

(Translation)

Minutes of the 21st Meeting of Sham Shui Po District Council (6th Term)
under the Hong Kong Special Administrative Region

Date: 27 June 2023 (Tuesday)

Time: 9:30 a.m.

Venue: Conference Room, Sham Shui Po District Council

Present

Chairman

Mr CHUM Tak-shing

Members

Mr HO Kwan-chau, Leo

Ms LAU Pui-yuk, MH

Mr LI Ting-fung, Jay

Mr MAK Wai-ming

(Left at 1:13 p.m.)

Ms NG Mei, Carman

(Left at 1:50 p.m.)

Ms NG Yuet-lan, Janet

Mr YUEN Hoi-man, Ramon

In Attendance

Mr WONG Yan-yin, Paul, JP

District Officer (Sham Shui Po)

Miss TSE Yi-lam, Gloria

Assistant District Officer (Sham Shui Po) 1

Miss CHIN Wai-sheung, Doris

Senior Liaison Officer 1, Sham Shui Po District Office

Ms WONG Yu-hang, Anita

Senior Liaison Officer 3, Sham Shui Po District Office

Mr KWONG Ka-kuen

Senior Liaison Officer 4, Sham Shui Po District Office

Mr KWAN Wan-chung, Rico

Liaison Officer i/c (E), Sham Shui Po District Office

Mr LING Wai-kit, Ricky

Chief Manager/M(KWS) (Acting), Housing Department

Mr YU Wai-yip, Ricky

District Social Welfare Officer (Sham Shui Po), Social Welfare Department

Mr CHU Man-lung, Ernest

District Commander (Sham Shui Po District), Hong Kong Police Force

Mr WAN Chi-pui

Police Community Relations Officer (Sham Shui Po District), Hong Kong Police Force

Ms TAM Pui-wah, Alice

Chief Transport Officer/Kowloon 1, Transport Department

Mr WONG Man-wong	Chief Leisure Manager (HKE), Leisure and Cultural Services Department
Ms SHING Lai-kam, Goldie	District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department
Ms TSENG Chieh, Elsa	Deputy District Leisure Manager (Sham Shui Po) District Support, Leisure and Cultural Services Department
Mr HUI Chi-ping, Edwin	District Environmental Hygiene Superintendent (Sham Shui Po), Food and Environmental Hygiene Department
Mr LUI Sai-tat	Chief Health Inspector (Sham Shui Po) 3, Food and Environmental Hygiene Department
Mr POON Kwok-chung, Peter	Chief Engineer/S1 (Acting), Civil Engineering and Development Department
Mr SIU Chak-ye, PDSM, PMSM	Commissioner of Police
Mr CHEN Chi-cheong	Assistant District Commander (Crime) (Sham Shui Po District), Hong Kong Police Force
Ms HO Suet-leung, Stella	Senior Estate Surveyor/UR1 (Urban Renewal Section), Lands Department
Ms NG Hoi-ling, Virginia	Estate Surveyor/UR1(1) (Urban Renewal Section), Lands Department
Ms Michelle Tong	General Manager, Acquisition and Clearance, Urban Renewal Authority
Ms Connie CHEUNG	Senior Manager (Acquisition and Clearance), Urban Renewal Authority
Ms Esther LAI	Senior Manager, Community Development, Urban Renewal Authority
Mr Edmond LAU	Manager, Community Development, Urban Renewal Authority
Mr Christopher WONG	General Manager, Planning and Design, Urban Renewal Authority
Mr Joseph HUI	Senior Manager, Planning and Design, Urban Renewal Authority
Ms Jamie HO	Manager, Planning and Design, Urban Renewal Authority
Mr Kelvin CHEUNG	Senior Manager, Works and Contracts, Urban Renewal Authority

Secretary

Ms HO Kam-ping, Jennifer

Senior Executive Officer (District Council), Sham Shui
Po District Office

Opening Remarks

The Chairman welcomed Members and representatives from government departments to the twenty-first meeting of the Sham Shui Po District Council (“SSPDC”).

Agenda Item 1: Confirmation of minutes of the 20th meeting held on 9 May 2023

2. The minutes of the above meeting were confirmed without amendment.

Agenda Item 2: Commissioner of Police meets with Members of Sham Shui Po District Council

3. The Chairman, on behalf of SSPDC, extended welcome to Mr SIU Chak-yee, the Commissioner of Police, and the representatives of the Hong Kong Police Force (“HKPF”) accompanying him to the meeting.

4. Mr SIU Chak-yee said that he was glad to visit SSPDO to meet with Members. He then reported the crime figures of the territory, including Sham Shui Po District, in the first five months of this year, and the crime prevention work of HKPF.

5. Mr Ramon YUEN said that over 6 000 people were arrested for participating in the opposition movement to the proposed legislative amendments. He hoped to enquire of the Police about the progress of investigation. He then said that since the implementation of the Law of the People’s Republic of China on Safeguarding National Security in the Hong Kong Special Administrative Region, if the authority opined that the message disseminated by members of the public had seditious intention, they might be charged for “conspiracy to publish seditious publication” (“sedition crime”) under sections 9 and 10 of the Crimes Ordinance. He enquired about the relevant prosecution figures and the Police’s consideration during law enforcement. He then said that some legal academics criticised the definition of “sedition crime” being vague. The Leisure and Cultural Services Department (“LCSD”) earlier removed relevant books from shelves, including a book by the District Officer (Sham Shui Po). He enquired whether keeping, selling or publishing books removed from shelves would contravene the “sedition crime” and whether having seditious intention was the contributing factor for contravening the “sedition crime”.

