

(Translation)

Minutes of the 16th Meeting of Sham Shui Po District Council (6th Term)
under the Hong Kong Special Administrative Region

Date: 6 September 2022 (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 (Arrived at 9:45 a.m., left at 11:06 a.m.)

Ms NG Mei, Carman (Arrived at 9:40 a.m., left at 11:17 a.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

Miss LAU Sze-nga, Vivicia

Senior Liaison Officer 3, Sham Shui Po District Office

Mr TAM Kin-fai, Simon

Senior Liaison Officer 4, Sham Shui Po District Office

Miss CHAN Ka-wai, Eunice

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

Ms MAK Siu-ling, Iris

Chief Manager/M (KWS), Housing Department

Ms LO Shuk-yi

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

Ms LEUNG Shui-toi, Polo

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

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 KWAN Chung-wai, David	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
Ms CHAN Lai-ching, Connie	Senior Executive Officer (Planning)31, 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 YEUNG Chong-tak, Clarence	Chief Engineer/S1, Civil Engineering and Development Department
Mr LO Kwok-wah, Kelvin, JP	Director of Water Supplies
Mr HO Lai-wa	Chief Engineer/Kowloon, Water Supplies Department
Ms Esther LAI	Senior Manager (Community Development), Urban Renewal Authority
Ms Shirley SETO	Manager (Planning and Design), Urban Renewal Authority
Mr Christopher WONG	General Manager (Planning and Design), Urban Renewal Authority
Mr PANG Chi-man, Clarence	Chief Property Manager (Project), Government Property Agency
Mr NG Ho-kei, Roy	Senior Property Manager (Project)2, Government Property Agency
Mr KO Ping-yin, Koby	Estate Surveyor (Project) 21, Government Property Agency
Mr CHAN Wai-keung	Senior Executive Officer (Project)1, Government Property Agency
Mr WU Yeung-key, Jimmy	Director (District Health Centre Team), Health Bureau
Dr CHAN Chi-wai	Consultant, Family Medicine and Primary Health Care Services, Kowloon West Cluster, Hospital Authority
Ms HO Mei-chi, Maisie	Principal Assistant Secretary for Health 5, Health Bureau
Mr GURUNG Marco Ben	Assistant Secretary for Health 5C, Health Bureau
Dr TSANG Wai-kong, William	Senior Medical & Health Officer (Emergency

	Preparedness and District Relations)1, Department of Health
Ms WONG Wai-chi	Nursing Officer (Shek Kip Mei Chest Clinic), Department of Health
Ms CHAN Yuen-yu, Yoyo	Senior Project Manager 424, Architectural Services Department
Miss YEUNG Lok-kei, Kiki	Senior Engineer/Parking Project 3, Transport Department
Miss LEUNG Yi-ning, Felicia	Engineer/Parking Project 4, Transport Department
Mr CHAN Sze-ho	Engineer/Sham Shui Po, Transport Department
Mr Joseph HUI	Senior Manager (Planning and Design), Urban Renewal Authority
Ms Jamie HO	Manager (Planning and Design), Urban Renewal Authority
<u>Secretary</u>	
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 sixteenth meeting of the Sham Shui Po District Council (“SSPDC”). He said that Mr WAN Chi-pui, Police Community Relations Officer (Sham Shui Po District), Hong Kong Police Force, would attend the future meetings in place of Mr TSE Yu-ngai, Patrick. To reduce the risk of the spread of the epidemic, the attendees had scanned the QR code with the “LeaveHomeSafe” mobile application, checked their temperatures and registered before entering the Conference Room.

Agenda Item 1: Confirmation of minutes of the 15th meeting held on 28 June 2022

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

Agenda Item 2: Director of Water Supplies meets with Members of Sham Shui Po District Council

3. The Chairman, on behalf of SSPDC, extended welcome to Mr Kelvin LO, JP, Director of Water Supplies, and the representatives of the Water Supplies Department (“WSD”) accompanying him to the meeting.

4. Mr Kelvin LO said that he was glad to visit SSPDC to meet with Members and introduced WSD’s work. He then, with the aid of PowerPoint presentation, introduced the work of WSD on water supply, exploiting new water resources and promoting water conservation, management of water mains leakage, enhancing drinking water safety, and the waterworks and works in Sham Shui Po District.

