

(Translation)

Minutes of the 6th Meeting of Sham Shui Po District Council (7th Term)
of the Hong Kong Special Administrative Region

Date : 5 November 2024 (Tuesday)
Time : 9:35 a.m.
Venue : Conference Room, Sham Shui Po District Council

Present

Chairman

Mr WONG Yan-yin, Paul, JP

Members

Mr HO Kwan-chau, Leo
Ms WU Wanqiu
Mr LEE Wing-man, MH
Mr LAM Ka-fai, Aaron, BBS, JP
Mr LAM Wai-man, Raymond
Ms WU Sze-wan
Mr CHEUNG Tak-wai
Mr LEUNG Ping-kin
Ms KWOK Yin-lai, MH
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
Miss FUNG Yi-ching, Janice	Assistant District Officer (Sham Shui Po) 2
Miss CHIN Wai-sheung, Doris	Senior Liaison Officer 1, Sham Shui Po District Office
Ms YUEN Pui-yuk, Quinnie	Senior Liaison Officer 2, Sham Shui Po District Office
Ms WONG Yu-hang, Anita	Senior Liaison Officer 3, Sham Shui Po District Office
Mr KWONG Ka-kuen	Senior Liaison Officer 4, Sham Shui Po District Office
Ms MOK Oi-him, Joyce	Police Community Relations Officer (Sham Shui Po Police District), Hong Kong Police Force
Ms MAK Siu-ling, Iris	Chief Manager/Management (Kowloon West and Sai Kung), Housing Department
Mr WONG Man-wong	Chief Leisure Manager (Hong Kong East), Leisure and Cultural Services Department
Ms HO Po-chu	District Leisure Manager (Sham Shui Po), Leisure and Cultural Services Department
Mr CHEUNG Wing-kai	Acting District Environmental Hygiene Superintendent (Sham Shui Po), Food and Environmental Hygiene Department
Mr CHAU Chun-yin	Chief Health Inspector (Sham Shui Po) 3, Food and Environmental Hygiene Department
Mr SIT Siu-chi, Simon	Chief School Development Officer (Sham Shui Po), Education Bureau
Mr YU Wai-yip, Ricky	District Social Welfare Officer (Sham Shui Po), Social Welfare Department
Mr CHAN Chi-man, Chapman	Chief Transport Officer/Kowloon 1, Transport Department
Ms Esther LAI	Senior Manager, Community Development, Urban Renewal Authority
Ms Carol HUI	General Manager (Business Strategy), Urban Renewal Authority
Ms Michelle YUEN	Senior Manager (Business Strategy), Urban Renewal Authority
Mr CHIU Kwai-man, Edmund	Contract Deputy Project Team Leader/1, Civil Engineering and Development Department
Dr LEUNG Kam-shing	Planning Consultant of the Sham Shui Po Study Associate Director, Ove Arup & Partners Hong Kong Ltd.
Dr Ruby LO	Survey Consultant of the Sham Shui Po Study CEO, Social Policy Research Ltd.

Secretary

Mr LAM Ka-yeung, Neil	Senior Executive Officer (District Council), Sham Shui Po District Office
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Opening Remarks

The Chairman welcomed Members and representatives from government departments to the 6th meeting of the 7th term Sham Shui Po District Council (“SSPDC”).

Item 1: Confirmation of Minutes of the 5th Meeting of the 7th Term Sham Shui Po District Council

2. The minutes of the 5th meeting were confirmed without amendment.

Item 2: Progress Report of the Sham Shui Po District Study conducted by the Urban Renewal Authority

3. The Chairman welcomed representatives of the Urban Renewal Authority (“URA”) and the survey consultant for the Sham Shui Po District Study (“SSP Study”) to the SSPDC meeting.

4. Ms Esther LAI briefly introduced the purpose of attending the meeting, which was to update SSPDC the progress of the SSP Study.

5. Dr LEUNG Kam-shing presented Paper No. 55/2024.

6. The Chairman enquired about how Sham Shui Po’s ranking as a must-visit location was determined in the tourist survey.

7. Dr LEUNG Kam-shing, Dr Ruby LO and Ms Michelle YUEN responded as follows: the survey team interviewed a total of 1 000 tourists at ten popular tourist spots within Sham Shui Po District and another ten outside the district, using the same questionnaire. The results for must-visit locations in Hong Kong indicated that Sham Shui Po ranked fourth in the survey conducted within the district and sixth in the survey outside of it.

