provided by Ms Irene LAI of the PlanD was as follows:

- (1) To optimise the use of land resources, the maximum domestic plot ratio for housing sites in San Tin Technopole was 6.5 and that for land for I&T uses was 6. However, this did not mean that the aforesaid maximum plot ratios would be adopted for all developments in the project. While the plot ratio of land for I&T uses near villages would not be as high as 6, the PlanD would endeavour to provide open space or low-rise government facilities in the periphery of villages in the planning stage, so as to facilitate the harmonious integration of the environments for the new and existing developments; and
- (2) Villagers' needs had been taken into consideration in the provision of community facilities, and better community facilities featured in new development projects would be provided for nearby villages.

45. Mr Gavin WONG of the CEDD said that he would proactively communicate with villagers and conduct site inspections in the next stage, and plan for related facilities to meet the needs of villagers.

46. A consolidated reply provided by Mr Gordon WU, JP, District Officer (Yuen Long), was as follows:

- (1) The Home and Youth Affairs Bureau was reviewing the existing administration of Tsos/Tongs with the DEVB and the Heung Yee Kuk. Improvement recommendations put forward by Members would also be considered during the review;

- (2) Common problems encountered in handling the disbursement of land resumption compensation monies included deferred applications owing to the vacancies of Tso/Tong managers and objections raised by Tso/Tong members to the LandsD on the disbursement of compensation monies during the application process;
- (3) For cases where the manager post of a Tso/Tong had been vacant, Tso/Tong members could seek assistance from the District Office; for cases with objections from Tso/Tong members to the disbursement of compensation monies, they would rely on negotiations undertaken among Tso/Tong members themselves; and
- (4) The District Office would be pleased to offer assistance if Tsos/Tongs encountered difficulties in making claims for land resumption compensation monies.

47. The Chairman concluded that the National 14<sup>th</sup> Five-Year Plan supported the development of Hong Kong into an international I&T centre with the “International I&T New City” to be established in San Tin. It was believed that San Tin Technopole, after its completion, would become a locomotive for future economic and social development in Hong Kong, although different stakeholders in the development area would inevitably be affected in the process. Separately, he suggested that the Government allocate additional resources and formulate policies to nurture local I&T talents. Lastly, he said that Members were generally supportive of the San Tin Technopole project, and hoped that the project could benefit local residents and its impacts could be minimised during the course of development, so as to achieve the goal of “common prosperity for all”.

**Item VII: Route 11 (between Yuen Long and North Lantau)  
(YLDC Paper No. 31/2023)**

48. The Chairman referred Members to Paper No. 31 and welcomed the following representatives of the HyD, TD and consultancy firm to the meeting:

Deputy Project Manager/Major Works (2), Highways Department	Mr NG Wai-hong, Patrick
Senior Engineer 1/Route 11, Highways Department	Mr TSANG Chung-man, Alex
Senior Engineer 3/Route 11, Highways Department	Mr LO Wai-kei
Senior Engineer/North West, Transport Department	Mr MAN Ka-ho, Wilson
Senior Engineer/Major Projects 2(Acting), Transport Department	Mr SZE Chung-ming, Thomson
Engineer/Major Projects 1, Transport Department	Mr HUNG Tsz-hin, Hincen
Project Manager, Ove Arup & Partners Hong Kong Limited	Mr KWAN Chi-fai
Associate Director/Transport, Ove Arup & Partners Hong Kong Limited	Ms Amanda MO

49. Mr Patrick NG and Mr Alex TSANG of the HyD briefed Members on the latest progress of the Route 11 (between Yuen Long and North Lantau) (“Route 11”).



50. In conclusion, the Chairman said Members supported the development of Route 11, which would be a strategic road connecting the North West New Territories to the urban areas and the proposed Hong Kong Island West – Northeast Lantau Link. He believed that Route 11 could greatly improve the local traffic capacity and road traffic upon completion, and looked forward to early commencement of the works project.

51. The Chairman announced that the meeting was adjourned for lunch break and would be resumed at 2:45 p.m.

[The meeting was adjourned for an hour]

52. The Chairman welcomed Mr Frederick LAU, Liaison Officer i/c (Town 2) of the Yuen Long District Office (“YLDO”), and Ms Odilia NG, Senior Engineer/12 (West) of the CEDD. They stood in for Ms Christina OR, Senior Liaison Officer (3) of the YLDO, and Mr Julian NG, Chief Engineer/West 1 of the CEDD, and represented the YLDO and CEDD respectively at the meeting in the afternoon.