5. Mr Ramon YUEN said that the Government should proactively exploit new water resources, and enquired whether the water production capacity of seawater desalination and reclaimed water could be substantially enhanced, so as to progressively reduce the reliance on Dongjiang Water and meet the rising local demand for drinking water. Besides, he enquired about the discrepancy between the reduction of the number of water main burst cases and the leakage rate of water mains. He urged the Department to look into the situation of drinking water loss caused by water main bursts, and enquired about the target leakage rate in 2030. Moreover, he enquired about the legislative timetable for the Waterworks (Waterworks Regulations) (Amendment) Bill, the existing number of licensed plumbers and the number of trainees per year. He worried that the regulations of licensed plumbers might be too strict. Lastly, he enquired about the details of the guided tours to Ex-Sham Shui Po Service Reservoir (“guided tours”) being adjusted by the Department in the fourth quarter of this year, and suggested shortening the duration of guided tours to 45 minutes. He hoped that relevant departments would review the

negligence in the works of Ex-Sham Shui Po Service Reservoir (“Service Reservoir”) which might be caused by inadequate co-ordination.

6. Mr Leo HO said that the Department had resumed the guided tours starting May. Since the guided tours were always fully booked, he hoped that the Department would organise audio-guided tours as soon as possible to further increase the number of participants. He also suggested opening up the leisure facilities in the vicinity of the Service Reservoir for the public to enjoy. Besides, the Department had suspended routine meter reading many times in light of the epidemic situation and thus resulted in overcharging for water. He enquired about the Department’s corresponding arrangement in case the epidemic situation worsened again.

7. Ms LAU Pui-yuk said that she was concerned about the problem of overcharging for water by owners of subdivided units as owners were forbidden by law to recover from tenants water charge higher than the amount in the actual water bills. She noted that the Department had formulated inter-departmental joint action plan on joint inspection and enforcement. She enquired about the enforcement and its effectiveness and how to prevent owners from overcharging. She then said that the Department’s Pilot Scheme for Installation of Separate Water Meters for Subdivided Units (“the Pilot Scheme”) would install separate water meter for tenants of subdivided units. However, most of the tenants were worried that owners might object and thus would not submit application. She enquired about the details and objective of the Scheme and how to attract owners’ participation.

8. Ms Janet NG said that she received complaints that the water tanks and water mains in some of the buildings within the district had started to age, citing spalling of coatings, etc., which affected the quality of drinking water. She enquired whether the Department would ask the property management companies to conduct regular testing and necessary maintenance work.

9. Mr Kelvin LO gave a consolidated response by saying that according to estimation, Hong Kong’s population would grow from the present about 7.5 million to about 8.1 million in 2040, which would increase the demand for drinking water. To control the growth of demand, the Department had already replaced or rehabilitated about 3 033 km of water mains to lower the leakage rate, and the leakage rate was expected to be reduced to 10% in 2030. Moreover, the Department was actively promoting the use of reclaimed water, treated grey water and harvested rainwater for flushing and other non-drinking purposes, which would reduce the demand for drinking water in the long run. Besides, the Department was building the first stage of Tseung Kwan O Desalination Plant with a water production capacity at 50 million cubic metres per year. It was expected that the yearly production capacity could be expanded to 100 million

cubic metres per year upon the completion of the second stage.

Regarding the reasons for discrepancy between the reduction of the number of water main burst cases and the leakage rate of water mains, he said that water main burst cases referred to major water main burst. Since some water mains might still have micro-leakage, the water main leakage rate could only be reduced from 25% to about 15%. As such, the Department was progressively establishing the Water Intelligent Network (“WIN”) to detect concealed water main leakage.

Besides, the Department was expected to submit the Waterworks (Waterworks Regulations) (Amendment) Bill to the Legislative Council at the end of 2023 to 2024, and the ordinance was expected to take effect in 2024 to 2025. Under the Bill, the Department would set up a system of registered plumbing contractor (“RPC”) and only RPC would be allowed to carry out the plumbing works, so as to reduce the risk of licensed plumber solely taking the responsibility when carrying out large-scale works and ensure the works complied with relevant requirements.

Regarding the arrangement for the guided tours to Ex-Sham Shui Po Service Reservoir, the Department was currently organising three guided tours per day with about 24 participants in each tour. Self-guided tour with audio guide would be offered in the fourth quarter of this year. It was expected that the maximum number of tours could be increased to six tours during weekdays, and eight tours during weekends. The number of participants would be around 50 to 60 in each tour, however, the actual arrangement would still subject to the epidemic situation.