6. Mr SIU Chak-yee responded that the Police were still examining the cases involving the opposition movement to the proposed legislative amendments. Since the cases were much more complicated, the Police hoped to handle the cases prudently. Regarding the prosecution figures for the “sedition crime”, he did not have the figures in hand at the moment. He stressed that the Police were acting in accordance with the laws. The police officers would investigate if the arrested persons had criminal intention and seek

the legal advice of the Department of Justice. Regarding the individual circumstances mentioned, he would not comment on it.

7. Mr Leo HO said that the number of deception cases was increasing in recent years. Some cases involving fraudsters pretended to be Mainland officials and government staff, and members of the public with inadequate knowledge would be easily deceived. Although the Government had taken various measures to combat deception cases, he still hoped to step up anti-deception work. Besides, since the implementation of Real-name Registration Programme for Subscriber Identification Module (SIM) Cards (“SIM Cards Registration Programme”), the number of phone scams had not decreased. The Government might need to step up publicity and law enforcement. He then said that there was a rising trend in burglary cases in public housing estates within the district and hoped that the Police would pay more attention.

8. Mr SIU Chak-yee responded that there were about 800 burglary cases in Hong Kong last year, which were the lowest since records began in 1969. There were only 77 robbery cases, which were substantially lower than those in the early 90’s with over 9000 cases. Thanks to the concerted efforts of police officers collecting evidence, the detection rates of burglary and robbery cases also reached the highest last year. He then said that deception cases, in particular online deception cases, were the global trend. Last year, 27 923 deception cases were recorded in Hong Kong, among which, over 70% were online deception cases. Exchange of intelligence among the international law enforcement agencies was crucial to combating crime. Online shopping was popular in recent years, and online shopping deception cases accounted for about 30% of the deception cases recorded last year. The Police launched a “Scameter” website early last year, and a mobile application called “Scameter+” was also launched early this year, which would let the public share suspicious websites or telephone numbers to avoid being deceived. Nearly one million usage counts of the platform were recorded since launching. Apart from promoting anti-deception through electronic media, social media, public transport, etc., the Police also arranged to broadcast anti-deception advertisements in government tunnels and cinemas, disseminating anti-deception information comprehensively. He appealed to the public to stay alert, if necessary, they could call the “Anti-Scam Helpline 18222” and visit the “Scameter” website. Last year, the Police implemented various measures to combat phone scams by working with the Office of the Communications Authority (“OFCA”) and telecommunications services providers. The number of phone scams had decreased by 47.8% in the first three months of this year when compared with those in the fourth quarter of last year. Besides, the Police had all along been working with the banking sector to combat deception cases. The staff would inform the Police if suspicious large cash transactions were found.

9. Ms LAU Pui-yuk said that she supported the Police work and their determination

to fight crime. She also commended the Sham Shui Po Police District for quickly detecting multiple burglary cases. In view of the recent tragedies, she enquired how the Police would protect residents' safety and whether the Police would step up patrols on 1 July, the Anniversary of Hong Kong's return to the Motherland. Besides, she was concerned about the gathering of South Asians and the carrying out of illegal transactions in the district. She hoped that the Police would work with the Food and Environmental Hygiene Department to address the problem of street obstruction.

10. Mr SIU Chak-ye responded that he thanked Members for recognising the work of Sham Shui Po Police District. He knew that the crime occurrence would make the public feel uneasy. The Police would deploy different manpower to step up high-profile patrols. Apart from 999 emergency hotline, the Police also set up a Counter-terrorism Reporting Hotline so that members of the public would spot and report. Besides, the Police also set up special task force ("STF") in various police districts and informed relevant parties such as security guards of the telephone hotline to reach STF. The Police hoped to prevent and fight crime by working with different stakeholders such as security guards and the taxi industry. On 1 July, the Anniversary of Hong Kong's return to the Motherland, the Police would strengthen the manpower in all large-scale celebration events to protect public safety.

11. Mr Ernest CHU responded that the gathering of South Asians and the carrying out of illegal transactions in the district were street management issues. Various departments had carried out follow-up actions through the co-ordination of District Management Committee under the Sham Shui Po District Office ("SSPDO"), and achieved remarkable result. A total of 74 complaints of street obstruction were recorded in 2022, a drop of 22 complaints when compared with 2021. The Police would continue to take note of the above situation.

12. Ms Janet NG said that the increase of telephone deception cases was worrying. She enquired of the Police about the actual figures of phone scams being blocked and the investigation procedures of such cases. Regarding online deception cases, apart from online shopping deception cases, there were also stock investment scams. Besides, she hoped that the Police would remind security guards to be alert whether suspicious symbols were marked outside the units when patrolling the building, and suggested that the Police provide the security guards with clear guidelines to handle different situations.

13. Mr SIU Chak-ye responded that there were numerous types of deception cases, and there was a significant increase in investment deception cases in recent months. The Police had already introduced the modus operandi of the investment deception cases to the public through different channels. The Anti Deception Coordination Centre would also take note of the new deception types, and the Police would make publicity videos to alert the public. Regarding the guidelines for the security guards, the Police would arrange

meetings with security guards through the Hong Kong Association of Property Management Companies, advising them how to deal with different situations and differentiate suspicious persons.

14. Mr Ernest CHU responded that the Sham Shui Po Police District would monitor the performance of security guards from time to time. For instance, plainclothes police officers would be arranged to enter residential or commercial buildings in the district to see if they would be stopped by security guards for questioning. In view of the recent burglary and criminal damage cases in the district, the Police had immediately co-organised anti-burglary and anti-deception talks with Members of the constituencies concerned. It was hoped that the property management companies and security guards of buildings would stay vigilance. Besides, the Police would also offer advice on the design of anti-burglary facilities to owners' corporations. After a burglary case at Un Chau Estate earlier, the Police had contacted the Housing Department ("HD") at once to reflect the loophole of the metal gate's design. The Crime Prevention Bureau of the Police Headquarters was also contacted to review with HD whether there were similar metal gates in other housing estates in Hong Kong, and remedial measures were suggested to prevent the same crime from happening again.

