

(Translation)

Minutes of the 3rd Meeting of the Housing, Planning and Social Welfare Committee of
Sham Shui Po District Council (7th Term)

Date: 13 June 2024 (Thursday)

Time: 9:30 a.m.

Venue: Conference Room, Sham Shui Po District Council

Present

Chairman

Mr LAM Ka-fai, Aaron, BBS, JP

Vice-Chairman

Mr LAM Wai-man, Raymond

Members

Mr HO Kwan-chau, Leo

Ms WU Wanqiu

Mr LEE Wing-man, MH

Ms WU Sze-wan

Mr CHEUNG Tak-wai

Mr LEUNG Ping-kin

Mr CHAN Wai-ming, BBS, MH, JP

Mr CHAN Kwok-wai, MH

Mr CHAN Lung-kit

Ms CHEN Lihong

Ms CHUM Pik-wa

Ms LAU Pui-yuk, MH

Ms CHUNG Ching-may, MH

Dr PONG Chiu-fai, MH

In Attendance

Miss LAI Ho-ting, Ally

Assistant District Officer (Sham Shui Po)1

Ms CHANG Hung-mei, Annie

Liaison Officer i/c (Building Management)3

Ms MUI Cheuk-chi, Joyce

Senior Architect 14, Housing Department

Mr CHU Ming-tak, Bosco

Architect 20, Housing Department

Mr CHAN Fai

Civil Engineer 34, Housing Department

Mr TSE Yat-kai, Alex

Planning Officer 19, Housing Department

Mr CHAN Chi-fung	Senior Executive Officer/Driving Test 1, Transport Department
Mr LI Ka-ho	Senior Driving Examiner 1, Transport Department
Mr CHAN Wing-kin	Driving Examiner I/ Action and General 3, Transport Department
Mr LAI Wing-hong, Mark	Senior Building Surveyor/D2, Buildings Department
Mr CHAN Wai-wa	Senior Housing Manager/Kowloon West & Sai Kung Region 1, Housing Department
Ms LO Yuen-fun	Senior Housing Manager/Kowloon West & Sai Kung Region 2, Housing Department
Miss CHOW Mei-yee	Assistant District Social Welfare Officer (Sham Shui Po)2, Social Welfare Department
Mr LAW Ho-hei, Matthew	Senior Town Planner/Sham Shui Po, Planning Department
Ms HO Chung-yan	Engineer/Kowloon 1, Drainage Services Department
Mr SIU Kin-keung	Engineer/Kowloon (Distribution 2), Water Supplies Department
<u>Secretary</u>	
Miss CHUNG Keng-chin, Vivian	Executive Officer (District Council)1, Sham Shui Po District Office

Opening Remarks

The Chairman welcomed members and representatives of government departments to the 3rd meeting of the Housing, Planning and Social Welfare Committee (“HPSWC”) of the 7th term of the Sham Shui Po District Council (“SSPDC”), including Ms LO Yuen-fun, Senior Housing Manager/Kowloon West & Sai Kung Region 2 of the Housing Department (“HD”), in place of Mr KOON Sing-kim of HD, and Mr Matthew LAW, Senior Town Planner/Sham Shui Po of the Planning Department (“PlanD”), in place of Mr Ringo YEUNG Yun-wing of PlanD.

Item 1: Confirmation of Minutes of the 2nd Meeting of the Housing, Planning and Social Welfare Committee

2. Members confirmed the meeting minutes.

Item 2: Public Housing Developments at Chak On Road South and Pak Tin Extension (HPSWC Paper No. 5/2024)