To prevent owners of subdivided units from overcharging for water, the Department had all along been conducting regular inspections. Earlier, it also handled complaints and strengthened enforcement together with the Rating and Valuation Department. However, during inspections, tenants of subdivided units could not be reached as no one answered the door most of the time. He said that the Department had all along encouraged tenants of subdivided units via various channels to report and the Government had also enacted ordinance to protect their rights. However, tenants were still worried about being evicted by owners when their complaints were being followed up by the Department, and thus prosecution could not be made successfully at last. He stressed that their officers would not disclose the identity of complainant, and they would inspect the whole building as usual upon receiving the report.

Besides, to encourage owners of subdivided units to install separate water meters for their tenants, the Department had implemented “the Pilot Scheme”, and even helped tenants of subdivided units to install water meter for free by carrying out a “volunteer service scheme”. However, owners’ responses were not enthusiastic. He said that at

present, thirteen applications under “the Pilot Scheme” were approved successfully. He then said that if necessary, tenants of subdivided units could directly request the Department to install separate water meter, and the WSD staff would proactively approach the owners for follow up. If the owners refused, the Department would closely monitor the charging of water by the concerned units and would make investigation into cases in which contravention were suspected.

10. Mr Jay LI said that Singapore had successfully converted effluent into reclaimed water, and some of it might even be suitable for consumption. He suggested the Government try to introduce new technology for exploiting new water resources so as to lower the usage of Dongjiang Water, and consider using underground water as a means of exploiting new water resources. Besides, he also enquired about the progress of replacing and rehabilitating water mains, and hoped that the leakage rate of water mains could be reduced to 5% in 2030. He then enquired whether the Department would consider introducing a system to monitor leakage when replacing and rehabilitating water mains for monitoring and data analysis purposes.

11. Mr MAK Wai-ming said that as tenants of subdivided units mostly came from grassroots families, they were concerned about being evicted after testifying against owners for overcharging for water, and thus they would put up with the situation. He suggested the Department request all owners of subdivided units of the concerned building to submit proof showing no overcharging for water to the Department on specified date upon receiving complaints, which would make them install separate water meters for their tenants.

12. Mr Kelvin LO thanked Members for their views. The Department would provide reclaimed water to the North East New Territories in phases to replace fresh water for flushing at the moment. It was anticipated that about 22 million cubic metres of drinking water could be saved per year. He also said that the Department had conducted a public consultation on the “Supply of Recycled Water in Hong Kong”, and the result showed that the public generally could not accept consuming reclaimed water.

Besides, since Hong Kong lacked sufficient underground water resources, the Department would proactively exploit water resources through various methods, including revitalising old water treatment works, building seawater desalination plant, enhancing the water storage capacity of reservoirs, and increasing the inlets in catchment areas, etc., so as to meet the demand for drinking water. Besides, all major works of replacing and rehabilitating water mains were substantially completed at the end of 2020. The Department was gradually monitoring and analysing the data collected through WIN, so as to formulate the most effective network management measures, and would replace high risk water mains. He stressed that upon the completion of the above concerned works,

the leakage rate of water mains had been substantially lowered. The Department would continue to devote its utmost effort into enhancing water mains and reducing their leakage rate.

Lastly, regarding the problem of overcharging for water by owners of subdivided units, the Department would proactively consider different methods to combat against contravention. At present, the Department would distribute leaflets to enhance promotion, provide a complaint hotline, simplify the application procedure for water meter and help tenants of subdivided units to install water meter for free, etc. The Department would also continuously conduct inspection and enforce the law.

13. The Chairman concluded that he thanked the Director of Water Supplies for attending this meeting. He hoped that the Department would consider innovative strategy and review different water supply proposals when exploiting new water resources, so as to reduce the reliance on Dongjiang Water. He also hoped that the Department would regularly conduct drinking water sampling test to safeguard the safety of drinking water. As regards the problem of overcharging for water by owners, he hoped that the Department would strengthen manpower to proactively inspect and enforce the law in the future, and raise the penalties by enacting legislation. Lastly, he hoped that various government departments would make better planning for service reservoirs so that more people would enjoy building with historical value such as the Ex-Sham Shui Po Service Reservoir.