8. Mr CHAN Wai-ming gave the following views: (i) expressed support to the URA’s district study and the zoning of four thematic areas of Sham Shui Po, namely the “Inno-Design and Active Spine”, the “LOHAS Neighborhood”, the “Exuberant, Fun and Green Precinct”, and the “Twin Hill Green and Historic Spine”, highlighting the unique characteristics of Sham Shui Po; (ii) suggested that the URA should consider connecting the “LOHAS Neighborhood”, which was located in western Sham Shui Po and traditional in nature, to nearby communities by providing pedestrian links, such as

constructing bridges or subways in streets like Tonkin Street and Hing Wah Street to link with the nearby “Inno-Design and Active Spine”, enhancing connectivity between communities; and (iii) suggested that the URA should consolidate various facilities within the district under the principle of “single site, multiple use” to free up more development space to address different needs of the communities.

9. Ms LAU Pui-yuk expressed the following views: (i) commended that the themes reflected the actual communities, and welcomed the URA’s ideas for the future development; (ii) as a character street in Sham Shui Po, it was hoped that the characteristics of Apliu Street and its surrounding streets would be retained and highlighted during the developing of the Fun and Green Precinct; (iii) suggested that the URA should consider establishing tourist information points in all communities to promote in-depth travel; (iv) suggested that the URA should explore the possibility of providing pedestrian streets or diagonal crossings at junctions to enhance road planning and ensure public safety in the Fun and Green Precinct where frequent conflicts were spotted between pedestrians and vehicles; and (v) suggested that the URA should provide additional social welfare institutions and inclusive parks in future development projects.

10. Mr WONG Chung-leung expressed the following views: (i) the “Inno-Design and Active Spine” near the Cheung Sha Wan waterfront was considered having the greatest development potential; and (ii) suggested that the URA should explore the possibility of providing pedestrian streets in that thematic area. With new developments around Tung Chau Street and Hai Tan Street bringing foot traffic, the area would become a community rich in creative cultural features and ideal for leisure shopping, ultimately boosting the economy.

11. The Chairman added that the DX Design Hub, which would officially open in early December, was expected to contribute to the development of the “Inno-Design and Active Spine”.

12. Ms Carol HUI gave a comprehensive response: (i) the study team would give full consideration to enhancing public space and pedestrian space in planning while adhering to the principle of “single site, multiple use” to utilise the limited land for providing various facilities and services to the public; (ii) the team was exploring various ways to connect the communities and increase accessibility, such as linking the “LOHAS Neighborhood” and the “Twin Hill Green and Historic Spine” to the Cheung Sha Wan waterfront; (iii) the team conducted opinion surveys on the characteristics of the Sham Shui Po district, receiving over 14 000 responses from district personalities,

residents and tourists, etc. The aim was to gain an understanding of the district characteristics from the perspectives of various stakeholders, with a long-term goal to optimise the pedestrian road planning support as well as to enhance business environment in various communities, so as to promote economic and tourism development in the district; and (iv) agreed that the “Inno-Design and Active Spine” near the Cheung Sha Wan waterfront had sufficient land space and significant development potential. The team also tended to connect the four different thematic areas, showcasing the characteristics of each through various planning approaches to enhance synergy effect.

13. Mr CHAN Kwok-wai expressed the following views: (i) suggested that the survey targets should include various groups, such as ethnic minorities and youth people from both within and outside the district, to ensure more comprehensive consideration for planning; and (ii) suggested conducting an in-depth study of the public spaces available in the district, with the aim to provide a wider variety of recreational and cultural facilities that better meet residents’ needs.

14. Mr Aaron LAM expressed the following views: (i) suggested transforming Mission Hill into a park and adding road facilities and recreational amenities to develop it into a tourist attraction that met the needs of both visitors and nearby residents, thereby boosting the economy of the surrounding areas; (ii) suggested enhancing the three existing paths that led to Mission Hill, and providing public toilets, lighting, and drinking water facilities for visitors; and (iii) suggested forming a tourism route by constructing a walking path that connected Garden Hill, where a lighthouse of historical note once stood, to nearby attractions, such as the Former North Kowloon Magistracy and the Lei Cheng Uk Han Tomb.

15. Mr LEE Wing-man expressed the following views: (i) enquired about the completion date of the entire study; (ii) suggested commencing preparatory work for the interim findings before the completion of the overall study. This might include improving the facilities in Mission Hill (such as providing a hillside escalator) for the convenience of visitors, particularly the elderly and those with mobility issues; (iii) suggested that the practice of designating pedestrian street should be extended from Apliu Street to other streets to enhance the shopping experience; and (iv) suggested exploring the feasibility of constructing underground streets or other underground facilities by referencing examples from other countries to address land shortage issue.

