

(Translation)

Minutes of the 2nd Meeting of the Youth, Community Development and Innovation Committee
of Sham Shui Po District Council (7th Term)

Date: 2 May 2024 (Thursday)

Time: 9:30 a.m.

Venue: Conference Room, Sham Shui Po District Council

Present

Chairman

Mr HO Kwan-chau

Vice-Chairman

Mr LEUNG Ping-kin

Members

Ms WU Wanqiu

Ms WU Sze-wan

Mr CHEUNG Tak-wai

Mr CHAN Wai-ming, BBS, MH, JP

Mr CHAN Kwok-wai, MH

Mr CHAN Lung-kit

Ms CHEN Lihong

Ms CHUM Pik-wa

Mr WONG Chun-hung, Hanson

Dr WONG Chung-leung, JP

Ms LAU Pui-yuk, MH

Ms CHUNG Ching-may, MH

Mr LO Chi-chiu

Dr PONG Chiu-fai, MH

In Attendance

Miss LAI Ho-ting, Ally

Assistant District Officer (Sham Shui Po) 1

Ms YUEN Pui-yuk, Quinnie

Senior Liaison Officer 2, Sham Shui Po District Office

Mr YEUNG Tsz-hin

Senior School Development Officer (Sham Shui Po) 1,
Education Bureau

Ms LEUNG Shui-toi, Polo

Social Work Officer 1 (Planning & Coordinating), Sham
Shui Po District Social Welfare Office, Social Welfare
Department

Mr LI Yiu-ming, Leo

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

Ms CHUNG Kit-sum, Candy	Neighbourhood Police Co-ordinator, Police Community Relation Office, Sham Shui Po District, Hong Kong Police Force
Mr Christopher WONG	General Manager, Planning & Design, Urban Renewal Authority
Ms Esther LAI	Senior Manager, Community Development, Urban Renewal Authority
Mr Eric CHAN	Senior Manager, Property and Land, Urban Renewal Authority

Secretary

Miss CHAN Tsz-ching, Rachel	Executive Assistant (District Council) 2, Sham Shui Po District Office
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Opening Remarks

The Chairman welcomed members and representatives of government departments to the 2nd meeting of the Youth, Community Development and Innovation Committee (“YCDIC”) of the 7th term of the Sham Shui Po District Council (“SSPDC”).

Item 1: Confirmation of Minutes of the First Meeting of the Youth, Community Development and Innovation Committee

2. The Committee confirmed the above minutes without amendment.

Item 2: Preserving Community Memory • Valuing the History of Kim Shin Lane (YCDIC Paper No. 1/2024)

3. A member introduced Paper No. 1/2024.
4. Ms Esther LAI expressed her gratitude to SSPDC for its continuous support to the Urban Renewal Authority (“URA”) in the overall planning of the Kim Shin Lane/Fuk Wa Street Development Project (SSP-017) and Cheung Wah Street/Cheung Sha Wan Road Development Scheme (SSP-018) (hereinafter collectively referred to as the “Development Projects”). URA noted the opinions raised by members regarding Kim Shin Lane and would explore the feasibility of the suggestions after balancing community needs, planning benefits, project design, and compatibility with the surrounding environment of the project.
5. Mr Christopher WONG introduced the overall planning of the Development Projects with slides. He stated that restructuring and replanning the land to include Kim Shin Lane in the scope of redevelopment would help improve the problems in the old area. The Development Projects would provide a footbridge and significantly increase open space and community facilities to provide a safe and comfortable walking environment, enhance pedestrian connectivity, improve the problem of insufficient community facilities, and raise the aesthetic quality of the district. In preserving the characteristics and character of the area of Kim Shin Lane, URA stated that: (i) it would refer to the experience of previous urban renewal projects in preserving local

characteristics; (ii) it was exploring ways to use spatial design or other techniques to express the character, history, and characteristics of Kim Shin Lane and nearby streets in a future open space of approximately 750 square meters near Cheung Wah Street, in order to tell the story of how urban renewal could improve residents' lives; (iii) when formulating the design proposal, URA would consider requesting the joint venture developer to incorporate designs that could facilitate residents' gathering and communication in the open space, such as seats and pavilions; and (iv) as there was still some time before the commencement date of the Development Projects, URA would make further adjustments based on the actual situation.

6. Ms Esther LAI gave a brief report with slides. She stated that in order to preserve the history and community memories of Kim Shin Lane, URA was considering the following directions in respect of community activity; (i) producing a memory publication about Kim Shin Lane; (ii) collaborating with local organisations to organise community guided tours in Sham Shui Po district; and (iii) organising a photo exhibition related to the history of Kim Shin Lane.