Agenda Item 3: Matters for discussion

(a) Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) initiated by the Urban Renewal Authority - Proposed Facilities for the Joint-User Complex at Cheung Sha Wan Road in Sham Shui Po (SSPDC Paper 21/ 22)

14. Mr Clarence PANG and Ms Shirley SETO introduced Paper 21/22 with the aid of PowerPoint presentation. Ms Shirley SETO said that the planning process in line with SSP-018 Development Scheme had entered the final stage and the Urban Renewal Authority (“URA”) prepared to engage consultants to conduct technical assessments and prepare a detailed design in the fourth quarter of 2022, after the proposed facilities had been supported by SSPDC. Upon completion of the detailed design of the Joint-User Complex at Cheung Sha Wan Road, Sham Shui Po (“the Joint-User Complex”) as expected in 2024, the latest progress would be reported to SSPDC and the funding application for the construction of the Joint-User Complex would be submitted to the Finance Committee of the Legislative Council in due course.

15. Mr Ramon YUEN said that he supported in principle the proposed facilities of the

Joint-User Complex project and hoped that there would be greater collaboration between District Health Centre (“DHC”) and Community Health Centre (“CHC”). Moreover, some of the proposed welfare facilities only provided limited quotas or residential places. He suggested that the Social Welfare Department (“SWD”) should consider focusing its resources on two to three key facilities to enhance cost effectiveness. He also enquired about the service targets of the proposed child care centre (“CCC”) and whether its positioning would overlap with that of the CCCs in the district. Regarding car parks, he asked whether additional basement floor and more public parking spaces could be provided in the project.

16. Ms LAU Pui-yuk said that at present, residents in the district were not actively involved in the activities of DHC and hoped that its service positioning could be improved and cooperation with CHC could be strengthened, while consideration could be given to providing medical consultation services. In terms of welfare facilities, she enquired about the eligibility criteria for the proposed urban hostels for single persons and hoped that more childcare services could be provided to unleash the labour force of the grassroots housewives. She also enquired whether more storeys could be added to the Joint-User Complex and whether the parking spaces reserved for government departments could be made available for public use.

17. Ms Carman NG said she hoped that DHC could provide basic dental check-ups and services targeting women and school children in the future. In general, she expected that the various facilities in the Joint-User Complex would complement each other and for use by residents from different walks of life.

18. Mr Jay LI said that he supported the provision of diversified sports facilities in the Joint-User Complex and hoped that the social welfare and medical facilities in the building would complement one and other. As to welfare facilities, he considered that the number of residential places in the proposed urban hostels for single persons was too small and hoped that SWD would consider increasing the number of residential places or constructing urban hostels for single persons with more residential places in other development schemes. He also enquired whether there would be new uses for the sites after the reprovisioning of Cheung Sha Wan Integrated Family Service Centre, Lai Chi Kok Social Security Field Unit and Sham Shui Po District Social Welfare Office by SWD. Moreover, as electronic sports (“e-sports”) had become more popular in Hong Kong in recent years, it was expected that the relevant departments would consider constructing competition venues for new sports in Joint-User Complex or future developments.

19. Ms Janet NG said she considered that the quota for the various proposed welfare facilities was too small and SWD should consider focusing on a few services which were in greater demand, particularly hostels for the mentally handicapped persons which were in

short supply in the district. In addition, as there were no large housing estates in the vicinity of the Joint-User Complex, it was believed that the proposed DHC might have difficulty in recruiting new members.

20. The Chairman said that he supported the overall planning of the Joint-User Complex and the layout of the recreation facilities, and suggested adopting a design with floor-to-ceiling glass for the fitness room and considering making good use of the rooftop and sky garden to provide more greening facilities. He added that as residents in the district had a strong demand for medical consultation services and dental treatment, he hoped that the medical facilities in the Joint-User Complex could be staffed with on-site doctors and provide outpatient dental services. As to welfare facilities, he hoped that SWD would give a detailed account of the design concepts of the relevant facilities and the arrangements for reprovisioning some of the existing welfare facilities. In addition, the Joint-User Complex would be equipped with medical and welfare facilities at various levels, and it was expected that many people with disabilities and the elderly with mobility problems would visit the Complex, so adequate lifts and universal access facilities must be provided in the Complex.