15. Mr Jay LI said that since the implementation of SIM Cards Registration Programme, the number of deception cases went up instead, and the effectiveness was in doubt. He enquired whether the Police would review afresh the SIM Cards Registration Programme. Last year, there was an upsurge of crime cases such as online deception and burglary cases, reflecting that the current adverse economic situation, coupled with insufficient police manpower, he enquired if the police expected the crime figures would continue to go up and how to safeguard public safety. Besides, since the society resumed normalcy, he was concerned about beggar syndicates being active in the district. He enquired if the Police had relevant statistics and how to combat their activities.

16. Mr SIU Chak-ye responded that a working group formed by the Police, OFCA and telecommunications services providers would hold a monthly meeting to discuss the new modus operandi of deception, crime prevention and potential deception cases due to the use of new technology. The crime in the first five months of this year when compared with the same period before the epidemic, discounting the deception cases, most of the crimes were on the downward trend, but blackmail and theft cases were on the rise. "Naked chat" accounted for 75% of the blackmail cases, and the victims were mostly students. Theft cases increased by about 10% when compared with the same period before the epidemic. Regarding shop theft cases, the Police held a meeting with the retail sector earlier this month to discuss how to combat shop theft. Miscellaneous thefts included properties such as mobile phones or wallets being stolen, or take-outs and parcels placed outside the doors being stolen, etc. The Police were examining with relevant stores on

how to prevent the same type of cases from happening. As for manpower, the number of applicants for police officers saw a significant increase after the Police's adjustment of entry requirements in May this year. Apart from optimising manpower, the Police would use technology to enhance operational efficiency.

17. Mr Ernest CHU responded that since the resumption of normal travel between Hong Kong and the Mainland at the beginning of this year, organised begging activities were not found in the district. From January to May this year, a report of begging was received in this district, resulting in the arrest and prosecution of a man and a woman. The Police would continue to keep watch on the begging problem in the district.

18. Mr MAK Wai-ming said that residents opined that the law and order in the district had deteriorated. Moreover, after the implementation of SIM Cards Registration Programme, the number of phone scams they received had increased instead. He enquired how the Police would handle the fraudulent telephone numbers reported by the public. He then said that some scammers impersonating government departments to send SMS messages, and hoped that the Police could help the public identify the authenticity of these messages. Besides, there were pickpockets and "money borrowers" wandering around in the district. Apart from deploying extra manpower to patrol, he suggested that the Police could combat crimes in a high-profile manner.

19. Mr SIU Chak-ye responded that upon receiving the fraudulent telephone numbers provided by the public, the Police would add them into the database of "Scameter" website after verifying that the phone numbers were used in deception cases. In respect of sending SMS messages, the Police would launch a SMS sender registration system with the Hong Kong Monetary Authority and the banking sector, and had discussed with OFCA to extend the registration system to other organisations in order to facilitate the public to identify the authenticity of SMS senders.

20. The Chairman concluded that he thanked the Commissioner of Police for visiting SSPDO to share the strategy on anti-crime and fight-crime work, and listen to Members' views on the law and order. He hoped that the Police could continue to maintain Hong Kong's law and order and employ enough officers as soon as possible.

Agenda Item 3: Matters for discussion

(a) High concern over the tragic deaths of three ethnic minority girls at Kweilin Street (SSPDC Paper 14/23)

21. Ms LAU Pui-yuk introduced Paper 14/23. She added that all sectors in the society and government departments, including the Hospital Authority, the Social Welfare

Department (“SWD”) and the District Health Centre, etc. should handle the mental health work together. Besides, she also enquired about the guidelines on defining mental health, and how the Government would help patients with mental health issues.

22. The Chairman said that before the meeting, the Secretariat had invited the Health Bureau, the Census and Statistics Department, the Sham Shui Po District Health Centre and the Home Affairs Department (“HAD”) to the meeting, but they could not do so. He asked Members to refer to the written responses (Papers 14a/23、14b/23、14c/23 and 14d/23).

23. Mr Ricky YU responded that he thanked Members for their concerns about the incident. He said that in the aspect of mental health promotion, SWD subsidised non-governmental organisations to provide the Mobile Van for Publicity Service on Mental Wellness. It aimed at stepping up community education, promoting the public’s awareness on mental wellness and developing positive help-seeking attitude in order to achieve the objective of “early prevention, early identification and early intervention”. In Sham Shui Po District, SWD subsidised Tung Wah Group of Hospitals to provide the said services by running the programme of “Wellness Express”. Regarding the community support for mental health, SWD subsidised non-governmental organisations to set up Integrated Community Centre for Mental Wellness (“ICCMW”), which aimed at providing one-stop, district-based and community support and social rehabilitation services ranging from early prevention to risk management, and covering casework counselling, outreaching services and public education. In Sham Shui Po District, the said services were provided by “the Wellness Centre (Sham Shui Po)” under the New Life Psychiatric Rehabilitation Association. Besides, SWD would also increase the manpower of clinical psychologists in ICCMWs this year to strengthen professional support and training, and provide additional funding to assist ICCMWs in enhancing the application of information technology so as to step up the support for persons in mental recovery and their carers. Regarding the services for ethnic minorities (“EMs”), SWD would subsidise non-governmental organisations to operate outreaching teams for EMs in order to proactively reach out to EMs and connect those in need with mainstream welfare services. Moreover, case counselling, group activities and referral services would also be provided to meet their welfare service needs. In Sham Shui Po, SWD subsidised Hong Kong Christian Services to set up “the Multicultural Outreaching Team for Inclusion” to provide the said services.