7. The enquiries and views of members were consolidated as follows: (i) supported the suggested directions proposed by URA in its response; (ii) enquired about the works schedules of the Development Projects; (iii) suggested incorporating unique local elements into the design of the footbridge; (iv) enquired if URA would include terms relevant to the suggestion of retaining special features in the tender documents to ensure that the joint venture developer would complete the works as required; (v) enquired about the number of objections received by URA during the consultation period and the measures to be taken in response; (vi) enquired about the relocation arrangements for the affected commercial tenants; (vii) suggested adding a memory corner in the proposed joint-user complex or sports centre on Site B; (viii) suggested naming the shopping centre or a building after "Kim Shin Lane"; (ix) suggested that the photo exhibition could reference the approach of MTR Sai Ying Pun Station that showcased the past ambience and lifestyle of the area through design of patterns and layout; (x) suggested sustaining the community's neighbourhood bonding through ongoing community activities; (xi) suggested highlighting the layout of Kim Shin Lane that featured rows of buildings on

both sides in the design of buildings facing Cheung Wah Street; (xii) suggested URA to cherish and preserve the characteristics and cultural history of Kim Shin Lane; (xiii) suggested that URA should trace the past history of Kim Shin Lane and showcase the changes of the times through architectural structure and design; and (xiv) suggested using QR code technology for the photo exhibition to facilitate continuous updates of anecdotes and stories from the streets and alleys.

8. Mr Eric CHAN gave a consolidated response: (i) generally speaking, URA would conduct tendering only after the completion of the acquisition process. The relevant acquisition process of the project was expected to take about two to three years, during which URA would continue to explore how to showcase the characteristics of Kim Shin Lane through the design of the redevelopment project or other methods; (ii) when the redevelopment project was tendered, URA would consider adding relevant terms to the development agreement to ensure that the developer would carry out detailed design and construction works according to the planning suggestions; and (iii) the proposed footbridge was still in the preliminary design stage, and URA would consider suggestions from members about including design elements with local characteristics.

9. Mr Christopher WONG gave a consolidated response: (i) to showcase the local characteristics through design and expressive techniques was an important part of urban renewal projects. URA would focus on exploring the aspects of Kim Shin Lane that were relatively worthy of consideration and for future showcase, including it as an integral part of the streets in the old area or its specific characteristics; (ii) URA would collaborate with local groups to collect stories of community memory; (iii) to avoid limiting the design by the joint-venture developer, URA would not consider naming the shopping centre after “Kim Shin Lane”; and (iv) it was expected that the future open space facing Cheung Wah Street would provide residents with space for gathering, help drive foot traffic and benefit nearby economy.

10. Ms Esther LAI gave a consolidated response: (i) URA had issued acquisition proposals to the affected commercial tenants last year and would provide corresponding compensation to the owners and tenants according to the established procedures; (ii) URA

would proactively assist shop operators, who faced difficulties in relocating, by finding suitable shops for them; (iii) URA would continue to reach out local organisations, residents, and relevant stakeholders, with an aim to collect photos of the area for the production of the memory publication; and (iv) URA would explore the forms of presentation for the photo exhibition and the memory publication in response to changes in technology.

11. Mr Christopher WONG gave a supplementary response as follows: (i) URA expected that the construction of the Kim Shin Lane/Fuk Wa Street Development Project (SSP-017) would commence in 2026-27, subject to the progress of acquisition and relocation. URA hoped to align with the works schedule of the proposed joint-user government complex on Site B of the Cheung Wah Street/Cheung Sha Wan Road Development Scheme, and Project SSP-017 was expected to be completed in 2031; and (ii) URA would further discuss with relevant government departments the suggestions regarding showcasing the history of Sham Shui Po district in the proposed footbridge and government facilities.

12. The Chairman concluded that the restructuring of planning would help improve community facilities and residents' quality of life, benefitting the overall development of the community. He hoped that URA would give more consideration to preserving the unique features, memories, and historical development of Kim Shin Lane, and timely report the latest progress of the project to SSPDC.

Item 3: Any Other Business

13. Members did not raise any other business.

Item 4: Date of Next Meeting

14. The next meeting would be held at 9:30 a.m. on 20 June 2024 (Thursday).

15. There being no other business, the meeting ended at 10:19 a.m.

District Council Secretariat
Sham Shui Po District Office
June 2024