21. Ms Shirley SETO gave a consolidated response by saying that the Joint-User Complex was located within the railway protection area, due to technical reasons and the need to fully consider factors such as construction time and cost; a two-storey underground car park was proposed to provide about 60 parking spaces for government vehicles to meet the operational needs of the department. The project would also provide pick-up and drop-off areas for different types of vehicles, including tourist coaches, private cars and taxis, at appropriate locations within the Joint-User Complex to facilitate access to the Joint-User Complex by various means of transport. In addition, when the planning of the project commenced, URA had reserved about 50 public parking spaces for the residential development within Site A for public use. She further stated that according to the height restriction of the development scheme, the Joint-User Complex should not exceed 100 metres above Principal Datum ("PD"), with an initial proposed building height of about 18 storeys. URA would engage a team of consultants to produce a detailed design to fulfil the requirements of the floor heights of various facilities in the Joint-User Complex and implement the overall design proposal. In addition, the Complex would be designed to provide adequate lifts and barrier-free access in accordance with the unique needs of the users of the various facilities and operational requirements of the facilities, and relevant government departments would be consulted during the process.

22. Mr Christopher WONG gave a consolidated response by saying that URA had taken note of Members' views and had past experience in designing facilities similar to those in the Joint-User Complex, and in future, the design team would ensure that the ancillary facilities in the Complex would meet the relevant technical specifications and

legislative requirements. Upon completion of the Joint-User Complex, the public could access the Complex via the main pedestrian entrance at Cheung Sha Wan Road or the new vehicular access and vehicular entrance at Lai Chi Kok Road. The project would also be designed and planned in conjunction with the improvement works of the open space within the site, including the improvement of at-grade footpaths and environment, and more effective connection of the open space within the park area and the new footbridge and lifts in the northern residential area, etc., so as to further enhance the accessibility of the whole development scheme (especially the connection between the southern and northern areas).

23. Ms Connie CHAN gave a consolidated response by saying that as the Joint-User Complex must comply with the regulations on building height restrictions and also the floor area was limited, apart from reprovisioning the multi-purpose arena of Cheung Sha Wan Sports Centre in the Complex, the Leisure and Cultural Services Department (“LCSD”) had proposed to provide as many of the more popular recreation facilities as possible to satisfy the needs of the local residents. For the time being, the Department had no plan to have an additional e-sports stadium in the Joint-User Complex, which could be taken into consideration when planning for other recreation facilities in the future.

24. Mr Jimmy WU gave a consolidated response by saying that CHCs were permanent primary healthcare facilities of the Hospital Authority (“HA”), providing mainly medical consultation and dispensing services and so forth for patients, while DHCs focused on disease prevention by providing services such as health education and promotion, health risk factors assessment, chronic disease screening and management for residents, referral to medical consultation services when necessary, and receiving government-subsidised allied health services on a need basis. Another objective of setting up DHC was to promote the concept of family doctors and to encourage the public to choose family doctors. A regular communication mechanism had been established between DHCs and HA to discuss medical collaboration, patient referrals, joint activities, etc. He added that upon completion of the Joint-User Complex, the existing DHC in Shek Kip Mei would be relocated to the Complex for long-term operation. Subject to current contractual arrangement, there might be a change in the operator at that time. DHCs would continue to reach out to different sectors of the community through their core centres, satellite centres, service points and outreach services, and would collaborate with various medical institutions, HA and the Department of Health (“DH”) to provide comprehensive healthcare services. In addition, the general public dental services were provided by the dental clinics of DH for the time being. DHCs would tie in with the overall strategy of DH by providing services such as dental health promotion and public education on oral disease prevention.

25. Dr CHAN Chi-wai gave a consolidated response by saying that there were five general outpatient clinics in Sham Shui Po District for the time being, which only provided basic outpatient services due to space limitations. With the social development, HA had

always wanted to enhance primary healthcare services and was therefore actively identifying suitable sites for the construction of a more comprehensive CHC, of which the Joint-User Complex was one of the identified sites. In anticipation of the increase in the elderly population and population with chronic diseases in the district, the proposed CHC in the Joint-User Complex would have more consultation rooms and space would be reserved for the operation of medical equipment, training of medical staff, storage and dispensing of medication. In addition, CHC would also provide integrated multi-disciplinary healthcare services (including physiotherapy, occupational therapy and dietetic advice, etc.) to reduce the need for hospitalisation and relieve the pressure on hospitals by enhancing community support for patients. HA would continue to deploy its manpower and resources flexibly to improve primary healthcare services.