24. The District Officer said that he was concerned about the incident, and then briefly introduced Response Paper 14c/23. He thanked the experts from the Faculty of Social Sciences, the University of Hong Kong for providing emotional support to residents on the material day. He then said that after the setting up of Community Care Teams in the district, he would explore whether there was more room for helping EMs. HAD and SSPDO would work with various stakeholders, support EMs and help them integrate into the society. A cricket match with a theme on ethnic inclusion was organised by a district

organisation earlier, and various cricket teams formed by EMs had participated in the match. SSPDO would continue to support similar activities in order to build a more caring and cohesive community.

25. Mr Leo HO said that family tragedy would easily affect the emotion of the public. Since there were a few organisations providing emotional support in Hong Kong, when encountering emotional problem, it would be difficult for the public to seek other assistance apart from help from SWD or social workers from social welfare organisations. The provision of mental health services targeting EMs was even fewer than those for local residents. Given the fact that there were cultural differences, EM women were less likely to seek help. He suggested that upon the setting up of Community Care Teams, the outreaching services for family could be enhanced to proactively visit residents so as to intervene cases earlier.

26. Ms Janet NG said that there were more cases related to mentally-ill patients in recent months, posing higher potential danger to the society. She had received a request for assistance from a resident, claiming that she was frequently harassed by a mentally-ill patient who knocked on her door. However, there was no mechanism in place to follow up and only verbal advice was given. She said that there were many hidden patients in the community, and the problem could not be addressed effectively by just launching government's promotion campaign or setting up Community Care Teams. She suggested that the Government should set up a mechanism which would force mentally-ill patients to receive hospital assessment if they exhibited violent behaviour or posed potential danger.

27. The Chairman said that many experts had already pointed out that mentally-ill patients might not be violence-prone. He stressed that the discussion topic was mental health, not mentally-ill patients.

28. Ms Janet NG said that she was concerned about how the government departments would help the persons of unsound mind.

29. Ms Carman NG said that district organisations working with SWD should visit housing estates more often and let residents know their service units and where to seek help. It would mean a lot to the new arrivals and EMs who had to leave their original community after being allocated public rental housing ("PRH") flats. She stressed that SWD had to enhance its promotion work on mental health and take more preventive measures, instead of referring problem cases only.

30. Ms LAU Pui-yuk said that she was sorry that the Sham Shui Po District Health Centre, being an important stakeholder of primary healthcare within the district, only submitted a response paper and did not directly communicate with Members. She said that

the scale of services or activities for EMs organised by social welfare organisations subsidised by SWD was relatively small. Apart from the existing eight Support Service Centres for EMs subsidised by HAD, the Government could explore setting up additional support centres to meet the overall needs of EMs. Besides, she also suggested SWD compile a list of support services for EMs in the district.

31. Mr Ramon YUEN said that the issue of EMs was very complicated, involving different cultural and religious backgrounds. Their mental health issues involved deep-seated problems, not just only related to mental health, and thus the problems could not be resolved by just enhancing the resources for mental health services. Besides, he was also concerned about the labelling effect on mental health issues. The public would have negative connotation even if the words used were just stating the fact. Therefore, he hoped that different government departments could try proactively to avoid this situation.

32. The Chairman said that from the responses of SWD and other departments, he noted that the Government did not have a comprehensive strategy to unite EMs or strengthen outreaching services. There was no continuity for the various services provided by government departments.

33. Mr Ricky YU responded that he thanked Members for their suggestions and concerns. He said that SWD and relevant non-governmental organisations had set up mobile service stations at Sham Shui Po MTR station on 5 June and 6 June, at Ki Lung Street and Tai Nan Street on 6 June and in the vicinity of the kindergarten where the girls used to study on 7 June, providing urgent emotional counselling service and promoting mental health awareness to the public. On the material day, SWD had immediately arranged social workers to visit the concerned building to provide emotional support for residents affected by the incident. Then, the outreaching teams subsidised by SWD also visited shops managed by EMs to distribute leaflets. Besides, SWD and its subsidised non-governmental organisations also participated in the talk on emotional support organised by SSPDO. On 14 June, SWD organised a talk on early psychological intervention to help affected residents in reliving their psychological distress. Regarding services available in housing estates, the Government subsidised the setting up of social worker teams through the Community Investment and Inclusion Fund. The teams would visit the newly built housing estates and introduce the community resources and social services to residents with a view to helping them adjust the environment as early as possible and knowing how to seek help. Besides, SWD also set up different service centres in the district, including Integrated Family Service Centres, Neighbourhood Elderly Centres or District Elderly Community Centres, etc. Even if the services provided were not targeted at EMs or persons in mental recovery, the service units would provide assistance and make referrals in response to the client's needs. Regarding the consolidation of information on services, the "Sham Shui Po District Welfare Service Profile" published by SWD had information

about the services for EMs, mental health services and other welfare services. He said that the distribution of the service profile to Members would be arranged after the meeting.

[Post-meeting note: SWD distributed the “Sham Shui Po District Welfare Service Profile” to Members through the Secretariat on 6 July.]

34. Mr Ernest CHU said that if members of the public witnessed violent incident or rowdy behaviour, they should adopt the emergency guideline of “run, hide, report” as promoted by the Police, which meant running away, hiding and calling the police under safe condition. He reiterated that members of the public should leave as quickly as possible when encountered violent incident and call the police under safe condition, instead of staying at the scene.