3. Mr Bosco CHU introduced Paper No. 5/2024.
4. The enquiries and views of members were consolidated as follows: (i) hoped that the Public Housing Developments at Chak On Road South and Pak Tin Extension (“the Extension Developments”) could be completed as soon as possible to minimise the noise and air impact on the residents moving in upon the completion of Pak Tin Estate Redevelopment Phases 12 and 13 (“the Redevelopment”); (ii) enquired about the number of lifts to be installed in relevant lift tower and the capacity of each lift; (iii) suggested that the Department should endeavour to complete construction of the lift tower, pedestrian links and the Redevelopment at the same time to provide convenience to nearby residents; (iv) enquired about the information on the types of units, the number of parking spaces and children’s play equipment for the Extension Developments; (v) enquired whether smart management would be implemented and barrier-free facilities would be provided; (vi) enquired whether there would be support facilities for loading and unloading goods by Short-term Food Assistance Service Teams; (vii) enquired whether office accommodation for Care Team was reserved; (viii) enquired whether traffic lights and roundabouts would be set up at Chak On Road South, and whether vehicles would be allowed to turn right to Nam Cheong Street from Chak On Road South to head towards Shek Kip Mei, and hoped that the Department would take measures to facilitate vehicular turning and deter illegal acts of crossing double white lines, etc.; and (ix) were concerned about the increase in the pedestrian and traffic flow on Nam Cheong Street upon the completion of the Extension Developments, posing possible hindrance and dangers to the test vehicles of the driving test centre.

5. Ms Joyce MUI gave a consolidated response: (i) a traffic impact assessment had been conducted before the Redevelopment commenced, and no adverse effect on traffic was anticipated. In addition, the Department would take dust and noise abatement measures during the construction period; (ii) when conducting the pedestrian flow assessment, the Department had taken into consideration various factors, such as the existing pedestrian flow and the expected number of residents in the vicinity, including the existing population (including that of Chak On Estate) and the increased population under the project. Based on the assessment results, three lifts would be installed in the lift tower; (iii) flexibility on the unit mix had been allowed at the current stage, and the proportion of large and small units would be determined at the detailed design stage later; (iv) the Department would plan for the number of parking spaces in accordance with the Hong Kong Planning Standards and Guidelines, and would also discuss with PlanD and TD, with a view to providing adequate number of parking spaces to cater for the needs of the area; (v) the Department would discuss with relevant departments at the detailed design stage regarding the suggestion on introducing smart management elements into newly completed public housing estates; (vi) the Department would later discuss with the SSPDO on the office accommodation for Care Team; and (vii) the Department had always adopted the design which promoted intergenerational harmony for recreational facilities, and recreational facilities suitable for users of different ages would be provided in the sitting-out areas of the Extension Developments. The design concept of the housing estate would also be incorporated into these facilities, which would include game elements that promote sports, social interaction, creativity and sensory stimulation while being complied with safety.

6. Mr Bosco CHU added that: (i) the construction of the lift tower was included in Phase 12 of the Public Housing Redevelopment at Pak Tin Estate, and the lift services were expected to be available before the completion of the project; and (ii) loading and unloading areas would be accommodated in the car park and located close to the lifts for easier delivery, facilitating the Short-term Food Assistance Service Teams.

7. Mr CHAN Wing-kin gave a consolidated response: (i) vehicles would not be allowed to turn right to Nam Cheong Street from Chak On Road South, and there were other alternative routes available in the district; (ii) the Department had been strictly monitoring illegal acts and would also take joint enforcement actions with the Hong Kong Police Force; (iii) according to engineers, Nam Cheong Street was a relatively long and sloping road, and considering the existing facilities along the road, it was believed that U-turns at this location would pose a danger to vehicles; and (iv) U-turns at the above-mentioned road environment was not included in driving tests.

8. Mr LI Ka-ho gave a consolidated response: (i) the re-provisioned driving test centre would have an independent vehicular access at Nam Cheong Street to minimise the impacts on residents; (ii) there were about 15 parking spaces in the test centre for test vehicles to wait

for tests so as to avoid road blockages; and (iii) according to the assessment on the nearby road environment conducted by the Department, the concerned road design was feasible.

9. The enquiries and views of members were consolidated as follows: (i) enquired whether there would be any supporting commercial facilities and ancillary transport facilities and planning for the Extension Developments; (ii) enquired about the capacity of the Integrated Services Centre for Street Sleepers and whether accommodation would be provided; (iii) were concerned about the future management of the housing estate and hoped that at the detailed design stage, the Department would consider the estate as a whole and adopt centralised management; (iv) hoped that the Department would reserve office accommodation for Care Team in future projects; (v) suggested providing covers for the walkway between the footbridge across Lung Yuet Road near Chak On Road and the Extension Developments; and (vi) reported that various types of vehicles often failed to comply with the restrictions on double white lines at the junction of Chak On Road South and Nam Cheong Street, so it was suggested that the Department take measures to facilitate vehicular turning.