26. Ms Polo LEUNG gave a consolidated response by saying that in planning welfare facilities, SWD would generally take into account factors such as the district's service needs, overall demand, floor area of different facilities, location and accessibility of the site, project constraints and development potential. The Department hoped to provide a wide range of welfare services in the Joint-User Complex to meet the different needs of the district as far as possible. As there were many single persons in the district who needed short-term accommodation service due to financial or family problems, the Department proposed to provide 40 places of urban hostel for single persons in the Joint-User Complex for single persons aged 18 or above who had genuine needs and were capable of taking care of themselves, while social workers would assist them in finding long-term accommodation so that they could move out of the hostel in a timely manner. She added that the utilisation rates of CCCs in Sham Shui Po District at the moment had reached their limits already. Hence, the Department hoped to set up a CCC with 100 service places in the Joint-User Complex to provide day care for children from birth to under three years old, with service hours between 8 a.m. and 6 p.m. from Monday to Friday and between 8 a.m. and 1 p.m. on Saturdays. Moreover, after the reprovisioning of Cheung Sha Wan Integrated Family Service Centre, Lai Chi Kok Social Security Field Unit and Sham Shui Po District Social Welfare Office, the Department had no plan to continue renting the original units at this stage.

27. Mr Ramon YUEN enquired whether the shortage of dentists was the main reason for failure to offer general public dental services in the Joint-User Complex. He also hoped that CHC and DHC in the Joint-User Complex could refer patients to each other and suggested that DHC should invite family doctors to be on site in order to enhance service efficiency and facilitate residents. He added that SWD was expected to consider the planning of all welfare facilities in the district in a holistic manner so as to enhance the economies of scale of various developments, such as concentrated on building urban hostels for single persons with more places in large projects.

28. Ms Janet NG said that she hoped that SWD could plan the welfare facilities in the district in a more comprehensive and long-term manner. Furthermore, she considered that the existing activities organised by DHCs were of limited effectiveness and it was rather difficult to reach out to different target groups, and that the centres should consider switching to the provision of services such as outpatient dental services.

29. The Chairman enquired about the possibility of providing general public dental services in the DHCs, the number of storeys in the two facilities, CHC and DHC; and whether the number and capacity of the various social welfare facilities in the paper would be further updated in future.

30. Mr Jimmy WU gave a consolidated response by saying that neither CHCs nor DHCs would provide dental consultation services, but they would complement the promotion and education of dental care. Moreover, unlike HA clinics, the main objectives of DHCs were health promotion, disease prevention and screening and management of chronic disease, etc. Thus, there was no on-site doctors, but referrals would be made to local doctors for consultation. DHCs would continue to work closely with HA and reach out to stakeholders, such as local organisations, schools, residents' organisations and Members, through various outreach services to enhance the promotion of disease prevention.

31. Ms Polo LEUNG gave a consolidated response by saying that SWD had all along been comprehensively planning the welfare facilities in the district and providing diversified social welfare services at different locations according to the overall needs. The vicinity of the Joint-User Complex was densely populated and a wide range of welfare facilities could respond to the needs of people from different walks of life. There was a high demand for short-term accommodation for single persons and the convenient transport could cope with the needs of the service targets. Given that the occupancy rates of other singleton hostels of similar size in Kowloon remained high, the Department considered that additional community singleton hostel could be included in the Joint-User Complex to meet local needs. In addition, the Department had taken note of Members' views and would consider providing more welfare facilities in future developments.

32. Ms Shirley SETO responded that based on the space requirements for the facilities initially provided by the Department, CHC and DHC would occupy about five storeys and one storey of the Joint-User Complex's floor area respectively.

33. The District Officer gave a consolidated response by saying that the Sham Shui Po District Office ("SSPDO") had been very supportive of the work of DHC in promoting disease prevention and screening, and with the well-being and health of the residents as the objectives, they would continue to work together to improve primary healthcare services in

the district and educate residents to maintain healthy habits so as to reduce the burden of the public healthcare system. In addition, SSPDO learnt that SWD planned to re-provision the service centres and offices concerned and surrender their original units afterwards. SSPDO would follow up on the matter in accordance with the established procedures, relevant policies and local needs.

34. The Chairman concluded that SSPDC supported the proposed facilities of the Joint-User Complex project and hoped that the relevant departments and organisations would actively consider Members' views on the planning of the facilities and allocation of resources.