35. The District Officer clarified that the eight Support Service Centres for EMs were subsidised by HAD, and he would relay Members’ suggestion of enhancing resources to HAD. Besides, he stressed that various government departments, including SSPDO and SWD, had worked together after the tragedy to disseminate mental health information to the residents, and the Education Bureau had provided psychological counselling support to the kindergarten where the girls involved used to study. Besides, since there were cultural differences and language barrier, it would be difficult to handle EM cases. As the forefront government department, SSPDO would reflect views on policy to various government departments. Recently, it also strengthened the communication and collaboration with community organisations with a view to increasing non-governmental resources to help residents by discussing the implementation of measures with long-term benefits together.

36. Ms Janet NG said that she understood that the government resources and manpower were insufficient. However, she still hoped that the Government would proactively provide assistance. She suggested SWD step up co-operation with HD. SWD could ask HD whether there were tenants disturbing others or behaving violently. It was hoped that hidden persons could be identified as early as possible through proactive contact and assistance.

37. Mr Ricky YU responded that a collaboration platform between SWD and HD had been in place at the moment, and meetings would be held to discuss special cases and formulate assistance plans. However, SWD could only provide assistance within its purview, and some cases could not be solved through counselling services alone and required various departments’ collaboration.

38. The Chairman concluded that he was concerned about the overall mental health of the public, and various government departments had provided appropriate services in this regard. Regarding EM issue, SWD and SSPDO, being the forefront departments, should

provide different services to enhance their sense of belongings, so that they would be willing to step out of the community and proactively seek help. Meanwhile, the Government could also step up outreaching services to identify hidden patients and provide relevant services.

(b) Resumption of land at Kim Shin Lane/Fuk Wa Street in Kowloon for the implementation of SSP-017 development project by the Urban Renewal Authority (SSPDC Paper 15/ 23)

39. Ms Stella HO introduced Paper 15/23.

40. Mr Ramon YUEN indicated his support for the development, and enquired about the procedures and timetable after approval of land resumption and whether the owners of the 711 titles who had accepted the acquisition offer from the Urban Renewal Authority (“URA”) would not be affected by the resumption. He further enquired about the meaning of “value as at the date of reversion”.

41. The Chairman expressed his support for the development project. Being a District Member of the constituency concerned, he was pleased to note the rapid progress as many owners and tenants had indicated to him that they were in favour of the redevelopment, and owners were signing sale and purchase agreements progressively and some had even received the Deeds of Assignment. He added that usually only about 75% of the owners in URA’s acquisition projects would accept the offer, but he was satisfied that the owners of about 85% ownership shares had accepted the offer this time.

42. Ms Connie CHEUNG responded that prior to land resumption, URA would sign sale and purchase agreements with those owners who had accepted the acquisition offers and would continue to negotiate with the remaining owners in the hope of reducing the number of owners affected by land resumption. URA submitted an application for land resumption to the Secretary for Development on 6 June 2023. In addition, if an owner sold his/her property with existing tenancy, URA would conduct a screening exercise for the tenant so as to facilitate vetting of his/her eligibility for rehousing and payment of compensation, etc.

43. Ms Michelle TONG supplemented that upon approval of the application for land resumption, the Government would publish a notice of land resumption in the Gazette and register the particulars of those owners and tenants who had not yet accepted the offer within three months; after consolidation of the particulars, the Lands Department (“LandsD”) would assess the market value of the flats on the date of reversion as the basis of the offer of compensation and offer the statutory compensation for the consideration of the owners within 28 days from the date of reversion. The Department would process the signing of

the documents for owners and tenants accepting the compensation offers and pay statutory compensation and the Government's ex-gratia allowance.

44. The Chairman enquired whether the market value on the date of reversion had included Home Purchase Allowance (“HPA”).

45. Ms Michelle TONG responded that eligible owner-occupiers would receive additional HPA.

46. Mr Ramon YUEN enquired about the price per square foot of the acquired ownership, URA’s estimate of when the Government would publish a notice of land resumption in the Gazette and when the land resumption would be completed.

47. Ms Connie CHEUNG responded that using the example of a seven-year-old property, the acquisition price per square foot was \$16,022. URA expected that land resumption would take place in the first quarter of 2024 at the earliest, but the exact date would depend on the actual situation.

48. The Chairman concluded that the meeting supported the resumption of the site at Kim Shin Lane/Fuk Wa Street, Kowloon and the implementation of the SSP-017 development project. He hoped that URA would actively negotiate with those owners who had yet to accept the acquisition offer to expedite the acquisition process.

(c) Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) initiated by the Urban Renewal Authority Proposed facilities for the improvement works of Sham Shui Po Sports Ground and Cheung Sha Wan Path Sitting-out Area (SSPDC Paper 16/ 23)

49. Mr Christopher WONG introduced Paper 16/23.

50. Mr Joseph HUI introduced Paper 16/23 with the aid of PowerPoint presentation.

51. Mr Christopher WONG added that it was expected that Kim Shin Lane/Fuk Wa Street Development Project (SSP-017) and the Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) would bring more benefits through the overall planning as well as improve the lives of the households in the Kim Shin Lane area and the surrounding environment. The joint-user building at SSP-018, which was expected to be completed around 2030, together with the footbridge connecting the northern community of Cheung Sha Wan Road which would be completed after 2030, would enhance the facilities and connectivity in the area. He went on to say that apart from the above redevelopment projects, URA would also revitalise part of the open space at construction site B and the open space surrounding the sports ground after discussion with LCSD, so as to better

integrate and further improve the overall environment. Having obtained the support of SSPDC for the overall revitalisation and improvement works of the development projects, it was hoped that the projects would be approved by the relevant departments at the end of this year and tenders would be invited.