10. Ms Joyce MUI gave a consolidated response: (i) the Department had preliminarily reserved spaces for retail facilities, and specific details would be further considered at the detailed design stage after taking into consideration the scale of the Extension Developments and peripheral retail facilities to meet the needs of residents; (ii) there were currently eight franchised bus routes and four minibuses operating between the Extension Developments and various districts. TD said that it would provide appropriate and sufficient transportation services in a timely manner to meet the needs of residents after the completion of the public housing estate; (iii) residents could also go to and from Pak Tin Estate via the covered pedestrian link and lift tower proposed under Pak Tin Estate Redevelopment Phase 12, take public transport at the existing Pak Tin Public Transport Interchange, or walk along Pak Wan Street to MTR Shek Kip Mei Station. In addition, residents could also go to and from Chak On Estate via the existing footbridge across Lung Yuet Road; (iv) the pedestrian road between the existing footbridge in Chak On Estate and the Extension Developments belonged to the Government, and the Department would relay the suggestions of Members to relevant government departments; (v) the management issues of the public housing estate would be discussed with relevant departments at the detailed design stage; (vi) with reference to the Hong Kong Planning Standards and Guidelines, at this stage, the estimated number of parking spaces to be provided was about 100. The Department would discuss with PlanD and TD later and work out a detailed design based on local demand, the number of housing units and the feasibility; and (vii) the Department would discuss with the Home Affairs Department or relevant government departments about the office accommodation for Care Team later.

11. Miss CHOW Mei-yee said that the Integrated Services Centre for Street Sleepers mainly provided outreaching services, such as counselling, referral, or support in application for assistance and hostel places, but not accommodation.

12. Mr CHAN Wing-kin gave a consolidated response: (i) there would be a roundabout at the end of Chak On Road South; (ii) upon the completion of the Extension Developments, the Department would consider prohibiting test vehicles from entering Chak On Road South to reduce traffic flow; and (iii) the current road design of Chak On Road South would remain unmodified, and the Department encouraged drivers to take other safe routes to head towards Shek Kip Mei.

13. The Chairman concluded that it was noted that the Extension Developments had been approved by SSPDC earlier, and details such as public housing estate management, number of parking spaces and road arrangements would be adjusted at the detailed design stage later. The Committee mainly put forward enhancement suggestions for the relevant developments and hoped that TD would examine improving the road design around Chak On Road South to facilitate vehicular turning. Besides, some members proposed to add covers for the walkway between the footbridge across Lung Yuet Road near Chak On Road and the relevant developments, and the Committee suggested further discussing the proposal at meetings of the Traffic and Transport Committee. Meanwhile, the Committee hoped that HD would coordinate with the departments responsible for design and management and consider implementing smart management and providing related supporting facilities in public housing estates at the design stage.

Item 3: Proposal to Improve Dental Care Support for the Grassroots (HPSWC Paper No. 6/2024)

14. A member introduced Paper No. 6/2024.

15. The Chairman said that prior to the meeting, the Secretariat had invited the Health Bureau (“HHB”) and the Department of Health (“DH”) to the meeting but was replied that they were unable to send representatives to attend. Members were asked to refer to Response Paper No. 6a/2024.

16. Members hoped that relevant departments would send representatives to SSPDC in a timely manner to answer Members’ enquiries.

17. The Chairman concluded that the written Response Paper of HHB and DH was detailed, but he would like the Secretariat to write to invite relevant departments to send representatives to SSPDC to answer Members’ enquiries.

[Post-meeting note: The Secretariat had written to HHB and DH on 17 June 2024 to relay members’ views.]

Item 4: Following up on the Transformation of the Rest Garden in Hoi Lai Estate (HPSWC Paper No. 7/2024)

18. A member introduced Paper No. 7/2024.

19. Mr CHAN Wai-wa introduced Response Paper No. 7a/2024.

20. The views of members were consolidated as follows: (i) enquired how the Department gauged residents' views on the works; (ii) enquired about other estate improvement programmes in the district; (iii) thanked the Department for addressing residents' demands and making design adjustments; (iv) enquired about the latest layout plan after adjustments; (v) were concerned about the mosquito infestation caused by greening works; (vi) suggested adding seats at a location between Hoi Hei House and Hoi Shun House; and (vii) suggested setting up different forms of seats in the sitting-out area, for example, by utilising kerbs or tree trunks, which could intertwine with nature and reduce costs.