(b) Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) initiated by the Urban Renewal Authority - Proposed Facilities for Sham Shui Po Sports Ground and Cheung Sha Wan Path Sitting-out Area Improvement Works (SSPDC Paper 22/22)

35. Mr Joseph HUI introduced Paper 22/22 with the aid of PowerPoint presentation. He said that after gaining the support of SSPDC, URA was prepared to engage a team of design consultants in the fourth quarter of 2022 to base the design of the open space on four main objectives, including enhancing the walking environment, strengthening the accessibility (including how to facilitate residents' access to the new public open space from Cheung Sha Wan community via flyover and to the new Joint-User Complex via the at-grade footpaths in the park), providing recreation facilities to meet the needs of the community and more green open space. URA expected the design team to complete the detailed design and technical assessment of the open space in 2023 and would update SSPDC on the progress in due course when the design proposal was ready. Lastly, he added that LCSD had been consulted on the proposed scope of works and preliminary facility proposals.

36. Mr Ramon YUEN expressed support for the provision of more sports facilities at Sham Shui Po Sports Ground and the site at Cheung Sha Wan Path Sitting-out Area ("Sitting-out Area"). Moreover, open space would be released upon relocation of Cheung Sha Wan Temporary Wholesale Poultry Market near the Sitting-out Area. It was hoped that LCSD would plan the whole area together with the relocation plan and timetable of the wholesale market.

37. Ms Janet NG said that she hoped that after the conversion of a 7-a-side hard-surface football pitch into two 5-a-side hard-surface football pitches, the original line marking on the ground could be retained for use when necessary. Also, she hoped that LCSD would provide more skateboard grounds at the Sitting-out Area for skateboarding enthusiasts, and that more highly-used and cost-effective recreation facilities would be

provided in the district.

38. Mr Leo HO said that there were not many pet-friendly facilities in the district and hoped that LCSD would consider converting the Sitting-out Area into an inclusive park for pets.

39. Mr Jay LI said that LCSD was improving recreation facilities and upgrading children's play facilities in the district and hoped that the Department would consult more stakeholders and involve the community in new facility planning. Moreover, he suggested that part of the Sitting-out Area be designated as open space for placing replaceable mobile sitting-out facilities during normal days, and as public space or event venue when necessary.

40. The Chairman said that he in principle supported the proposed facilities in the Sitting-out Area but did not support the conversion of the 7-a-side hard-surface football pitch into two 5-a-side hard-surface football pitches as it was popular among the residents. He also suggested that having the green space in the Sitting-out Area turfed for public use.

41. The District Officer gave a consolidated response by saying that he hoped that upon the completion of the waterfront promenade along the Cheung Sha Wan waterfront, the public could go for a stroll there and enjoy their leisure time. Furthermore, a pet-friendly space had been added to Mei Ho House in Shek Kip Mei after its alteration for pet lovers.

42. Ms Connie CHAN gave a consolidated response by saying that the Civil Engineering and Development Department had commissioned consultants to conduct a technical feasibility study on the relocation of the existing wholesale markets (including the Cheung Sha Wan Temporary Wholesale Poultry Market) and the findings were expected to be available within the year, by then LCSD would provide support for the planning direction of the site. She added that LCSD had no plan to provide a skateboard ground in the Sitting-out Area and would continue to add more suitable recreation facilities in the district depending on the demographic changes, public demand, usage of the facilities and views of stakeholders.

43. Ms Goldie SHING gave a consolidated response by saying that to tie in with the football development in Hong Kong, the Government had implemented a five-year plan for upgrading football pitches to substantially increase the number of 5-a-side football pitches that met international standards and to step up the promotion and popularisation of futsal. Futsal was suitable for promotion at the community and school levels, and the number of participants in Futsal Leagues and inter-school competitions had been increasing. Hence, LCSD would like to take this opportunity to study the feasibility of converting the 7-a-side hard-surface football pitch at Sham Shui Po Sports Ground into two 5-a-side hard-surface

football pitches, in the hope of allowing the Football Association and its affiliated associations, schools or other organisations to organise activities on 5-a-side football pitches that met international standards and further promote the football development in Hong Kong. At the moment, there were fifteen 7-a-side hard-surface football pitches and nine 5-a-side hard-surface football pitches in Sham Shui Po District, and the usage rate of the 7-a-side hard-surface football pitch at Sham Shui Po Sports Ground was only about 50%. After the conversion, the public could also use the 7-a-side hard-surface football pitches nearby at Hing Wah Street Playground and Cheung Sha Wan Playground. She added that LCSD launched an “Inclusive Park for Pets” scheme in 2019 to open up the existing parks for members of the public to visit with their pets. There were six inclusive park for pets in Sham Shui Po District at the moment and the Department would consider converting the sitting-out areas into inclusive park for pets according to the needs of the district and the actual situation. In addition, LCSD was adding more interesting play equipment in Sham Shui Po Park and would provide greening and sitting-out facilities at suitable locations in the district.