16. Ms Carol HUI gave a comprehensive response: (i) given the higher proportion of ethnic minorities in the Sham Shui Po district, study team members would actively

engage with them during street surveys. The URA had also invited non-governmental organisations that served ethnic minorities to participate in the stakeholder workshops, in order to gather opinions for consideration in the study; (ii) in planning the “Twin Hill Green and Historic Spine”, the study team would explore linking tourism resources in the areas around the two hills, including greening, scenic features and historical buildings, to achieve a synergistic effect and enhance attractiveness, and accessibility would also be looked into; (iii) the team was currently in the third phase of research and expected to present the Master Renewal Plan (“MRP”), which would be drafted basing on the design framework, to the government in the second half of 2025 after completing the technical assessments; (iv) in the short to medium term, it was expected that phased recommendations from the SSP Study, including improvement measures related to public space enhancement and revitalization as well as place-making, would be submitted to the government; (v) it was expected that a quality public space network would be established, and there would be a study on how to effectively utilize the underground and three-dimensional spaces to increase land efficiency.

17. The Chairman added that: (i) the Census and Statistics Department included foreign domestic helpers when calculating the ethnic minority population; thus, foreign domestic helpers should be excluded when calculating the ethnic minority population in the district; and (ii) it was mentioned earlier in the 5th meeting of the Housing, Planning and Social Welfare Committee that approximately one in every 100 residents in Sham Shui Po was South Asians, but the numbers might vary across different neighborhood areas. For example, there might be more ethnic minorities living in areas around Nam Cheong.

18. Mr Raymond LAM expressed the following views: (i) hoped that the progress of the SSP Study would be expedited and the MRP would be finalised as soon as possible; (ii) suggested adding various innovative recreational facilities to the public recreational spaces in the “LOHAS Neighborhood”; (iii) suggested renovation and beautification for the Lei Cheng Uk Swimming Pool, which had been in operation for many years, with a specific request for landscaping and greening works on the slopes; (iv) suggested adding a staircase or a lift for the convenience of Chak On Estate residents, who had to walk a distance along the hillside to reach the minibus stop to Caritas Medical Centre; and (v) for the Fun and Green Precinct, suggested retaining streets that reflected the character of Sham Shui Po, and applying more diverse designs in pedestrianisation.

19. Ms WU Sze-wan expressed the following views: (i) hoped that the future redevelopment programme for Sham Shui Po would achieve a balance between development and conservation, enhancing the environment while blending with the

character streets of the district and maintaining a livable community to avoid excessive gentrification; and (ii) hoped that the SSP Study could help improve the traffic flow in the district, where numerous cross roads due to grid planning easily gathered traffic and caused congestion.

20. Mr CHEUNG Tak-wai expressed the following views: (i) enquired whether the URA would explore the feasibility of relocating the Cheung Sha Wan Temporary Wholesale Poultry Market, operational since 1974 and occupying a large area near residential and commercial areas, which represented significant development potential; and (ii) enquired whether the market vendors were included in the stakeholder consultations by the URA, and suggested enhancing coordination and communication with the sector.

21. Ms Carol HUI responded as follows: (i) the team would proactively cooperate and collaborate with government departments to expedite the progress of the SSP Study; (ii) the main focus of the “LOHAS Neighborhood” was to improve the living environment and facilities in the district. The URA was in discussions with government departments on how to make better use of the old, single-purpose government facilities, and would proactively consider and follow up on Members’ suggestions regarding the slopes; (iii) the SSP Study would include a comprehensive review of the traffic and road network of the district. For example, consideration would be given to traffic calming streets and full-time or part-time pedestrian streets. Consultation would also be conducted with government departments on how to optimise the arrangements; (iv) in the SSP Study, consideration would be given to minimising the negative impacts of gentrification, such as relocating the shops to their original areas, with the aim of blending the old and the new; and (v) the team recognised the development potential of the site of the Cheung Sha Wan Temporary Wholesale Poultry Market, and consultations with relevant government departments was underway.

22. Mr LEUNG Ping-kin expressed the following views: (i) Sham Shui Po district was home to a large number of ethnic minorities who went to school, spent money and engaged in religious activities in the district. It was suggested that the URA should make the planning “Muslim-friendly”, including incorporating the image of mosques into the design of road signs; (ii) suggested attracting more businesses with a Muslim theme in the district, so as to improve the quality of life of the ethnic minorities there; and (iii) several mosques in Sham Shui Po district may face relocation or reprovisioning as a result of redevelopment of old districts. It was suggested that the URA should provide usable public space for the ethnic minorities through the “single site, multiple use” model.

