

(Translation)

Minutes of the 5th Meeting of the Housing, Planning and Social Welfare Committee of
Sham Shui Po District Council (7th Term)

Date: 10 October 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

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

Co-opted Member

Mr KWOK Chi-wah, Andrew

In Attendance

Miss LAI Ho-ting, Ally	Assistant District Officer (Sham Shui Po) 1
Mr KWONG Ka-kuen	Senior Liaison Officer 4, Sham Shui Po District Office
Mr SHIU Kwok-wai, Patrick	Acting Senior Building Surveyor/D2, Buildings Department
Mr CHAN Wai-wa	Senior Housing Manager/KWS1, Housing Department
Mr KOON Sing-kim	Senior Housing Manager/KWS2, Housing Department
Mr FUNG Kwok-fu	Housing Manager/KWS6, Housing Department
Miss CHOW Mei-yee	Assistant District Social Welfare Officer (Sham Shui Po)2, Social Welfare Department
Mr LAW Ho-hei	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

Secretary

Miss CHUNG Keng-chin, Vivian	Executive Officer (District Council) 1, Sham Shui Po District Office
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Opening Remarks

The Chairman welcomed members and representatives of government departments to the fifth meeting of the Housing, Planning and Social Welfare Committee (“HPSWC”) of the seventh term of the Sham Shui Po District Council.

Item 1: Confirmation of Minutes of the 4th Meeting of the Housing, Planning and Social Welfare Committee

2. The Committee confirmed the above meeting minutes without amendment.

Item 2: Advocate for the Application of “Well-being Design” Guide in Public Housing Estates in Sham Shui Po District (HPSWC Paper No. 15/2024)

3. Members introduced Paper No. 15/2024.
4. Members added that it was hoped that the Housing Department would later brief members on the details of Let’s Go Well-being • Well-being Design Pretest (“the Pretest”) for Chak On Estate.
5. Mr KOON Sing-kim introduced Response Paper No. 15a/2024.
6. Mr FUNG Kwok-fu added that: (i) the Hong Kong Housing Authority (“HA”) commissioned the Hong Kong Design Centre and a research team from the Happy Ageing Lab of the School of Architecture of The Chinese University of Hong Kong to assist in selecting estates for inclusion in the Pretest and formulating appropriate themes; (ii) the five estates selected for the Pretest included Kai Yip Estate, Chak On Estate, Fu Shan Estate, Shui Pin Wai Estate and Mei Lam Estate; (iii) in August 2023, the consultant team collected feedback and experiences from various stakeholders through a co-creation workshop; (iv) each estate would adopt a different well-being design concept and prioritise the feasible improvement solutions while balancing anticipated expenses and cost-effectiveness; (v) it was hoped that through various improvement works, the overall environmental quality of the estates would be enhanced, effectively increasing the residents’ sense of well-being; (vi) HA would collect opinions from all sides, including residents and non-governmental organisations of the estates, aiming to thoroughly understand the essential elements

required for an environment that could enhance the sense of happiness of residents and then outline the details of the Pretest. The initial plan included providing an environment of intergenerational harmony, increasing green building elements and optimising public facilities; and (vii) if the Pretest received a positive response, HA hoped to use it as a blueprint to gradually extend the improvement solutions to other estates.

7. The views of members were consolidated as follows: (i) suggested that the Department explore the participation of District Council (“DC”) Members, Care Teams and local groups in the Pretest, and strengthen their collaboration to advance and promote the Pretest; (ii) suggested enhancing the engagement of residents, as they were most familiar with their living environment and their suggestions were more specific and closer to actual needs, and hoped that the Department could refer to residents’ suggestions, such as considering the renovation of the exterior walls of relatively older estates, adding seating bars in lifts, installing more recreational and sport facilities and so on; (iii) thought that it was insufficient to consult only 3 000 residents and the needs of residents from all walks of life and of all age groups should be taken into consideration; suggested to seek opinions from all stakeholders and set up display boards to show the data collected from each estate to increase resident participation; (iv) enquired about the methods and channels used to collect resident opinions for the Happy Green Family at Hoi Lai Estate and suggested that the Department increase ways to collect opinions, such as mailing feedback forms to the mailboxes of residents, deploying the multipurpose roving station Well • Being Express to various estates, or setting up opinion collection boxes in lobbies to better understand residents’ needs and improve estate facilities; (v) enquired about the implementation status of the Family & Community Connection and suggested that the Department strengthen publicity to help more people understand the content of the programme and the Well-being Design Guide; (vi) enquired whether the Pretest would be extended to other estates in the district or even to estates across Hong Kong beyond those mentioned by the Department; (vii) said that the well-being of residents should not only be reflected in hardware facilities, soft support was also required, such as improving daily maintenance management and related services in estates and strengthening neighbourhood relationships, to ensure the maintenance of residents’ well-being; (viii) suggested that the Department actively understand the characteristics of each housing estate, thereby creating unique themes for different estates. This would not only enhance residents’ sense of belonging but also attract visitors outside the estates; and (ix) enquired how the collected opinions would be evaluated and implemented.