21. Mr CHAN Wai-wa gave a consolidated response: (i) the Department had been inspecting the horticultures and landscapes of different housing estates, and the headquarters would also deploy staff to understand the needs of the estates and identify suitable public housing estates for landscape improvement works. Currently, no other housing estates in Sham Shui Po District had similar improvement programmes; (ii) upon receipt of the preliminary design, the Department had consulted Members and residents. After receiving their views, the Department strived to enhance the design with minimal changes and make adjustments based on the environment in the neighbourhood; (iii) the Department would provide the latest layout plan after adjustments to Members later; and (iv) he would relay to the responsible officers the suggestion on adding seats between Hoi Hei House and Hoi Shun House.

22. The Chairman concluded by commending HD for heeding good advice, improving the garden facilities and retaining what residents deemed appropriate and necessary in the design.

Item 5: Concern about the Collapse of Building Wall and Road Subsidence at Nos. 316-318 Shun Ning Road in Cheung Sha Wan (HPSWC Paper No. 8/2024)

23. A member introduced Paper No. 8/2024.

24. Mr Mark LAI introduced Response Paper No. 8a/2024.

25. Ms HO Chung-yan added that after the Department was informed of the road subsidence incident, staff were immediately deployed to carry out on-site inspections and found that the underground public drainage facilities at the scene of the road subsidence were damaged. The Department worked with relevant departments and organisations to carry out emergency repairs to the damaged drainage pipes soon after that and the repair works were completed on 10 June.

26. Mr SIU Kin-keung added that after the road subsidence incident, the Department found damaged water pipes, and the emergency repairs were completed with water supply resumed fully within two days. The water pipe repair works were completed on 11 June.

27. The views of members were consolidated as follows: (i) enquired whether the relevant owners and the owners' corporations ("OCs") were required to comply with the removal orders and repair orders issued by the Department within 30 days. If they failed to do so, what the consequences would be, and whether the Department would arrange for the contractors to take follow-up actions; (ii) enquired whether relevant departments were aware of the intention of the owners and the OCs to comply with the removal orders and repair orders; (iii) reported that 30 days were insufficient for the owners and the OCs to comply with the repair orders; (iv) enquired whether the Department had any latest surveillance data of the nearby site to ensure the safety of the surrounding areas; (v) hoped that the Department would accelerate the handling and follow-up of the collapse of building wall and road subsidence and conduct investigation into the incident as soon as possible, as well as provide a timeframe for the investigation and the announcement of the results; (vi) hoped that the Department would actively handle the unauthorised building works and miscellaneous items in the building at No. 318; (vii) enquired whether there were subdivided units in the building and whether the building structure would therefore be affected and cause road subsidence; (viii) suggested that the Department strengthen communication with DC Members and Care Teams to disseminate information to the affected residents and eliminate public concerns; (ix) enquired whether the Department had arranged for social services teams to provide support to the residents; (x) hoped that the Department would pay more attention to the noise caused by piling works at the nearby site and their potential impact on the structures of nearby buildings; and (xi) if it was revealed in the investigation report that the collapse of building wall and road subsidence was caused by the nearby construction site, the Department should demand that the companies responsible for the construction site be held liable for compensation and repairs.

28. Mr Mark LAI gave a consolidated response: (i) in response to the emergency situation of the incident, the necessary removal and repair works must be completed as soon as possible. Therefore, the timeframe for compliance with the removal orders, repair orders and drainage repair orders had been shortened to 30 days. However, if the owners concerned felt aggrieved by the orders, they could lodge appeal within 21 days from the date of issue of the orders; (ii) the Department had contacted and communicated with the owners and contractors of the site, as well as the owners and OCs of the buildings at Nos. 316 and 318, and learned that the concerned owners and OCs did not have relevant professional knowledge and ability to comply with the drainage repair orders in the short term. The owners and contractors of the site had initially undertaken to help repair the public stormwater and sewerage facilities specified in the drainage repair orders. Regarding the removal order and repair order issued to the owner of the ground floor unit at No. 318, if the relevant owner failed to comply with the orders in the end, the Government would appoint a contractor to execute the orders on the owner's behalf; (iii) the Department would complete and issue an investigation report as soon

