

(Translation)

Minutes of the 12th Meeting of the Planning Development and Transport Affairs Committee
of Sham Shui Po District Council (6th Term)

Date : 9 December 2021 (Thursday)
Time : 9:30 a.m.
Venue : Conference Room, Sham Shui Po District Council

Present

Chairman

Mr LI Ting-fung, Jay

Members

Mr CHUM Tak-shing	(Arrived at 9:40 a.m.)
Mr HO Kwan-chau, Leo	
Ms LAU Pui-yuk, MH	
Ms NG Mei, Carman	(Arrived at 10:15 a.m.)
Ms NG Yuet-lan, Janet	(Arrived at 9:38 a.m.)
Mr YUEN Hoi-man, Ramon	

In Attendance

Miss TSE Yi-lam, Gloria	Assistant District Officer (Sham Shui Po) 1
Miss HO Yuen-ching, Jessica	Senior Town Planner/Sham Shui Po, Planning Department
Mr WONG Chi-tak, Keith	Senior Transport Officer/Sham Shui Po, Transport Department
Mr CHAN Sze-ho	Engineer/Sham Shui Po, Transport Department
Ms LAW Ming-chu, Cecilia	Engineer/Planning 1, Transport Department
Mr YU Chung-him	District Engineer/Sham Shui Po, Highways Department
Mr LEE Kwan-hon, Ricky	District Engineer/Lai Chi Kok, Highways Department
Mr LAI Yuk-fai	Station Sergeant of District Traffic Team, Sham Shui Po District, Hong Kong Police Force

Secretary

Mr CHU Hei-yeung, Angus	Executive Officer (District Council) 1, Sham Shui Po District Office
-------------------------	--

Absent

Member

Mr MAK Wai-ming

Opening Remarks

The Chairman welcomed members and representatives of government departments to the 12th meeting of the Planning Development and Transport Affairs Committee (“PTAC”) of the sixth term of the Sham Shui Po District Council.

Agenda Item 1: Confirmation of minutes of the 11th meeting

2. The Committee confirmed the above minutes.

Agenda Item 2: Matters for discussion

(a) Request for extending the Citybus route number 22 to Yen Chow Street bus stop to meet the needs of residents travelling between Kai Tak and Sham Shui Po District (PTAC Paper 79/21)

3. The Chairman introduced Paper 79/21.

4. Mr Keith WONG responded that the Transport Department (“TD”) noted members’ views. Generally speaking, when studying the alteration of bus routes, TD would consider a basket of factors, including whether there were alternative services, whether the route was attractive, the expected number of passengers, bus fare, impact on traffic and operational efficiency. At present, traffic was busy in Sham Shui Po District, TD encouraged residents travelling to and from this district to use existing transportations or interchange services as far as practicable to make effective use of resources and optimise the use of road space. The current peak-hour loading of bus route number 22 was approximately 75% and major facilities like Kai Tak Sports Park were still under construction. TD would pay close attention to the development in the vicinity of Kai Tak and adjust various transport services correspondingly. If residents of Sham Shui Po District had to go to the vicinity of Kai Tak Development Area from this district, they could take bus route number 702 and then interchange to bus route number 22 at the bus terminus in Festival Walk; or they could take bus route number 796C and then interchange to bus route numbers 20, 22 or 22M at the bus stops along Prince Edward Road East. In the Bus Route Planning Programme, the upcoming new bus route heading from Cheung Sha Wan area to Kwun Tong Ferry Pier would pass by Kai Tak Development Area to bring convenience to citizens going to that area.

5. Ms Janet NG said that following the gradual completion of estates in Kai Tak Development Area, the demand for bus services of that area was expected to rise. She enquired when the above new bus route would be implemented.

6. Mr Keith WONG responded that according to the implementation timetable of the Bus Route Planning Programme 2021-2022, the new route was expected to be implemented in the first quarter of 2022, but there might be adjustments subject to actual situation.

7. The Chairman enquired whether the new route was still at the tendering stage, and whether TD would extend the route of bus route number 22 according to the suggestions in the paper.

8. Mr Keith WONG responded that TD was currently preparing for the tendering exercise of the new route and would report the latest progress when the Committee discussed the Bus Route Planning Programme next year. Besides, TD would not consider the route extension of bus route number 22 to Yen Chow Street Bus Terminus for the time being since detouring would increase travelling time and might affect existing bus trips. However, the Department would continue to adjust transport services on a need basis.

9. The Chairman said that he earlier interviewed around 50 residents of Sham Shui Po and Kai Tak areas. The survey results showed that residents had the same keen demand for both bus and railway services and he suggested re-examining bus route number 703 which was shelved. He hoped that TD and the bus companies could provide more transport options for residents of the two areas.