23. Ms KWOK Yin-lai expressed the following views: (i) concerned about how to integrate new and old buildings in the planning process and strike a balance between development and conservation with a view to increasing public space; and (ii) suggested exploring the provision of convenient ancillary facilities for the elderly in the planning process, with an expectation of ageing in place.

24. Mr CHAN Lung-kit expressed the following views: (i) the Ex-Sham Shui Po Service Reservoir on Mission Hill had been opened to the public and regular activities were organised, attracting many tourists, and it was proposed to improve the accessibility of the Mission Hill and ancillary transport facilities; and (ii) there were a lot of hawker stalls, eateries, old shops and small shops, etc. in the “Exuberant, Fun and Green Precinct”, which drew a lot of visitors, and it was suggested that dedicated areas for the above distinctive elements should be designated in town planning to enhance the experience of residents and tourists.

25. The Chairman added that (i) one of the items for the 5th meeting of the Working Group on Boosting Local Economy was about the situation of Muslim culture in the district, and Members could refer to the relevant papers; and (ii) on average, one out of every 100 residents in the district was a South Asian, instead of a member of ethnic minorities.

26. Ms Carol HUI responded that (i) the study team would take into account the needs of different social groups in the district, including the elderly and ethnic minorities, in the planning process, and would explore with the Government and relevant departments ways of providing suitable facilities for them; (ii) the team would consider Members’ suggestions on the design of the road signs in detail; (iii) accessibility to Mission Hill was one of the major issues to be studied by the URA and Members’ views were noted; and (iv) there were streets with different characteristics in “Exuberant, Fun and Green Precinct”, and she expected to enhance the quality of the environment in the district through different projects.

27. Ms CHEN Lihong expressed the following views: (i) said that Sham Shui Po offered a wide variety of distinctive local foods, among which the “Dai Pai Dong” were a component of the authentic culture and economy of the district. The Hong Kong Tourism Board had been promoted these externally, making them very popular among tourists; and (ii) said that residents were very concerned about the environmental hygiene and noise problems of the “Dai Pai Dong”, and enquired whether the URA would propose to carry out beautification works for the “Dai Pai Dong” in Sham Shui Po district in the course of district planning.

28. Mr Hanson WONG expressed the following views: (i) proposed to implement and promote smart city initiatives in the district, including payment systems, retail platforms and transport solutions, etc., which would help enhance business efficiency; (ii) as the Golden Computer Arcade was renowned for its technology retail industry, it was recommended to leverage this strength and explore the possibility of attracting financial firms and innovation and technology companies to establish their presence in the district, with a view to transforming Sham Shui Po into a smart business district in the long run; and (iii) proposed to provide more green technology facilities in the district, such as facilities for recycling and reuse of electronic wastes.

29. Ms CHUNG Ching-may expressed the following views: (i) said that it was a challenge to strike a balance between development and preservation of local characteristics and culture, and that holistic planning was necessary and early communication and co-operation between Government departments and stakeholders was desirable with a view to better protecting and preserving the unique culture of the district; (ii) enquired about experience of the transfer of plot ratio under the District Study for Yau Ma Tei and Mong Kok (the “YM Study”), including the response of developers and public concerns; and (iii) enquired whether the URA would provide prospective applicants with a copy of the list of sites for plot ratio transfer under the SSP Study for reference.

30. Ms Carol HUI gave a consolidated response: (i) the URA had been discussing with relevant departments to explore ways to improve the environment of “Dai Pai Dong” and markets, etc., and to renew old facilities; (ii) the URA had examined how to make use of smart city initiatives to improve urban management and had put forward various proposals to the Government; and (iii) the findings of the YM Study were released during a downturn in the property market, and the market response to the transfer of plot ratio was not enthusiastic. The URA would refer to the new planning tools proposed in the findings of the YM Study as reference for SSP Study. It would also actively explore and study with government departments on how to make use of the tools to promote urban renewal and market participation.

31. Mr LO Chi-chiu expressed the following views: (i) suggested turning a street to an area with a cultural and creativity theme in the “Inno-Design and Active Spine”, including the incorporation of art installations, distinctive street lamps and cultural walls, etc.; and (ii) as Tung Chau Street was home to the “Sham Shui Po Fabric Market” and the soon-to-open “DX Design Hub”, it was suggested to consider integrating historical elements, such as the development of the garment industry, in order to attract more tourists.