44. The Chairman concluded that SSPDC supported the proposed facilities for the Sham Shui Po Sports Ground and Cheung Sha Wan Path Sitting-out Area Improvement Project as the improvement works of the Sitting-out Area would enhance the coherence and accessibility of the whole development scheme.

(c) Latest development on the reprovisioning of the Shek Kip Mei Health Centre proposal (SSPDC Paper 23/22)

45. Ms Maisie HO introduced Paper 23/22 with the aid of PowerPoint presentation. She particularly mentioned that to respond to the demand of members of the local community, the Bureau would set up a barrier-free entrance/exit at Berwick Street, including facilities like elevator and escalator, to facilitate residents to access between the proposed building and the entrance/exit at Woh Chai Street.

46. Mr Ramon YUEN enquired about the number of cases to be handled everyday by the proposed dermatological clinic and expressed his worries about the wastage rate and training period of dermatologists. Besides, although Shek Kip Mei Health Centre (“SKMHC”) was not graded by the Antiquities Advisory Board, he opined that there was still value for community conservation and thus suggested exhibiting the history of SKMHC after redevelopment. As for the public carpark, he enquired whether the basement area could be expanded for additional parking spaces. He also enquired about the location of the two trees of particular interest (T18 and T21) and also the reason why one of them had to be removed.

47. Ms Maisie HO responded that the Health Bureau would consider the suggestion

of adding historical elements in the redeveloped SKMHC.

48. Dr William TSANG responded that there was currently one dermatological clinic in Sham Shui Po District. Since the demand for services was expected to rise gradually, DH suggested setting up a dermatological clinic in the proposed building. It was expected that the dermatological clinic under preparation would have not less than two consultation rooms, facilities for diagnosis and treatment as well as health education and training would also be added. The Department hoped that the new facilities could shorten the waiting time of patients.

49. Ms Yoyo CHAN responded that the Architectural Services Department would handle tree-related matters in the project according to established standards and relevant regulations. The Department would retain the Ficus virens (T18) with diameter at breast height exceeding 1m at the open area outside SKMHC. As regards another Ficus virens (T21) on the slope at Berwick Street, since it would obstruct the barrier-free entrance/exit of the redeveloped health centre and that tree was not suitable for replanting, it would be removed.

50. Miss Kiki YEUNG responded that the proposed public carpark would offer approximately 30 public parking spaces and for the number of parking spaces, factors such as district demand, project area, building height restriction and project technical aspect had already been considered.

51. Ms Yoyo CHAN added that to build a public carpark in the basement, works such as expanding excavation area, constructing additional piles to support the foundation, and undergoing additional drainage and slope protection works had to be done. This might greatly increase the project's technical difficulties, costs and impacts on nearby residents and schools, and might also prolong the construction period and delay the project completion.

52. Mr Ramon YUEN enquired whether the proposed public carpark was located in the basement of the building.

53. Ms Yoyo CHAN responded that according to the current plan, the proposed public carpark was not located in the basement.

54. The Chairman concluded that SSPDC supported the proposal of reprovisioning SKMHC, the provision of public carpark in the new building of the proposed CHC and the minor relaxation of building height restriction, and he hoped that the affected persons would be informed of the transitional arrangements for out-patient services as soon as possible.

Agenda Item 4: Reports from Committees under the District Council

- (a) Report from the District Facilities and Community Affairs Committee (SSPDC Paper 24/22)
- (b) Report from the Environment, Hygiene and Housing Affairs Committee (SSPDC Paper 25/22)
- (c) Report from the Planning Development and Transport Affairs Committee (SSPDC Paper 26/22)

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

Agenda Item 5: Any other business

56. Members did not raise any other business.

Agenda Item 6: Date of next meeting

57. The next meeting would be held at 9:30 a.m. on 8 November 2022 (Tuesday).

58. There being no other business, the meeting ended at 1:05 p.m.

District Council Secretariat
Sham Shui Po District Office
October 2022