### **Discussion Items**

#### **Item VIII: Mr CHING Chan-ming proposed a discussion on “How to deal with the problem of water dripping from air-conditioners in Yuen Long District” (YLDC Paper No. 32/2023)**

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53. The Chairman referred Members to Paper No. 32 and the written replies of the FEHD and Housing Department (“HD”).

54. Mr CHING Chan-ming said water dripping from air-conditioners affected passers-by and would cause hygiene problem. He enquired whether the FEHD was responsible for handling the problem of water dripping from air-conditioners and whether the problem could be regulated under deed of mutual covenant or by owners’ corporation.

55. The Chairman enquired about the number of prosecution initiated by the FEHD following the issuance of nuisance notices in Yuen Long District.

56. A consolidated reply provided by Miss CHEUNG Fung-heung of the FEHD was as follows:

- (1) The FEHD was primarily responsible for handling the problem of water dripping from air-conditioners in private buildings. After ascertaining the source of water dripping, the FEHD would issue a nuisance notice to the flat owners or occupants concerned in accordance with relevant legislations to require the relevant person to abate the nuisance within the specified period. A person who failed to comply with the notice might be prosecuted, and was liable to a maximum penalty of a fine of \$10,000, as well as a daily fine of \$200 as long as the nuisance continued;
- (2) Apart from handling public complaints, the FEHD would make active efforts to resolve the problem of water dripping from air-conditioners. The FEHD had launched a pilot scheme since the summer of 2016 to recruit contract staff for setting up dedicated teams to help address the problem of water dripping from air-conditioners. In addition to taking law enforcement actions, these teams would carry out publicity and education work and

conduct proactive inspections in buildings where the dripping problem was serious in summer, so as to follow up on the problem of water dripping more effectively. Besides, staff would be deployed during different times of the day to conduct ad hoc inspections of public places in the district with heavy pedestrian flow, with a view to easing the problem of water dripping from air-conditioners; and

- (3) In 2022, the FEHD had received a total of 1 748 complaints about water dripping from air-conditioners in Yuen Long District and issued a total of 53 nuisance notices. There were no prosecution cases since the flat owners/occupants concerned had rectified the water dripping problem after receiving the notices from the FEHD. In fact, the problem of dripping air-conditioners could be resolved through co-operation among neighbours and simple repair works, and most of the flat owners/occupants concerned would rectify the problem after receiving verbal warnings or advisory letters from FEHD officers.

57. In conclusion, the Chairman said there had been a persistent problem of water dripping from air-conditioners during summer time and wished to see more inspections conducted by the related departments. He also made an appeal to residents for handling the problem of dripping air-conditioners properly.

**Item IX: Mr SHUM Ho-kit proposed a discussion on “Concern about the frequent occurrence of incidents related to mental illness in Hong Kong in recent days” (YLDC Paper No. 33/2023)**

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58. The Chairman referred Members to Paper No. 33 and the written replies of the Health Bureau, the Hospital Authority (“HA”), the Social Welfare Department (“SWD”), the Equal Opportunities Commission and the Hong Kong Police Force (“HKPF”).

59. The Chairman said that there had recently been a number of local incidents where members of the public were assaulted by persons with suspected mental health problems. Police investigation revealed that the victims and the assailants were strangers to each other. This had sparked public concern over personal safety and might have reinforced the public’s prejudice against mental patients despite most of them not having any disposition to violence. He therefore wished to know what measures government departments had put in place to forestall such incidents. In addition, he considered that police patrols alone were insufficient to forestall similar incidents and that the shortage of psychiatrists was the source of the problem. He said the manpower ratio of psychiatrists to patients in Hong Kong was far below the recommended level of the World Health Organization. He also enquired about the follow-up of mental patients by the SWD in Yuen Long District.

60. A consolidated reply provided by Miss Tammy CHAN of the HKPF was as follows:

- (1) The Police had been closely monitoring the trends of all types of crime;
- (2) In general, upon receipt of reports involving criminal offences committed by persons with psychotic symptoms, the Police would take enforcement actions and refer the case to the psychiatric unit of a hospital and the SWD for follow-up; and
- (3) The Police had stepped up high-profile patrols in response to the recent cases.