52. Mr Ramon YUEN said that although URA intended to widen the footpath in the vicinity of the bus stop at Cheung Sha Wan Road to at least 2.5 metres, he considered the existing width adequate and suggested that URA consider installing sun-blocking facilities at the roadside. In addition, he supported the construction of footbridges to enhance accessibility and enquired about the timetable for the works. Noting that URA would transplant the Chinese Banyan trees (T143) at the site of the proposed joint-user building to the adjacent public open space, he enquired about the survival rate of transplantation, the treatment option for the India-rubber trees (T203) and the feasibility of in-situ preservation of trees with special value, and reminded URA of the need to be mindful of the trees which were over 10 years old.

53. Ms Carman NG said that she supported the provision of more entrances to the park and suggested that the park's exterior should be beautified and additional signage should be provided to guide the public to enjoy the quality public space. Moreover, she suggested that a covered walkway should be constructed to link up with the footbridge on Cheung Sha Wan Road to avoid pedestrians being tormented by the elements.

54. Ms LAU Pui-yuk said that brighter colours should be used in the design of the park and consideration should be given to introducing integration elements, including parent-child and racial integration, etc. Also, consideration could be given to installing mist features to create a cooling effect so that the open space could be more interesting and diversified. She also suggested setting up a support service centre for EMs in the joint-user building to enhance support services.

55. The Chairman said that he was generally in support of the overall design of the improvement works. He opined that in reprovisioning trees, URA should strike a balance between daytime light penetration and shade, and ensure adequate lighting system at night; and that vertical greening design was preferred for the facades of the joint-user building. In addition, he suggested that the distance between construction site B and the footpath should be further widened by one metre to enable the construction of a covered walkway to connect with the footbridge on Cheung Sha Wan Road. For the convenience of morning walkers, he also suggested that more toilets should be provided in the park or consideration should be given to opening up the toilets in the joint-user building during certain hours.

56. Mr Christopher WONG said that if redevelopment and revitalisation works in development project involving government or park facilities, etc., in particular the types,

contents, addition or deletion of facilities, had to be advised and confirmed by government departments before they were handed over to URA for implementation. Moreover, the Highways Department and the Transport Department (“TD”) had agreed to improve and widen the distance between some of the bus stops at Cheung Sha Wan Road and construction site B. Details would be further discussed with government departments for implementation. As for trees, the consultants would consider the survival rate of trees and assess the suitability of transplantation/removal of trees with the technology available before submitting to LCSD for approval. He said that taking into account the disadvantages that large trees might have a lower survival rate when they were removed from the original park area, URA would explore the possibility of transplanting the two trees affected (T143 and T203) to the original park area as far as practicable, and the relevant options were still under discussion with LCSD. He further pointed out that URA had experience in tree transplantation and would ensure that when the works were carried out, the transplantation option would only be adopted if the survival rate of the trees was higher. As regards Members’ suggestion of providing new community facilities in the joint-user building, including catering for the needs of EMs, the relevant departments would give due consideration.

57. Mr Joseph HUI gave a consolidated response by saying that the footpaths along Cheung Sha Wan Road next to some of the bus stops were only a metre wide at present, and URA planned to widen the footpaths to at least 2.5 metres; and that the land title of Hing Wah Street West was not within URA’s open space improvement area. He added that URA expected to complete the revitalisation of the park area before further consideration was given to improving Cheung Sha Wan Path and the footpaths in its vicinity. As regards trees, there were over 300 trees affected by the joint-user building and open space improvement works, most of which (over 200 in total) were transplanted or preserved while the rest were proposed to be removed, and the compensation package would be on a one-to-one basis. The consultants had assessed the Chinese Banyan trees (T143) as being able to be transplanted from the joint-user building area to the future open space; while the India-rubber trees (T203), which were a larger tree, were assessed as being in a fair health condition after observation. Meanwhile, URA would also take into account the views of the Tree Team of LCSD before examining the feasibility of transplantation and preparing a final proposal for LCSD’s approval. URA hoped to re-provision some of the trees within the redevelopment area at Cheung Sha Wan Road for rain and solar protection. Regarding the construction of the footbridge, URA would have to work with LandsD to arrange for gazettal at the early stage and then submit the design plan for the footbridge. URA expected that the gazettal of the road works and the land lease issues would be dealt with progressively within two years to facilitate the commencement of the preliminary design work. URA and TD were of the view that the completion time of the footbridge needed to tie in with the progress of the development project, and had therefore estimated that the footbridge would only be constructed after 2030, so as to prevent the footbridge from being left vacant for too

long, which would give rise to the problem of street sleepers gathering there. Lastly, in order to make the park more interesting, URA was considering expanding the area of play facility, and the consultants would take into account the opinions collected from the public participation to complete the detailed design of the play and leisure facilities, including the provision of play facilities in the park for young and old people, subject to the costs of the future maintenance and repair by LCSD, and thus needed to be handled prudently. He went on to say that URA would provide signage at the entrances and exits of the park to enhance connectivity and accessibility.

58. Ms Jamie HO gave a consolidated response by saying that regarding the greening area of the park, the compensation ratio of trees would not be less than the existing greening space, and a balance would be struck between the design of the park, the area of entrances and exits, and the area of recreational and sports facilities. Then the consultants would assess whether there was any room for additional greening area. For lighting, URA would follow the Architectural Services Department's "Universal Accessibility for External Areas, Open Spaces and Green Spaces" guidelines to provide additional lighting at different locations in the park. URA would also work with the consultants to study the feasibility of adding special design features along the footbridge from construction site A to the joint-user building to guide the pedestrians. As regards shades, URA would contemplate suitable shade facilities for the main pedestrian routes in the park. Lastly, as the toilets in the park would be managed by LCSD, further discussion with LCSD on the future operating expenses and management would be required when considering the provision of additional toilets. Whether the toilets in the joint-user building should be opened for public use or not, the matter would be left to the relevant government departments to study and decide.