32. Dr PONG Chiu-fai expressed the following views: (i) considered that the overall planning was forward-looking and demonstrated the diversity of community development, but due consideration should be given to how to reconcile preservation and development to avoid counterproductive result; (ii) considered that the factory areas in the vicinity of Lai Chi Kok and Cheung Sha Wan had the distinctive elements that aligned with the development theme of the “Exuberant, Fun and Green Precinct”, and suggested that they should be linked up with the development of the thematic areas proposed by the URA; and (iii) suggested that consideration should be given to implementing a pilot scheme, which incorporate safety and livable design features for the elderly, including traffic, road design, etc. and utilize innovative technology to provide elderly-friendly amenities, in the lower-density residential areas around Lei Cheng Uk Estate and So Uk Estate in the overall planning of “Exuberant, Fun and Green Precinct”.

33. Ms Carol HUI responded that (i) the URA noted Members’ views on the development of Tung Chau Street area and would take them into account when exploring the relevant land planning and spatial design; (ii) the study team would consider the synergy effects among the various planning thematic zones and the relevant planning proposals, while taking into account the relevant stakeholders; and (iii) the URA noted and would consider Members’ suggestions on elderly-friendly facilities for the “LOHAS Neighborhood”.

34. Ms WU Wanqiu enquired about the future planning of children facilities in Sham Shui Po district.

35. Ms Carol HUI gave a consolidated response: (i) the study team would actively consider the needs of different groups and reflect them in the blueprint for planning outline as appropriate.

36. The Chairman added that (i) the recent international media feature on the “Dai Pai Dong” culture in Sham Shui Po had showed its unique appeal; and (ii) apart from the area around the “Twin Hill Green and Historic Spine”, Sham Shui Po district also had numerous historical buildings, such as St. Francis of Assisi Church in Sham Shui Po, which was a hidden gem worth visiting in the district. As Mass would be held in the Church, it may not be feasible to open it as a tourist attraction at this stage.

Item 3: Schedule of Meetings of SSPDC and its Committees in 2025 (SSPDC Paper No. 56/2024)

37. The Council noted and approved the meeting schedule.

Item 4: Reports of Committees and Working Group Directly under the SSPDC

- (a) District Facilities and Works Committee (SSPDC Paper No. 57/2024)
- (b) Food, Environment and Hygiene Committee (SSPDC Paper No. 58/2024)
- (c) Community Involvement, Culture and Recreation Committee (SSPDC Paper No. 59/2024)
- (d) Traffic and Transport Committee (SSPDC Paper No. 60/2024)
- (e) Housing, Planning and Social Welfare Committee (SSPDC Paper No. 61/2024)
- (f) Youth, Community Development and Innovation Committee (SSPDC Paper No. 62/2024)
- (g) Working Group on Boosting Local Economy (SSPDC Paper No. 63/2024)

38. Mr Hanson WONG added that (i) Sham Shui Po Running Pet Carnival was held in Jao Tsung-I Academy on 29 December, with a view to developing Sham Shui Po into an inclusive community for pets, and it was expected to promote the pet economy in the district; and (ii) appealed to Members to assist in publicising the event and encouraging the public to participate.

39. The Chairman added that an additional meeting of the Working Group on Boosting Local Economy, held on 15 November, at which representative(s) of the DX Design Hub would attend to introduce the work of the Hub. He encouraged all Members to participate.

40. Mr CHAN Wai-ming suggested linking up the many different types of events in Sham Shui Po district in December with promotional activities such as the opening of the DX Design Hub to create a lively and vibrant atmosphere.

41. The Chairman briefly summarised the upcoming activities (see table below) and expected that the activities would create synergy effect, making December a vibrant and exciting month for Sham Shui Po district.

Date	Event	Remarks
30 November to 8 December	“Comics” Hong Kong Comics Artech in Jockey Club Creative Arts Centre	With an anime theme, the event reviewed and showcased famous local original characters and collaborative works from various stages of anime development.
From 4 December	A series of opening events at the DX Design Hub	
14 to 15 December	Only. Coffee Festival on Maple Street	Hoped that everyone could enjoy coffee in a relaxed environment and promoted the artistic and cultural atmosphere of the district.
22 December	Come Chilling-out in Sham Shui Po at Christmas	The scope of the event was expanded to include one more street than before, with the expectation that more members of the public would participate.
29 December	Sham Shui Po Running Pet Carnival	

42. The Council took note of and adopted the above reports.

Item 5: Any Other Business

43. The Chairman said that Mr Ricky YU, District Social Welfare Officer (Sham Shui Po) of the Social Welfare Department, would soon retire and thanked him for his contribution to the Government and the public, and Ms MA Tsui-yung would take over the post of District Social Welfare Officer.

Item 6: Date of Next Meeting

44. The next meeting would be held at 9:30 am on 7 January 2025 (Tuesday).

45. There being no other business, the meeting ended at 11:07 a.m.

District Council Secretariat
Sham Shui Po District Office
January 2025