10. Mr Keith WONG responded that TD noted members' views and the information provided.

11. The Chairman concluded that he expressed regrets at the failures of New World First Bus Services Limited and Citybus Limited to attend the meeting and respond to the papers. He hoped that TD and bus companies would timely adjust the transport services plying between Sham Shui Po and Kai Tak to accommodate the future development of the two areas.

Agenda Item 3: Follow-up matters

(a) List of follow-up actions for matters of discussion at PTAC meeting (PTAC Paper 80/21)

12. Mr Ramon YUEN enquired about the progresses of the public car park in the commercial developments in Cheung Shun Street, Sham Shui Po Public Library and planning application nos. A/K5/836, 840, 841 and 842, and also the details of the two land exchange applications concerning the welfare facilities of the redevelopment project of Yuen Fat Godown/Kerry Warehouse ("Yuen Fat Project") and the welfare facilities of the redevelopment project of Feoso Oil ("Feoso Oil Project"). As for the relocation of the three wholesale markets in Cheung Sha Wan area, he hoped that the Agriculture, Fisheries

and Conservation Department would explain the progress of the concerned technical feasibility studies and provide the concrete timetable of each procedure. In addition, according to the response from the Housing Department (“HD”), the Department had already carried out examination and handover process for part of the facilities with other concerned departments. No project was postponed, but he opined that the handover or remedial works of some of the projects might be delayed. Therefore, he hoped that HD would concretely explain whether there would be any postponement in the projects.

13. The Chairman said that he hoped that concerned departments would consider the above enquiries or views when updating the list of follow-up actions.

14. Miss Jessica HO responded that she understood that the Lands Department (“LandsD”) was still processing the land exchange application of the Yuen Fat Project. Regarding the Feoso Oil Project, the owner submitted the planning application to the Town Planning Board (“TPB”) only after applying for land exchange from LandsD in 2011. Upon the receipt of planning approval, LandsD had added the request for provision of welfare facilities in the terms of exchange. Afterwards, the owner had already withdrawn the land exchange application from LandsD. As for planning application nos. A/K5/836, 840, 841 and 842, the applicants had already requested for deferment of two months so as to conduct technical assessment and respond to views from concerned departments. Upon the submission of supplementary information by the applicants, TPB would arrange the approval procedures of the concerned planning applications.

15. Mr Ramon YUEN said that when the owner of the Feoso Oil Project submitted the land exchange application in 2011, it was initially proposed to construct welfare facilities according to the land lease covenants. Although the owner withdrew that land exchange application, TPB granted the extension of time for commencement of the development project (“EOT”) of the planning approval and he would like to enquire about the reason. Besides, he questioned whether the owner would continue the provision of welfare facilities when another land exchange application was submitted again in the future. He hoped that LandsD would explain the actual situation of the project in detail. Regarding the welfare facilities in the Yuen Fat Project, he enquired whether TPB set time frames for construction and completion when approving planning applications. He further enquired whether TD was responsible for the acceptance test of the public car park in the commercial developments in Cheung Shun Street, and after the applicant of planning application submitted the supplementary information, how long it would normally take to be submitted to TPB’s meeting for approval.

16. Miss Jessica HO responded that the Metro Planning Committee under TPB granted planning approval with conditions attached for Yuen Fat Project in September 2020, and that planning approval was valid for four years (until September 2024). Where justified, the applicant could submit the application for EOT within the valid period of the planning

approval. As for the Feoso Oil Project, since there were legal issues like change in property ownership in the company involved, EOT had been applied and TPB had already granted approval after consultation with concerned departments. In addition, generally speaking, when dealing with postponed planning applications, approval procedures in TPB meeting would be arranged within two months after the applicant submitted supplementary information.

17. Ms Cecilia LAW responded that TD had already inspected the public car park in the commercial developments in Cheung Shun Street on 30 November and requested the owner to conduct remedial works according to the checklist for rectification. TD would be invited to carry out inspections upon the owner's completion of the remedial works. It was listed in the concerned land lease covenants that the public car park had to be completed on 31 December 2021, but other concerned departments should be consulted on the setting of commencement date.

18. Mr Ramon YUEN said that he hoped that LandsD would explain the expected commencement date of the above public car park.

19. Ms Janet NG said that she hoped that LandsD would send representative to future meetings of the District Council ("DC") or the Committee to respond to the matters about land planning and land use. Besides, she also hoped that the Sham Shui Po District Office ("SSPDO") would explain to members the latest progress of works in the district in due course.

20. Assistant District Officer 1 responded that SSPDO noted members' suggestion of inviting LandsD to the meetings of DC or the Committee. Besides, SSPDO had all along been very concerned about the works progress of facilities in the district and members were welcome to raise enquiries about individual cases.