8. Mr FUNG Kwok-fu gave a consolidated response: (i) taking the HAppy Family • Colourful and Fun Estate Project for Fu Cheong Estate as an example, the Department placed the Well • Being Express in the open area of the estate to collect residents' opinions, which were categorised by age group. After that, the Department organised workshops and invited residents of different age groups, Members of the Legislative Council and DC Members to participate in the workshops for collecting opinions on estate design; (ii) the Department patiently listened to and placed great importance on the opinions of residents and Members. For example, after noting the opinions of residents, the theme colour of Fu Cheong Estate was retained as the original blue, rather than adopting the green suggested by the consulting company to honour the estate's historical significance as a former dock; and (iii) the Pretest at Cheung On Estate collected opinions from residents and other stakeholders with the Well • Being Express. A community engagement workshop would be held later, and residents would also be invited to share their opinions through non-governmental organisations and district personalities within the estate.

9. The views of members were consolidated as follows: (i) suggested that the Department conduct a resident survey to better understand residents' satisfaction with their estates and their opinions on well-being estates; (ii) suggested that the Department should more widely collect residents' opinions while carrying out facility works, particularly regarding matters related to the colours of exterior walls, by such ways as placing opinion collection boxes and conducting questionnaires; and (iii) enquired whether the Department would issue press releases to publicly share the design concepts and attract visitors.

10. Mr KOON Sing-kim gave a consolidated response: (i) opinion collection boxes were set up in each estate to collect residents' opinions, and the estate offices would promptly respond to residents' opinions upon collection; and (ii) the Department not only placed importance on the hardware side regarding the well-being design but also paid significant attention to the software side, for example, neighbourhood relationships. The Department would organise relevant themed activities in collaboration with non-governmental organisations and provide training for frontline staff to maintain good communication with residents.

11. The Chairman concluded that members welcomed and supported the Well • Being initiative, believing that the initiative would bring a new development milestone to public housing estates in the district and across Hong Kong, while also enhancing residents' sense of belonging. The Committee suggested that the

Department explore the feasibility of involving DC Members in the initiative and consider using various channels to inform residents about the content of the initiative and collect their opinions. Besides, the Committee hoped that the government would promote the initiative in advance and widely to draw in more support.

Item 3: Concern about the Support Services for Ethnic Minorities in Sham Shui Po District (HPSWC Paper No. 16/2024)

12. Members introduced Paper No. 16/2024.

13. Miss CHOW Mei-yee introduced Response Paper No. 16a/2024.

14. The Secretary introduced Response Paper No. 16b/2024.

15. The views of members were consolidated as follows: (i) said that ethnic minorities who were not born and brought up in Hong Kong generally lacked understanding of the local culture, regulations, public policies and services, and suggested enhancing education and publicity; (ii) suggested establishing public spaces designated for ethnic minorities in the district for gatherings or religious activities. It would also facilitate connections with ethnic minorities and reduce residents' concerns stemming from cultural differences; (iii) pointed out the lack of support services for ethnic minorities in the district and suggested that government departments strengthen support services in respect of social welfare, mental health and family crisis for ethnic minorities; (iv) suggested establishing an integrated services centre to provide more holistic and one-stop support services for ethnic minorities; (v) suggested using various channels, such as mobile applications, resource booklets, QR codes for service information and the platforms of DC Members' ward offices, to make it easier for ethnic minorities to access information about related policies and support services; (vi) suggested setting up a dedicated hotline in the languages of ethnic minorities to help them understand various support services and rights, thereby lessening the impact of language barriers on their access to appropriate support; (vii) supported the suggestion of having district ambassadors from ethnic minorities and enquired whether district ambassadors would serve voluntarily; (viii) asked about the channels for ethnic minorities to apply to become volunteers; (ix) hoped that the Social Welfare Department ("SWD") and the Home Affairs Department ("HAD") would review the ethnic minority support services in the district to see whether they met the needs; (x) said that ethnic minorities in the