59. Mr Christopher WONG added that the Sham Shui Po Sports Ground was the home venue of the Hong Kong Premier League, and URA would explore the feasibility of incorporating appropriate fences or hanging flags on facilities such as lamp posts in the venue when it was designed in future, but it was still at the stage of planning the layout of horticulture and facilities at the moment. Regarding the design of the footbridge, URA would discuss with the relevant government departments when they were scrutinising the design, in the hope that the layout and style of the design would be compatible with the park. Lastly, he reiterated that URA would make appropriate arrangements for the trees affected based on the professional advice of the Tree Team of LCSD and consultants, and would commence works only after obtaining approval.

60. Mr Ramon YUEN enquired of URA about the survival and mortality rates of transplanted trees in the past.

61. Mr Christopher WONG said that URA would supplement the information on trees transplanted in the past if further information was available.

62. The Chairman concluded that he appreciated that it would take time for URA to implement the design proposal for the development project, and he expected URA to report the latest progress to SSPDC in a timely manner after revising the proposal and provide a green and interesting open space for the district.

(d) Request the Hong Kong Settlers Housing Corporation Limited and the Housing Bureau to respond to residents' aspiration (SSPDC Paper 17/23)

63. The Chairman said that before the meeting, the Secretariat had invited the Housing Bureau ("HB") and the Hong Kong Settlers Housing Corporation Limited ("HKSHCL") to attend the meeting, but the parties concerned could not do so. Members were asked to refer to the written responses from HB and HKSHCL (Papers 17a/23 and 17b/23).

64. Mr Jay LI introduced Paper 17/23.

65. The Chairman announced that the meeting was adjourned for five minutes to allow the resident representatives to express their views.

[The meeting was adjourned for 5 minutes.]

66. The Chairman announced resumption of the meeting.

67. Mr Jay LI said that he was disappointed that the relevant departments did not send representatives to the meeting. HKSHCL had given a verbal undertaking that the residents would not be subject to the rehousing test, but they were subsequently required to undergo two means tests. He went on to say that many residents anticipated that they might be ineligible for other social welfare benefits once they had received monetary compensation, thus they requested HKSHCL to provide rehousing units and hoped that the department would consider the residents' views.

68. Mr Ricky YU responded that both the Comprehensive Social Security Assistance ("CSSA") Scheme and the Old Age Living Allowance included a means test, and the Department was ascertaining the details of the allowances provided to the affected residents by HKSHCL, so as to explore the feasibility of disregarding the allowance as an asset for the recipients of CSSA, and would notify the relevant parties as soon as possible if there was any information available.

69. Mr Ramon YUEN said that SSPDC had always been concerned about the redevelopment of Tai Hang Sai Estate, but the relevant government departments had not overseen it. He appreciated that the residents were very concerned about the rehousing arrangements for the time being and he was dissatisfied with the attitude of HKSHCL

towards SSPDC and residents. He further enquired whether the residents would accept if only a one-off means test was conducted or other subsidies were offered in lieu of rehousing in PRH.

70. Mr Jay LI added that when the proposal was put forward by HKSHCL in 2016, it had never mentioned that the residents would be subject to means tests. However, when the rehousing and relocation proposal was announced this year, it was suggested that the residents would be subject to two means tests, making it impossible for the residents to accept the proposal. Moreover, in the past, the Government had restricted the residents of Tai Hang Sai Estate to apply for PRH and Home Ownership Scheme flats. Although the Government had conditionally relaxed the PRH application criteria for the affected residents for the time being in the light of the redevelopment project, the residents could not be rehoused in PRH under the redevelopment policy as Tai Hang Sai Estate was not classified as a PRH or a private housing.

71. Ms Janet NG said that SSPDC had been actively fighting for the rights and interests of the affected residents of Tai Hang Sai Estate and had also suggested that they should be given priority to move into transitional housing. She urged the government departments to intervene as many residents were suffering from psychological distress.

72. Mr Ramon YUEN said that when the Town Planning Board (“TPB”) had earlier resolved the planning application for the redevelopment of Tai Hang Sai Estate, it was mentioned that the applicant should provide proper and satisfactory rehousing before the redevelopment was to commence, and he hoped that TPB could give a clear definition of “proper and satisfactory rehousing”.

73. The Chairman said that the Secretariat could find out from TPB the original intention of its resolution after the meeting.

[Post-meeting note: The Secretariat had written to the Secretariat of TPB on 10 July this year.]

74. Mr Jay LI moved a provisional motion and Ms Janet NG seconded that, the motion read as follows:

‘In view of the redevelopment and rehousing arrangements for Tai Hang Sai Estate announced by HKSHCL, which claimed that legal means would be used and that the residents could only move out permanently or accept the arrangements, the 1 236 households of Tai Hang Sai Estate have to move out from December 2023 to March 2024. Such practices are undoubtedly coercion and dispossession, which have made the residents of Tai Hang Sai Estate, including many of those living there for a half century, feeling extremely disturbed, anxious and uneasy. SSPDC strongly urges

HKSHCL to stop the coercion and dispossession, and immediately refer to the resolution made by TPB in 2016 and 2021 when approving the redevelopment plan of Tai Hang Sai Estate, which stated that “proper/satisfactory rehousing of the residents of Tai Hang Sai Estate must be achieved before the commencement of redevelopment”.’

He went on to say that the residents were under a lot of pressure as a result of the relocation and hoped that the departments would understand the needs of the residents.

75. The meeting voted on the provisional motion by open ballot and the result was as follows:

For: Mr CHUM Tak-shing, Ms Janet NG, Mr Jay LI, Ms Carman NG, Mr Ramon YUEN (5)

Against: (0)

Abstain: (0)

76. The Secretary announced the voting result: 5 Members voted for it, 0 Member voted against it and 0 Member abstained. The Chairman declared that the provisional motion was carried.