21. Mr CHUM Tak-shing enquired whether the bus company had already solved the technical problem of the alteration works of So Uk Estate Bus Terminus, and hoped that concerned departments could provide the timetable of the project. In addition, there were many motorcycles obstructing the passage of rear lanes of buildings in Sham Shui Po District and that might lead to an increase in fire hazards. He hoped that SSPDO and the Police would devise the next round of joint operations of removing abandoned motorcycles ("joint operations") as soon as possible. He further said that there were many district facilities recently completed or under acceptance test in the district and he hoped that concerned departments could arrange visits for DC.

22. The Chairman enquired when the traffic impact assessment of the housing and transport provision plan at Chak On Road Driving Test Centre would be completed. He also enquired about LandsD's progress of handling the application for short term tenancy

by the Hong Kong Council of Social Service (“HKCSS”), and whether the noise impact assessment of the automated car park in the site at the junction of Yen Chow Street and Tung Chau Street was in progress.

23. Ms Cecilia LAW gave a consolidated response, saying that regarding the automated car park in the site at the junction of Yen Chow Street and Tung Chau Street, TD was tasking the Architectural Services Department to hire engineering company to conduct the concerned technical assessments. As for the alteration works of So Uk Estate Bus Terminus, TD had already arranged the bus company to remove the guard kiosk and electrical installations, and CLP Power Hong Kong Limited had also switched off the electricity supply there. The Highways Department (“HyD”) expected to commence the works this month. In addition, as regards the application by HKCSS for short term tenancy at Cheong San Lane, LandsD was currently consulting concerned departments.

24. Mr LAI Yuk-fai responded that SSPDO, the Hong Kong Police Force and other concerned departments conducted nine joint operations during June to September. The Police was willing to participate in future joint operations of the same nature.

25. Assistant District Officer 1 responded that SSPDO would coordinate joint operations on a need basis and it was believed that concerned departments would provide active cooperation.

26. Ms Janet NG said that she opined that joint operations could help enhance the image of the Police Force, and she enquired whether concerned departments would discuss the details with members before operations and put the location of operations in record.

27. Mr LAI Yuk-fai responded that after the receipt or referral of complaints, the Police would record the location of abandoned motorcycles and SSPDO would refer to relevant information when coordinating joint operations. The Police would also properly record all the locations where joint operations were conducted.

28. Mr CHAN Sze-ho responded that regarding the plan of rezoning Chak On Road Driving Test Centre and its adjoining area for the construction of public housing, the Civil Engineering and Development Department was currently studying and designing the site formation and infrastructure works for that public housing development, then, upon completion, the traffic impact assessment of that development plan would be provided to TD with contents including the temporary relocation and in-situ reprovisioning of Chak On Road Driving Test Centre. Where necessary, concerned departments would timely report to members the progress of the plan.

29. The Chairman said that he hoped that concerned departments would timely provide to the Committee the updated information of projects in the district and would consider

arranging members to inspect the projects. In addition, he hoped that HD would concretely explain the actual progress of each project and LandsD would consider sending representative to future meetings of DC or the Committee.

(b) Project items and schedules of district traffic improvement works completed, under construction or under planning within the past two months by the Transport Department/Highways Department (PTAC Paper 81/21)

30. Mr CHUM Tak-shing said that residents of the district had a keen demand for motorcycle parking spaces and he hoped that TD would study the introduction of automated motorcycle car park of multi-storey design.

31. Ms Janet NG enquired about the progress of works for the provision of footpath covers in the district.

32. Ms Cecilia LAW responded that the covers for the footpath from Exit B of MTR Nam Cheong Station to Lai Ying Street were already open for use. Besides, HyD should be conducting the preparatory work regarding the three selected sites for the works for provision of footpath covers.

33. Ms Janet NG said that there was tree shade along the footpath of the section of Lai Wan Road and there were also many covered walkways nearby. Moreover, connected covers could not be provided there, she thus opposed the provision of covers for the footpath on Lai Wan Road. She opined that other footpaths in the district were more in need of the provision of covers, and she hoped that concerned departments would adopt the voting result and views of DC years ago and would timely explain to DC the grounds for site selection and the progress of projects.

34. Assistant District Officer 1 gave a consolidated response, saying that SSPDO noted members' views and would timely report to members the progress of projects with concerned departments.

35. Mr Ramon YUEN said that concerned departments did not provide reasonable explanation when deciding the site in Lai Wan Road, giving an impression of catering for the demand of the DC Chairman of the last term, whereas there were many locations in the district more suitable for the provision of footpath covers. In addition, he opined that the provision of covers for footpaths was regarded as major works and it was difficult to be executed through the District Minor Works Programme.

36. Ms Janet NG said that she hoped that concerned departments would regularly report the progress of each works project for provision of footpath covers in the district, and she

suggested continuing to follow up on this issue in the list of follow-up actions (“the List”) of this Committee.