district had an urgent demand for services and suggested further expanding outreaching teams and their service scope; (xi) suggested establishing a dedicated department or committee to coordinate and formulate welfare services for ethnic minorities; and (xii) suggested forming a Care Team specifically for serving ethnic minorities in the district.

16. Mr LEUNG Ping-kin declared that he was the Controller (Community Development) of the New Home Association.

17. The Chairman noted the interest declaration made by Mr LEUNG Ping-kin.

18. Miss CHOW Mei-yee gave a consolidated response: (i) SWD would communicate with the outreaching teams for ethnic minorities of the Hong Kong Christian Service to enhance the promotion of mental health, introduce services and create resource booklets for ethnic minorities so that they could access relevant information; (ii) the Ethnic Minority District Ambassador was of an employment nature. SWD launched a pilot scheme in 2020, which had shown effective results. Therefore, the Department decided to extend the scheme until 2026 while continuing to review and assess its support on ethnic minorities by service providers; (iii) there were already government departments, such as SWD and HAD, providing support services for ethnic minorities. There was also a Support Service Centre for Ethnic Minorities under HAD. She would forward Members' concerns about local ethnic minority services and the suggestion for a one-stop service centre to the headquarters; and (iv) SWD would assess local needs and conditions while planning services and consider how to collaborate with relevant service providers of other government departments.

19. The Chairman concluded that the population share of ethnic minorities in the district continued to grow, predominantly found in subdivided units and public housing estates. This reflected the community's need to enhance support services for ethnic minorities so that they could better integrate into the community, thus achieving social inclusion. The Committee suggested establishing a one-stop service centre for ethnic minorities and increasing the availability of service information in the languages of ethnic minorities to facilitate their access to the support they needed.

Item 4: Information on Planning Applications of Sham Shui Po District (HPSWC Paper No. 17/2024)

20. Mr LAW Ho-hei introduced Paper No. 17/2024.

21. The views of members were consolidated as follows: (i) enquired whether the Department would review the situation of the district and promptly process applications for rezoning lands for other uses to align with the trends of community development and local needs; and (ii) enquired about the original use of the sites involved in the planning applications and whether the proposed change would be in breach of lease conditions.

22. Mr LAW Ho-hei gave a consolidated response: (i) The Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 (“the OZP”) indicated that many sites for commercial and service purposes were located in Residential (Group A) areas. According to the Notes of the Outline Zoning Plan, it was always permitted to use the lowest three floors for commercial and service purposes; (ii) if the proposed development was not in compliance with the various provisions for the use of relevant land zones in the Outline Zoning Plan, for example, the planning applications mentioned in the paper involved sites located in Residential (Group E) zones, the Department would process relevant applications and submit them to the Town Planning Board for consideration within two months; and (iii) the Lands Department, Buildings Department, Fire Services Department and other departments would conduct inspections in respect of lease conditions (such as whether exemptions or the revisions of relevant conditions for use were approved), fire safety, building safety and other aspects, and give advice as necessary.

23. The Chairman concluded that members noted the content of the report.

Item 5: Any Other Business

24. Miss CHOW Mei-yee invited Members and their assistants to attend the training on how to identify mental health issues on 28 October.

25. The views of members were consolidated as follows: (i) said that a number of residents with mental health needs were encountered during the Meet the Public Scheme, and such training helped DC Members and their assistants to identify

residents in need and provide them with appropriate assistance; and (ii) suggested that SWD hold activities on weekends to enable more assistants of DC Members and Care Team members to participate in relevant activities.

Item 6: Date of Next Meeting

26. The next meeting would be held at 9:30 a.m. on 12 December 2024 (Thursday).

27. There being no other business, the meeting ended at 10:54 a.m.

District Council Secretariat

Sham Shui Po District Council

October 2024