(e) Cheung Sha Wan Temporary Wholesale Poultry Market has been “temporary” for nearly fifty years and the technical feasibility study on relocation has been delayed repeatedly Request to implement the plan of providing public open space (SSPDC Paper 18/23)

77. Mr Ramon YUEN introduced Paper 18/23.

78. The Chairman said that before the meeting, the Secretariat had invited the Agriculture, Fisheries and Conservation Department (“AFCD”) and the Planning Department (“PlanD”) to attend the meeting, but the parties concerned could not do so. Members were asked to refer to the written responses (Papers 18a/23 and 18b/23).

79. Mr Peter POON responded that the technical feasibility study on potential sites for relocating some of the wholesale markets (including Cheung Sha Wan Temporary Wholesale Poultry Market, Cheung Sha Wan Wholesale Vegetable Market and Cheung Sha Wan Wholesale Food Market) in North West Tsing Yi (the “Technical Study”), had been substantially completed, and the relevant bureaux and departments were examining the preliminary findings, which would be announced as soon as possible upon completion.

80. The Chairman enquired how the public could access the preliminary report.

81. Mr Peter POON responded that the Chairman's enquiry would be relayed to the relevant colleagues. However, under normal circumstances, the Government would wait until a consensus had been reached on the findings of the relevant studies before reporting to the public. The process of reaching a consensus on the findings of the review studies by the relevant bureaux and departments could be expedited at this stage.

82. Mr Ramon YUEN enquired about the time normally taken by the relevant bureaux and departments to reach a consensus, and requested the Civil Engineering and Development Department to give an account of the specific reasons for deferring the Technical Study for three years. In addition, AFCD pointed out in its written response that it was actively taking the Consolidation Programme for Cheung Sha Wan Temporary Wholesale Poultry Market (the "Consolidation Programme") forward and would return the market site at the east of Hing Wah Street, which involved both "Open Space" and "Government, Institution or Community" sites, to LandsD. He enquired whether this represented a decision on the long-term use of the site and looked forward to LandsD's response. If not, the Department was requested to provide a specific timetable and procedures for handling the site. He then asked AFCD to provide the affected shop operators with a timetable for consultation on the Consolidation Programme. Lastly, he enquired whether LCSD was aware of the Consolidation Programme. If two planned uses were involved, how PlanD would deal with them.

83. Ms Elsa TSENG responded that she took note of Members' views. She went on to say that LCSD had no plan to develop the site for the time being and would be pleased to make appropriate accommodations, if necessary, upon completion of the feasibility study on the relocation programme and the confirmation of the long-term use of the site.

84. Mr Peter POON responded that it was difficult to generalise about the time taken by the relevant bureaux and departments to reach a consensus, and the specific time required would be affected by factors such as the findings of the study, the scale of the project or the views of the relevant bureaux and departments. Moreover, the specific reasons for the extension of the study were similar to those mentioned above. He went on to say that Members' views had been noted and would be conveyed.

85. The Chairman said that he hoped the Secretariat would write to AFCD to pursue the long-term use of the Consolidation Programme.

86. The Chairman invited Mr Ramon YUEN to introduce the motion.

87. Ms LAU Pui-yuk moved the following amendment to the wording of the motion:

“This meeting requests the Government to give an account of the specific timetable for the relocation or consolidation of Cheung Sha Wan Temporary Wholesale Poultry Market as soon as possible, and to implement the plan for the use of the site for public open space as soon as possible.”

88. The Chairman approved the amended motion regarding Paper 18/23, which was moved by Ms LAU Pui-yuk and seconded by Mr Leo HO.

89. Mr Ramon YUEN said that the relocation plan had been delaying for years and the wording of the motion should be more aggressive, hence “immediately” would be more appropriate than “as soon as possible”.

90. fMs LAU Pui-yuk said that the use of the word “immediately” in the motion was not suitable to convey the request to the Government.

91. The Chairman said that the difference between the two terms was only in terms of attitude.

92. The meeting voted on the amended motion regarding Paper 18/23 by open ballot and the result was as follows:

For: Mr Leo HO, Ms LAU Pui-yuk (2)

Against: Ms Janet NG, Mr Ramon YUEN (2)

Abstain: Mr CHUM Tak-shing, Mr Jay LI (2)

93. The Secretary announced the voting result: 2 Members voted for it, 2 Members voted against it and 2 Members abstained. The Chairman declared that the amended motion was not carried.

94. The meeting voted on the original motion regarding Paper 18/23 by open ballot and the result was as follows:

For: Mr CHUM Tak-shing, Ms Janet NG, Mr Jay LI, Mr Ramon YUEN (4)

Against: (0)

Abstain: Mr Leo HO, Ms LAU Pui-yuk (2)

95. The Secretary announced the voting result: 4 Members voted for it, 0 Member

voted against it and 2 Members abstained. The Chairman declared that the original motion was carried.

Agenda Item 4: Reports from Committees under the District Council

(a) Report from the District Facilities and Community Affairs Committee (SSPDC Paper 19/23)

(b) Report from the Environment, Hygiene and Housing Affairs Committee (SSPDC Paper 20/23)

(c) Report from the Planning Development and Transport Affairs Committee (SSPDC Paper 21/23)

96. The meeting noted and endorsed the content of the aforesaid reports.

Agenda Item 5: Any other business

97. Members did not raise any other business.

Agenda Item 6: Date of next meeting

98. The next meeting would be held at 9:30 a.m. on 5 September 2023 (Tuesday).

99. There being no other business, the meeting ended at 2:15 p.m.

District Council Secretariat
Sham Shui Po District Office
August 2023