as possible, and the owners concerned could pursue compensation from the party who caused the incident; (iv) the Department was unable to contact the owner of the ground floor unit at No. 318. If the owner failed to comply with the orders within the specified timeframe, the Department would apply to the court for a warrant to enter the unit and appoint a contractor to follow up on the necessary removal of unauthorised building works and rehabilitation works; (v) the Department once inspected the buildings at Nos. 316 and 318 on site after the incident, with no subdivided units found; (vi) the Department did not deploy any outsourced social services team. Usually, social services teams were only turned out when owners refused to cooperate or negotiate with the Department, or when they were in need to seek assistance in applying for allowances; and (vii) regarding Members' comments about the ineffective communication by the Department with various parties involved in the emergency, the Department would make improvements and strengthen communication with Members and the owners.

29. Ms Annie CHANG responded that: (i) on the day of the incident, the SSPDO had immediately contacted the chairman of the OC, who also said that urgent meetings would be held to discuss the relief work. The Department had all along maintained contact with the OC to follow up on the progress; and (ii) the Department also arranged for Care Teams to distribute supplies and visit elderly singletons on the day of the incident.

30. Members enquired about the conditions for the deployment of BD's social services teams, and hoped that the Department would join hands with local organisations and Care Teams to provide appropriate support services.

31. Mr Mark LAI responded that: (i) the social services teams of the Department served as coordinators and communication channel during law enforcement actions, aiming to minimise the chances of disputes; and (ii) he would convey Members' views and examine the feasibility of strengthening the services of social services teams.

32. The Chairman concluded that this incident might affect nearby buildings, residents should be reminded to pay attention to the surrounding environment. The Committee commended the relevant departments for their prompt responses and hoped that BD would continue to follow up on the incident and coordinate with the owners and contractors to complete the repair works as soon as possible. In addition, the Committee hoped that the Department would make effective use of the services of social services teams for coordination and comforting residents in the first instance. It was also proposed that the Department should strengthen communication and coordination with Care Teams and local organisations.

Item 6: Information on Planning Applications of Sham Shui Po District (HPSWC Paper No. 9/2024)

33. Mr Matthew LAW introduced Paper No. 9/2024.

34. The views of members were consolidated as follows: (i) supported the application for “Pak Tin Estate (Part), Shek Kip Mei, Kowloon” (“the Project”), and said that the Project could provide many public housing units, which would help solve the problem of housing shortage; (ii) suggested reducing the number of parking spaces for minibuses and increasing that for private cars under the Project to meet the demand; and (iii) were concerned about the ventilation issues after relaxing the building height restrictions for the Project.

35. Mr Matthew LAW gave a consolidated response: (i) HD had conducted an air ventilation assessment for the Project and taken improvement measures based on the results. The assessment had been submitted to relevant departments for review; and (ii) according to the information about the planning application, the current number of parking spaces for the Project was primarily determined with reference to the Hong Kong Planning Standards and Guidelines. The planned number of parking spaces for private cars was 161, meanwhile, TD would be consulted on the number of relevant parking spaces.

36. Members hoped that the Department would provide more detailed information on each application in its future papers, for example, the reasons and purposes for the relaxation of building height restrictions.

37. Mr Matthew LAW said that Members’ views were noted and the Department would provide more information on the relevant projects in its future papers.

38. The Chairman concluded that the content of the above-mentioned report was noted and said that the Committee unanimously welcomed the application for “Pak Tin Estate (Part), Shek Kip Mei, Kowloon” under which more housing units could be provided in the district.

Item 7: Any Other Business

39. Members suggested that HD make the long span footbridge connecting Hoi Ying Estate and Hoi Tat Estate in Sham Shui Po open round-the-clock.

40. The Chairman suggested that members submit a paper on this matter at the next meeting for a detailed discussion.

Item 8: Date of Next Meeting

41. The next meeting would be held at 9:30 a.m. on 6 August 2024 (Tuesday).

42. There being no other business, the meeting ended at 11:42 a.m.

District Council Secretariat

Sham Shui Po District Office

July 2024