37. Assistant District Officer 1 responded that subject to the progress of project, SSPDO would study the release of works information at suitable time and platform.

38. Mr Ramon YUEN said that SSPDO and the Leisure and Cultural Services Department had already regularly reported the progress of each district minor works project in the District Facilities and Community Affairs Committee (“DFCAC”) and the Working Group on District Works and District Facilities Management. However, the above works project of footpath covers fell under the purview of HyD, and he had also discussed this issue with papers submitted in the eighth meeting of the Committee. Therefore, he suggested continuing to follow up on works for provision of footpath covers in this Committee.

39. The Chairman said that he hoped that concerned departments would consult DC prior to the commencement of works in the district and report the progress of works regularly.

40. Ms Carman NG said that the above works project of footpath covers was not in the District Minor Works Programme, she thus suggested continuing to follow up on this issue in the List.

41. Mr CHUM Tak-shing said that regarding the above works project of footpath covers, concerned departments did not carry out consultation in the meetings of DC of this term. He suggested members consider continuing to follow up on the concerned matters in this Committee.

42. Ms Janet NG said that since there was no standing representative from HyD or TD in DFCAC, she also suggested following up on the above works project of footpath covers in this Committee. Besides, DC of the last term had determined the priority of sites for provision of footpath covers by score, she enquired about the reasons of the concerned departments for not adopting DC’s views.

43. Mr Ramon YUEN said that when the Committee discussed the above works project of footpath covers in the eighth meeting, the concerned departments had already stated clearly that the concerned plans in the 2018-19 Budget were not led by DC, and site selection of the projects had already been decided during the last DC term. He believed that there would barely be updates in future responses from the concerned departments.

44. The Chairman said that he hoped that the concerned departments would explain the grounds for site selection and works progress of the above works project of footpath covers,

and he suggested continuing to follow up on this issue in the List. Besides, according to the list of blackspots for illegal parking, the Police issued a large number of fixed penalty tickets in Sham Shui Po Police District during August to October. He enquired whether there was improvement in the problem of illegal parking and whether the Police would devise large-scale enforcement operations in the future.

45. Mr LAI Yuk-fai responded that on 8 December, the Sham Shui Po Police District and the Traffic Kowloon West jointly carried out targeted enforcement actions in the district and 11 illegally parked vehicles which caused serious obstruction were immediately towed away during operation. Apart from continuing rigorous enforcement actions, the Police would also step up publicity and education about illegal parking to raise the law-abiding awareness of drivers, thereby ensuring smooth traffic flow and protecting the safety of road users.

46. Mr Ramon YUEN said that he hoped that the Police would provide in the list of blackspots for illegal parking the number of summons issued in the corresponding period and different time slots of last quarter and last year, for comparison and analysis of the pattern of illegal parking in the district. Besides, he hoped that the Police would strengthen the combat against illegal motor racing and illegal modification of vehicles during weekends or long holidays.

47. Ms Carman NG said that there were often vehicles illegally parked in Nam Cheong Street near Pak Tin, causing obstruction at bus stop. She enquired whether the Police took enforcement actions by video recording in the vicinity of Nam Cheong Street.

48. Mr CHUM Tak-shing said that many couriers illegally rode bicycles or drove motorcycles on footpaths. He enquired whether the enforcement figures provided by the Police already included irregularities on footpaths.

49. Mr LAI Yuk-fai gave a consolidated response, saying that the system of the Central Traffic Prosecutions Division of the Police did not classify the figures of summons by time period, but the Police was willing to provide the number of summons issued in other months for members' reference. Besides, the Police noted the blackspots for illegal motor racing or speeding in the district and the combat against the concerned crimes would be strengthened during long holidays. He further said that under the existing legislation, the Police must immediately issue summons to illegally parked vehicles, therefore, the Police took enforcement actions mainly by video recording to assist in the prosecution against vehicles illegally parked in restricted zones, and enforcement actions by such means would be conducted regularly. In addition, the number of summons provided by the Police already included the motorcycles illegally parked on footpaths. The Police would continue to step up the combat against the concerned crimes.

50. The Chairman said that he hoped that the Police would provide in the list of blackspots for illegal parking the number of summons issued in the corresponding period of last quarter and last year, and would continue to step up enforcement against traffic problems such as illegal motor racing and illegal parking.

51. The Committee noted the report concerned.

Agenda Item 4: Any other business

52. Members did not raise any other business.

Agenda Item 5: Date of next meeting

53. The next meeting would be held at 9:30 a.m. on 10 February 2022 (Thursday).

54. There being no other business, the meeting ended at 11:20 a.m.

District Council Secretariat
Sham Shui Po District Office
February 2022