61. A consolidated reply provided by Mrs Judy SHEK of the SWD was as follows:
- (1) At present, there were a total of 24 subvented Integrated Community Centres for Mental Wellness (“ICCMW”) in the territory. Two of them were located in Yuen Long to provide services for people in need in the district;
  - (2) ICCMW would help reach out to mental patients and arrange escorting services for medical consultations for cases in need. If a mental patient was found to be suicidal or having a propensity to violence, or suffering from prolonged period of self-neglect which was harmful to his/her own health and interests, or likely posing danger to others, ICCMW would help arrange for the mental patient to be assessed at the Accident and Emergency Department as soon as possible and/or admitted to hospital for treatment;
  - (3) The SWD and the HA had jointly set up coordination platforms to enhance cross-service and cross-sectoral collaboration, develop strategies and action agenda, share case information, organise joint programmes, and handle any other issues related to mental health services;
  - (4) On 8 June 2023, the District Task Group on Community Mental Health Support Services of Yuen Long District held a meeting to co-ordinate and resolve operational issues through cross-sectoral and cross-service collaboration, in order to facilitate effective provision of mental health services that catered to the needs of Yuen Long District;
  - (5) The Yuen Long District Social Welfare Office would organise a training course entitled “Handling the Problem of Psychological Violence from the Perspective of Social Psychology” in July 2023 and a training course entitled “Communication with Traumatized Persons” in September 2023 to enhance the knowledge and skills of mental health professionals in dealing with the violence of mental patients, and to equip them with effective communication skills with traumatised service users; and
  - (6) The Yuen Long District Social Welfare Office had been organising training courses to enhance the knowledge and skills of social service providers in the district. For instance, in collaboration with two ICCMW, it organised workshops for the HD management and frontline staff in March 2023 on how to deal with persons with suspected mental health problems, conduct initial assessments and make relevant referrals.

(Post-meeting note: Due to typhoon, the training course “Handling the Problem of Psychological Violence from the Perspective of Social Psychology” originally scheduled for July 2023 had been rescheduled to August 2023.)

62. The Chairman concluded that while assault cases committed by mental patients were rare, he worried that such cases might have a contagious effect and hoped government departments would strengthen collaboration on addressing the problem and step up publicity and education work to avoid aggravating the stigmatisation against mental patients.

### **Report Items**

#### **Item X: The 2023-24 Work Plan of the Yuen Long District Office (YLDC Paper No. 34/2023)**

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63. The Chairman referred Members to Paper No. 34 which was about “The 2023-24 Work Plan of the Yuen Long District Office”.

64. Mr Gordon WU, JP, District Officer (Yuen Long), briefed Members on “The 2023-24 Work Plan of the Yuen Long District Office”.

65. Members noted the aforesaid work plan.

**Item XI: Progress reports of Committees**

(i) **Community Affairs Committee (YLDC Paper No. 35/2023)**

(ii) **Environmental Improvement Committee (YLDC Paper No. 36/2023)**

(iii) **Traffic and Transport Committee (YLDC Paper No. 37/2023)**

(iv) **Cultural and Recreational Affairs and District Facilities Management Committee (YLDC Paper No. 38/2023)**

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66. The Chairman referred Members to the progress reports of the Committees as set out in Paper Nos. 35 to 38.

67. Members noted the progress reports of the aforesaid Committees.

**Item XII: Hong Kong Police Force’s report on the district’s law and order situation and crime figures over the past two months**

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68. Miss Tammy CHAN of the HKPF reported on the law and order situation and crime figures in Yuen Long District over the past two months.

69. The Chairman said while many types of crime saw a drop in number from the same period last year, there had been a substantial increase in the number of fraud cases. He considered the detection of fraud cases an uneasy task and hoped the Police would continue to step up publicity against fraud to enhance public awareness of fraud prevention.

70. Members noted the aforesaid report.

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

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71. The Chairman invited Mr Sunny CHAN, Assistant District Officer (Yuen Long)<sup>1</sup>, to report on the latest progress of the District-led Actions Scheme (“DAS”).

72. Mr Sunny CHAN introduced the DAS and its work progress.

73. Members noted the aforesaid progress report.

**Item XIV: Any other business**

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74. There being no other business, the Chairman declared the meeting closed and thanked Members and the department representatives for attending the meeting.